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

TRANSCRIPT OF REMOTE PLANNING BOARD MEETING

DATE: Wednesday, June 23, 2021
TIME: 7:30 p.m. Eastern Time
PRESENT REMOTELY VIA RING CENTRAL TECHNOLOGY:
SARA TODISCO, Mayor
VINCENT KEARNEY, Councilman
STEPHEN GREET, Chairman
RUSSELL GRAHAM, Councilman
KENNETH CAPOBIANCO
STEPHANIE BIANCO
WILLIAM NIERSTADT
KATHLEEN VILLAGIO
PAUL C. TARANTINO
STEVEN NAPOLITANO
MICHAEL VENA
VICTOR E. VINEGRA, P.E., P.P.
Traffic Engineer

DONALD B. FRASER, JR., ESQ.,
Board Attorney
ADELE LEWIS, Planning Board Secretary
The Meeting Moderator
Members of the Public
Other Interested Parties

Proceedings reported remotely by:

SUSAN D. WASILEWSKI
Registered Professional Reporter
Certified Realtime Reporter
Certified Manager of Reporting Services
Certified Realtime Captioner
Florida Professional Reporter
~ Realtime Systems Administrator ~

1 ALSO PRESENT VIA RING CENTRAL TECHNOLOGY:

2

3 Counsel for Garwood Paperboard Urban Renewal

4 Associates, LLC:

5 BISGAIER HOFF, LLC

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CHAIRMAN GREET: So with that being said, let's open the board and welcome everybody to the Planning Board Meeting in Garwood on June 23rd, 2021.

And pursuant to the Open Public Meeting Law, this is to state for the record that adequate notice of this meeting has been provided to the public by publication in the Westfield Leader and by posting and filing of said notice in the office of the municipal clerk. This is a regular scheduled meeting of the board.

And in response to the Covid-19 at this point, all the postings for connectivity for this meeting, both phone line and audiovisual, have been posted at the Borough website.

So with that, I don't know if we have a flag to show but if we don't, I'd still like to have a moment of silence and flag salute.

(A moment of silence was observed and the Pledge of Allegiance recited.)

CHAIRMAN GREET: Thank you, Steve. Adele, roll call, please.

SECRETARY LEWIS: Mayor Todisco.

MAYOR TODISCO: Here.

1 SECRETARY LEWIS: Councilman Graham.

2 COUNCILMAN GRAHAM: Here.

3 SECRETARY LEWIS: Steven Greet.

4 CHAIRMAN GREET: Here.

5 SECRETARY LEWIS: Kathy Villaggio.

6 KATHLEEN VILLAGGIO: Here.

7 SECRETARY LEWIS: William Nierstedt.

8 WILLIAM NIERSTEDT: Here.

9 SECRETARY LEWIS: Paul Tarantino?

10 PAUL TARANTINO: Here.

11 SECRETARY LEWIS: Steve Napolitano.

12 STEVE NAPOLITANO: Here.

13 SECRETARY LEWIS: Mike Vena.

14 MICHAEL VENA: Here.

15 SECRETARY LEWIS: Steve Barcan.

16 (No response.)

17 SECRETARY LEWIS: Richard McCormick is
18 excused. Stephanie Bianco.

19 STEPHANIE BIANCO: Here.

20 SECRETARY LEWIS: We have a quorum.

21 CHAIRMAN GREET: Well, you might now want to
22 make reference that Steve Barcan will not be able
23 to -- would have to recuse himself from this
24 meeting regardless of whether he's here or not.
25 He conveyed that information to me earlier in the

1 week.

2 SECRETARY LEWIS: Okay. I'll make a note of
3 it.

4 CHAIRMAN GREET: Okay. With that being
5 said, we've just received the minutes. Don, how
6 long ago?

7 DON FRASER: You mean the minutes or the
8 resolution?

9 CHAIRMAN GREET: The resolution. I'm sorry.

10 DON FRASER: I would say approximately 15
11 minutes.

12 CHAIRMAN GREET: Okay. All right. So we'll --

13 DON FRASER: It's a resolution of denial.
14 Why don't we hold it until later in the meeting.

15 CHAIRMAN GREET: That sounds good. That
16 sounds like a plan.

17 SECRETARY LEWIS: We do have the minutes,
18 though.

19 CHAIRMAN GREET: Yeah. If everyone has had
20 the opportunity to read the minutes of the May 26
21 meeting, I can hear a motion without the minutes.

22 Do we hear a motion?

23 KATHY VILLAGGIO: I'll make a motion to
24 accept the minutes.

25 CHAIRMAN GREET: Do I hear a second?

1 KEN CAPOBIANCO: I second.

2 CHAIRMAN GREET: All those in favor?

3 (Ayes from the board members.)

4 CHAIRMAN GREET: Opposed?

5 DON FRASER: Hearing none, the motion
6 carries.

7 STEPHANIE BIANCO: I'll abstain.

8 CHAIRMAN GREET: Thank you.

9 WILLIAM NIERSTEDT: I abstain.

10 CHAIRMAN GREET: And now we'll -- well, you
11 know what, let's -- that's a good idea. We'll
12 hold onto the resolution until the end of the
13 meeting and take a little time to review it.

14 With that being said, we'll move on to the
15 application. The application is for Case PB21-02
16 at 75 North Avenue, Garwood Paperboard
17 redevelopment area, and just as a way of opening,
18 there have -- the review had been submitted to
19 Victor and there was a -- there were numerous
20 items that required both updating, changing, and
21 possibly additions.

22 That being said, I really strongly believe
23 that we're not going to be able to have a vote on
24 this application tonight. What I will say is
25 that we can go forward with the planning and

1 zoning review and if the applicant wishes, he can
2 go forward with the expert witnesses. However,
3 let it be known that it's possible that he may
4 have to bring them back when the changes are made
5 by his office on the circulated documents, that
6 that will be necessary.

7 So we'll have to find out from the applicant
8 on whether or not he wants to -- wants to bring
9 those experts forward tonight or whether he just
10 wants to proceed with the planning and zoning
11 portion of it.

12 PETER FLANNERY: Yes. Good evening,
13 Mr. Chairman. For the record, Peter Flannery of
14 the law firm Bisgaier Hoff on behalf of the
15 applicant Garwood Paper Urban Renewal Associates,
16 LLC. This is for 75 North Avenue, Block 211,
17 Lot 6, the paperboard redevelopment area and
18 redevelopment plan. Notice was provided and I
19 ask that this board take jurisdiction over the
20 application.

21 DON FRASER: Yes.

22 PETER FLANNERY: Thank you. In response to
23 the chairman's comments, I just want to say that,
24 yes, the applicant had originally, when it
25 applied back in February, had applied for a

1 preliminary and final major site plan, minor
2 subdivision, and variance approvals for the
3 inclusionary development and self-storage
4 facility proposed on the property. Since that
5 time there was a recent review letter from Harbor
6 Consultants, June 21st, which indicated that
7 there were still some issues that needed to be
8 discussed in greater detail, specifically
9 regarding stormwater, grading, drainage,
10 landscaping, and lighting.

11 Harbor Consultants, the board's engineer,
12 advised that the board not proceed with an
13 approval of any final site plan at this evening's
14 hearing.

15 The applicant is in agreement with that, but
16 with that being said, the applicant proposes that
17 we at least go forward with general engineering
18 testimony, the testimony of our architects, and
19 our planner's testimony, with the idea of perhaps
20 we can hear testimony this evening, the board
21 could vote on a preliminary approval and variance
22 approval, leaving the final site plan and the
23 subdivision plan for a later date, once we submit
24 the additional items and resolve some of those
25 outstanding issues that really can't be discussed

1 in detail.

2 So I guess I'd like to have the board's
3 input on whether the board would be willing to
4 proceed in that fashion and hear testimony with
5 the understanding that the witnesses would return
6 for another hearing to talk about the final site
7 plan and subdivision approval, but with the idea
8 that the board could vote on the variances and
9 preliminary site plan this evening.

10 CHAIRMAN GREET: From my own perspective of
11 what I've seen of the documentation, and I have
12 reviewed both Victor's letter, the whole review
13 process of this, and also the documents
14 themselves, and I really strongly believe that
15 tonight we will not -- we will not be able to go
16 forward with any kind of an actual vote forward.
17 However, that being said also, is that I really
18 think that you can present your planning and
19 zoning in depth.

20 I think you will find that there is going to
21 be quite a few questions, and I may be wrong, but
22 I don't think so. There may be quite a few
23 questions of our board in relationship to some of
24 these documents that were presented, and I'm not
25 saying that that's, you know, that's a negative

1 in any way, but I'm just saying that it's, in my
2 opinion, it's probable that we will not get to a
3 vote tonight.

4 DON FRASER: Mr. Chairman and Mr. Flannery,
5 it just seems to me either way we're going to be
6 proceeding in the same way right now, which is
7 that the applicant is going to begin to introduce
8 testimony and we can address later in the evening
9 whether we're anywhere close to a vote or not,
10 but I don't think that's really affecting too
11 much of what we're doing now, Mr. Flannery.

12 PETER FLANNERY: That's right.

13 CHAIRMAN GREET: Okay. That's fine. Then
14 let's proceed.

15 WILLIAM NIERSTEDT: Mr. Chairman.

16 CHAIRMAN GREET: Yes, Bill.

17 WILLIAM NIERSTEDT: One other procedural
18 item. Do we want to set a time frame here? Do
19 we want to stop at 10:30 or how long do we want
20 to proceed?

21 CHAIRMAN GREET: I think we should have a
22 stop point at no later than 10:30, yes,
23 absolutely.

24 WILLIAM NIERSTEDT: Thank you.

25 DON FRASER: Well, my suggestion would be,

1 you know, what's the usual, no new witness after
2 that, but what I would suggest, Mr. Chairman, is
3 that we evaluate where we are at 10:00 o'clock.

4 And the other thing that maybe we should
5 discuss very briefly for a moment is with the
6 conclusion of the state of emergency, the
7 probability that when this matter continues, that
8 we will likely be in person not virtual.

9 CHAIRMAN GREET: And what I'm going to ask,
10 and maybe right now is an appropriate time to do
11 this then, and I know -- I would suspect that
12 there are some board members here that may have
13 already made plans thinking that this was going
14 to be -- the next meeting would be a virtual
15 meeting as well. So I want to ensure that we're
16 going to have a quorum for that meeting on July
17 28th.

18 Yes, Kathy.

19 KATHY VILLAGGIO: I have a question with
20 regard to that, Steve. I don't know what the --
21 what the law is on virtual and on-site, but isn't
22 there something -- like I heard, I don't know --
23 I don't know what the ruling is with the state,
24 what we can do and what we're not allowed to do,
25 but I think we can do both.

1 CHAIRMAN GREET: Well, I asked Don to
2 research a little bit and, Don, maybe you can
3 weigh in on that.

4 DON FRASER: Yes. I will say first,
5 preliminarily, Kathy, I did reach out by e-mail
6 to the DCA last week to try to get clarification
7 in writing on this issue. I received no response
8 at all from the DCA.

9 I reached out to a number of attorneys. In
10 fact, as late as today in the New Jersey Law
11 Journal there was an article on this very
12 question. Unfortunately, it was written in the
13 context of point/counterpoint with one attorney
14 saying, oh, we can still do this by virtual and
15 the other attorney saying no, we can't.

16 It appears to me, without wanting to get too
17 bogged down into the weeds of it, but it appears
18 to me that the governor's executive order that
19 authorized a municipal land use body to proceed
20 virtually is one of the orders that has not been
21 extended by the governor's office past the
22 expiration of the date of emergency. So it
23 appears to me that the better practice is going
24 to be, after the conclusion of the state of
25 emergency, that we should not be conducting our

1 meetings virtually.

2 I'm prepared to be persuaded otherwise if
3 somebody can cite me some authority, but right
4 now my inclination is that we're supposed to be
5 proceeding in person, not tonight but after -- I
6 guess it's what, it's July 4th.

7 KATHY VILLAGGIO: Sara or Mayor, what's the
8 borough's outlook on this?

9 MAYOR TODISCO: Right. Thanks for asking
10 that, Kathy. So it's my understanding that the
11 mayor and council is treated differently than the
12 planning board when it comes to these matters.
13 Essentially, before the pandemic, mayor and
14 councils could meet virtually where planning
15 boards couldn't, and then during the pandemic,
16 obviously, both could, and now it goes back to
17 prepandemic standards. So it's something I
18 anticipate bringing up with the borough council
19 tomorrow night at our meeting to discuss a date
20 of going back to in-person meetings.

21 KATHY VILLAGGIO: Okay. I just didn't know
22 if the borough had something -- but it seems,
23 based on what you said, we're different.

24 MAYOR TODISCO: Right. My own perspective,
25 as far as Borough Hall and safety, you know, I

1 welcome the planning board back.

2 MICHAEL VENA: I have a question.

3 CHAIRMAN GREET: Yes, Michael.

4 MICHAEL VENA: Would we be -- would it be
5 okay to take a vote to see who wants to come
6 back?

7 CHAIRMAN GREET: It's not a matter of wants
8 but it's a matter of who is available to come
9 back on the 28th.

10 MICHAEL VENA: Okay. Well, put it in the
11 record I am.

12 CHAIRMAN GREET: Okay. Then that's what I'm
13 going to get to.

14 Adele, if you would, would you take a roll
15 call of who will be available to attend and who
16 will not be available to attend on the July 28th
17 meeting?

18 SECRETARY LEWIS: Mayor Todisco.

19 MAYOR TODISCO: I will be able to.

20 SECRETARY LEWIS: Ken Capobianco.

21 KEN CAPOBIANCO: Yes.

22 CHAIRMAN GREET: Ken, you're muted.

23 KATHY VILLAGGIO: Okay. What did you say,
24 Ken?

25 KEN CAPOBIANCO: I am available.

1 SECRETARY LEWIS: Councilman Graham.
2 COUNCILMAN GRAHAM: Yes.
3 SECRETARY LEWIS: Chair Greet.
4 CHAIRMAN GREET: I can attend, yes.
5 SECRETARY LEWIS: Kathy Villaggio.
6 KATHY VILLAGGIO: Yes, I can attend.
7 SECRETARY LEWIS: William Nierstedt.
8 WILLIAM NIERSTEDT: Yes, I can attend.
9 SECRETARY LEWIS: Paul Tarantino.
10 PAUL TARANTINO: Yes.
11 SECRETARY LEWIS: Steve Napolitano.
12 STEVE NAPOLITANO: Yes.
13 SECRETARY LEWIS: Mike Vena.
14 MICHAEL VENA: Yes, I'll be there.
15 SECRETARY LEWIS: Stephanie Bianco.
16 STEPHANIE BIANCO: I'm not really sure at
17 this time. Can I give you an answer at another
18 time? I wasn't expecting this. Sorry.
19 SECRETARY LEWIS: That's okay. I'll put you
20 down as a maybe.
21 STEPHANIE BIANCO: Thank you.
22 MAYOR TODISCO: Rich McCormack told me he
23 was a yes earlier today when I spoke with him.
24 SECRETARY LEWIS: Okay.
25 CHAIRMAN GREET: And Victor Vinegra, what

1 about you? Victor?

2 VICTOR VINEGRA: Yeah, I'll be ready.

3 KATHY VILLAGGIO: And Don?

4 DON FRASER: Yeah.

5 CHAIRMAN GREET: Adele, that's a no for you?

6 SECRETARY LEWIS: That's correct.

7 CHAIRMAN GREET: All right. So yeah, we'll
8 be able to be in attendance then. We'll have a
9 quorum.

10 KATHY VILLAGGIO: Don't we have a different
11 application or one of the different applications
12 then?

13 CHAIRMAN GREET: We have to see what
14 transpires tonight.

15 KATHY VILLAGGIO: Okay.

16 DON FRASER: If you're referring to Russo,
17 Adele, is that on the agenda yet?

18 SECRETARY LEWIS: No, it's not been
19 officially scheduled.

20 KATHY VILLAGGIO: Okay.

21 CHAIRMAN STEVE GREET: Okay. With that, I
22 guess we can proceed with the application then.

23 PETER FLANNERY: Thank you, Mr. Chairman.

24 PAUL TARANTINO: I have one question. What
25 is the format going forward for this application?

1 And maybe Mr. Flannery can explain.

2 CHAIRMAN GREET: Who is speaking?

3 PAUL TARANTINO: Are we going to refer --
4 are we going to talk about each building in full
5 or are we going to talk about both buildings
6 simultaneously?

7 PETER FLANNERY: Mr. Tarantino, the idea was
8 we would have our engineer testify, provide basic
9 testimony regarding the site, the locations of
10 the buildings. Then we would have the architects
11 testify. We have an architect for the
12 multifamily development as well as an architect
13 for the self-storage building. So each architect
14 has to fully talk about each of those buildings
15 and then answer questions.

16 CHAIRMAN GREET: Okay. Anyone else have a
17 question pertaining to the timing?

18 PAUL TARANTINO: Thank you.

19 CHAIRMAN GREET: If not, let's go forward
20 with the application.

21 PETER FLANNERY: Thank you, Mr. Chairman.
22 First I'd like to call Michael Dipple, PE, our
23 civil engineering witness. I'd like to have him
24 sworn and qualified.

25 DON FRASER: Mr. Dipple, do you solemnly

1 swear or affirm the testimony you're about to
2 give before this board to be the truth, the whole
3 truth, and nothing but the truth?

4 MICHAEL DIPPLE: Yes, I do.

5 DON FRASER: Please state and spell your
6 name and give your address.

7 MICHAEL DIPPLE: Sure. It's Michael Dipple,
8 D-i-p-p-l-e. My professional address is 60 Grand
9 Avenue in Englewood, New Jersey. I'm employed by
10 L2A Land Design, LLC.

11 DON FRASER: Your witness, Counsel.

12 MICHAEL DIPPLE, P.E., called as a witness by
13 the Applicant, having been first duly sworn,
14 testified as follows:

15 DIRECT EXAMINATION

16 BY MR. FLANNERY:

17 Q. Mr. Dipple, if you could just briefly for
18 the board, describe your education, experience,
19 licensure, and other qualifications as an expert in
20 civil engineering.

21 A. Sure. I'm a Professional Engineer in the
22 state of New Jersey and the state of New York. I
23 have a bachelor of science from Rutgers University
24 in civil engineering. I have been at this
25 profession for 30 years. I've been accepted by

1 hundreds of boards throughout the state, some very
2 close to you, Cranfield, Westfield, Watchung, Union,
3 and these plans were prepared under my direction and
4 my license is still in good standing.

5 DON FRASER: Mr. Chairman, I recommend to
6 the board that Mr. Dipple be accepted as an
7 expert in the field of engineering.

8 CHAIRMAN GREET: So be it. Welcome. Thank
9 you.

10 PETER FLANNERY: Thank you.

11 THE WITNESS: Thank you.

12 BY MR. FLANNERY:

13 Q. Mr. Dipple, if you could just briefly
14 describe, maybe we have exhibits to present as well,
15 the existing conditions and the proposed site layout
16 of the development.

17 A. Okay. I'm going to share my screen. I need
18 permission from the host. I'm sorry.

19 CHAIRMAN STEVE GREET: Olivia.

20 MEETING MODERATOR: I'm doing it now.

21 Looking for it. Sorry. Just a second. There you
22 are.

23 A. I'm still --

24 MEETING MODERATOR: Okay. Go ahead.

25 A. Let me try -- oh, there you go. Okay. All

1 right. I'm going to describe -- I'm going to start
2 with this rendering. It's entitled overall site
3 plan. It's sheet C05 of our plan set but we added
4 the color just for testimony, and added the
5 landscaping from a different sheet. It's a good
6 sheet because it has all the zoning on it. You can
7 see the whole property.

8 Q. This will be Exhibit A-1.

9 (Exhibit A-1 was marked for identification.)

10 A. Okay. So A-1 is overall. Okay. So the
11 site is at 75 North Avenue. As you know, it's the
12 old Garwood Paperboard site. It had a lot of
13 pavement and asphalt and concrete and a few
14 buildings. And if you go out there today, of course
15 all that is gone. It is just on the south side of
16 North Avenue, between North Avenue and the transit
17 railway line. It's on the north end of your bureau,
18 closest to Cranfield.

19 So there is real -- like I said, there is
20 really nothing on the site. It's kind of an
21 elongated site, generally from east to west, so on
22 this plan I'm going to consider the top of the plan
23 north, and the bottom south, the right east, and the
24 left west, and there's a north arrow in the lower
25 right-hand corner of the page.

1 So if we look at the site, we have two
2 proposed buildings, and they are in that tan color.
3 So the one on the left is a mixed use residential
4 building. It would consist of 124 residential
5 units.

6 Access is only from North Avenue on the west
7 side of the site, and just to the east of the
8 building, close to where the road bends slightly.

9 And then, of course, toward the bottom is
10 the transit railway line. The green, of course, is
11 the landscaping. So you can see that we've -- if
12 you consider the existing property as nearly 100
13 percent impervious, you can see that we're adding a
14 fair amount of green space to the property around
15 the proposed building.

16 This proposed building is consistent with
17 the Garwood Paperboard Redevelopment Plan Ordinance
18 and it is shown as an exhibit within that -- within
19 that ordinance.

20 So I'm getting a note here. I'm sorry.
21 Sorry. Something came up on Ring Central there.

22 To the right then would be a proposed
23 self-storage building on the east side of the site.
24 There is one access point proposed to North Avenue
25 with a small parking lot, and then a drive aisle

1 which actually continues through the building and
2 then comes back on the west side of the site and
3 links up with the onsite parking lot just to the
4 east of our property, and then access could be
5 through North Avenue again.

6 So that's really the general layout of the
7 property. It's 124 residential units. There would
8 also be a Garwood Community Center in the front and
9 some amenities, and of course -- I'm going to zoom
10 in a little bit. As part of the redevelopment plan,
11 our proposed building preserves what is commonly
12 referred to as the castle in the front, and that is
13 shown here in the front, which juts out slightly
14 toward North Avenue.

15 With that being said, I know we're -- per
16 the initial discussion, I think our team has decided
17 to just introduce where we stand with compliance on
18 this, and maybe reserve some things, like grading
19 and drainage, lighting and landscaping, for what
20 looks like the next meeting.

21 I'm going to start -- if I'm correct,
22 Mr. Flannery.

23 Q. That's correct.

24 A. Okay. So I'm going to start with the left
25 side or the west side of the site where we are

1 proposing a ride-in/ride-out driveway only to a
2 parking lot immediately to the west of the proposed
3 building. That parking lot has 43 proposed parking
4 spaces, and you will see something somewhat unique,
5 is we have 18 of them are what are called tandem
6 spaces.

7 So if you have a residential apartment in
8 this building, you are given two parking paces. One
9 would be in front of the other, and that's very
10 common in apartments. Others we have done, not only
11 for this client but also other areas -- or other
12 developments in the area. This is a very common
13 configuration of parking and it works well. It's
14 very consistent with a driveway that might be in a
15 residential single-family home, where you have to
16 pull one car out of the driveway maybe to get to the
17 other one, or you do some planning between drivers
18 or spouses or whatever.

19 So we have a 43-car parking lot to the west.
20 Then we have a driveway that goes underneath the
21 building. Inside or underneath on the ground floor
22 of the building there would be 212 garage spaces,
23 and that's shown right here.

24 I think I failed to mention this is a
25 four-story building, so the ground floor and then

1 three floors above it. You're going to hear a lot
2 more about that from the project architect.

3 Underneath the building you have 212. You
4 have a series of tandem parking spaces. There are
5 actually 113 of the spaces are behind another space,
6 so that would be the same configuration that I
7 described outdoor just underneath the building.

8 To the right you would have -- from the
9 access point and on the east side of the residential
10 building, that is a full movement driveway. So that
11 is not restricted by the ride-in/ride-out. I should
12 say that the team has met with representatives from
13 the New Jersey Department of Transportation because
14 this is New Jersey State Highway Route 28 and it
15 would be under their jurisdiction. So we did meet
16 with representatives and I think we came to some
17 agreement regarding the configuration of the
18 driveway.

19 So that driveway leads to a parking lot
20 consisting of 27 parking spaces. None of those are
21 tandem parking spaces. And then, of course, you
22 have access underneath the proposed building in the
23 same fashion from that side also.

24 All right. And then here is the -- what we
25 call Building -- I think in the letters it's called

1 Lot B or Lot 6.02, which is the south storage
2 building.

3 Q. Correct.

4 A. I think I described that in some detail but
5 you're going to hear more about it from the project
6 architect. You have a four-story storage building,
7 109,000 -- a little bit more -- gross floor area.
8 You have a nine-car parking lot with an ingress
9 driveway lot only.

10 So all the way to the east you would only
11 have ingress, you would have the opportunity for the
12 nine parking spaces, and then, as I described, you
13 could go through the building, underneath. You have
14 an opportunity for a few more parking spaces on your
15 right, and then continue on, and you could exit
16 through the middle driveway.

17 So that being said, I can use some of that
18 testimony I gave to go over the zoning table,
19 unless, Mr. Flannery, do you think I missed anything
20 or do you want me to focus on anything else?

21 Q. No. Just two questions: One, I believe
22 there are some spaces reserved for Borough of
23 Garwood's use, correct, on the site?

24 A. That's correct, yes. I'm going to get to --
25 you're absolutely correct and I have a parking

1 table, and I do have --

2 Q. Okay.

3 A. Because I'm sure the tandem spaces are going
4 to bring up a few questions and how it all works and
5 whether or not we have adequate supply, so that's
6 correct.

7 Q. Let's go through the tables then.

8 A. Okay. So I'm going to focus on the zoning
9 table for Lot 6.01 or Lot A, as it's described in
10 the redevelopment ordinance, and I'm going to show
11 compliance, and you can see where we've -- on the
12 right where we have the column "Variance," it's
13 filled with a lot of nos because this part of the
14 development is fully compliant from a bulk
15 standpoint.

16 So we have minimum lot area with that
17 height, building height -- oh, I should -- I'm
18 sorry. Building coverage, pervious lot coverage,
19 setbacks, and those types of bulk standards and we
20 meet all of those standards.

21 As I move down to the parking table, we have
22 -- on this property we are proposing 28 one-bedroom
23 units, 92 two-bedroom units, and four three-bedroom
24 units, and your parking count -- I'm sorry, your
25 parking requirement is consistent with the

1 Residential Site Improvement Standards, or RSIS, and
2 that comes to a total of 243 parking spaces required
3 for the residential.

4 My apologies, I didn't have it calculated
5 here. It's kind of done all together but there was
6 243 total for the residential.

7 Then we have a number of parking spaces,
8 off-street parking spaces per the
9 redevelopment ordinance that are dedicated to the
10 Garwood Community Center. It gives a range, 24 to
11 27. So in our table we're saying 24 for compliance
12 but I'll talk a little bit more about that.

13 So our total required parking spaces are
14 270, and we have 282 parking spaces on Lot A and,
15 therefore, we are in conformance with your parking
16 standard.

17 Before I move on to Lot B or Building B, I
18 think I should probably unwrap that a little bit and
19 discuss how that works. So if you can follow along
20 with the 124 residential parking spaces, as I
21 mentioned, there were 113 tandem spaces. So the way
22 that functions, of course, is there would be 226
23 parking spaces which are absolutely reserved for the
24 residential units because they're in that tandem
25 configuration. I can't have someone from the

1 general public parking in the -- behind the tandem
2 space or in the back of the tandem spaces because,
3 of course, it just wouldn't function, so 226 spaces
4 are for the residential.

5 Okay. I'm sorry, I'm getting a note from a
6 colleague here.

7 So we'll stick with these numbers for now,
8 and then -- so that would leave a total -- there is
9 282. That would leave 56 total parking spaces that
10 are still to be claimed. So with that, I have still
11 11 more units that need to be claimed, so that would
12 save 22 parking spaces from the 56, and then if I
13 take 24 from the community center, I'm left with 10
14 spaces which are completely unclaimed on this site.
15 So, essentially, the way it functions, we have 10
16 parking spaces which are not encumbered by the
17 tandem configuration, which are unclaimed and are in
18 excess of what is required, and the functionality.

19 So I think there was some conversation about
20 Uber Eats and Amazon Prime and all these different
21 things. So I think we're going to maybe talk about
22 that more as this whole process continues, but I
23 should say while I'm doing parking that we have
24 right now, the way I see it, 10 additional parking
25 spaces and they could be located here on the west

1 side of the site, where we have seven parking
2 spaces, these are the ones that are not tandem that
3 could not be claimed, a few of those, and, of
4 course, on the east side of the site where I have
5 the 27-car parking lot. Again, none of those are
6 tandem. Some of those could be the additional
7 spaces.

8 I think we're going to talk about that more.
9 Perhaps there is ways to ensure that we have good
10 drop-off delivery for, you know, these Door Dash,
11 Uber Eats, which are very common now, especially,
12 you know, during the pandemic, and, of course, the
13 upsurge of home delivery through Amazon Prime, but I
14 think we accommodate it very well.

15 So that being said, that is the west side of
16 my plan. The west side is the residential, that is
17 the zoning compliance.

18 When it comes to lot 6.02, Lot B, that is
19 the self-storage side of the development. I have
20 another compliance table here, and that compliance
21 table shows mostly nos but a couple of yeses. So we
22 are compliant with lot area and lot width and lot
23 depth. We are compliant -- I should say that we did
24 have a change in the building height and I'm going
25 to let the architect describe that in terms of a C

1 variance for building height, but that would be the
2 project architect coming up soon.

3 We do require a variance for maximum gross
4 floor area. Where the redevelopment ordinance falls
5 at 101,000 square feet, our proposed building is
6 109,239 square feet. The maximum building footprint
7 of 28,000, we're just above that at 28,861 square
8 feet and that is also a variance.

9 The remainder of it, lot coverage, front
10 yard setbacks, rear, sides, combined sides and
11 whatnot, are all compliant. So we are not seeking
12 any other variances that I'm aware of than the ones
13 that we discussed, and I believe that is consistent
14 with Mr. Vinegra's letter.

15 I didn't describe signage. That's not on
16 my -- that's not on my plans. You will hear more
17 from the architect.

18 Q. That's correct.

19 A. But those are the other two variances that
20 were called out.

21 I should say back on Lot A, there was a
22 variance that was called out by Mr. Vinegra for
23 electric car charging stations and we are proposing
24 those, so we are removing that variance from the
25 list. It's not shown on my plan but we are

1 eliminating the need for that variance and that
2 would be on a subsequent revision of the plan.

3 Okay. So I can go then to parking, and this
4 is a little simpler. Self-storage at that size
5 requires 19 parking spaces. We do have the 19
6 parking spaces, and loading docks are subject to
7 planning board approval, and we're going to call
8 those 10 flex spaces, and all of those spaces are
9 located -- here are the nine and here are the 10,
10 and that's the way it functions.

11 So that parking table is a little easier to
12 address and we do not require variances for parking
13 on Lot B or 6.02.

14 I did include a coverage table. We did see
15 the comment from Mr. Vinegra regarding coverage, and
16 I think it's important for me to just point that out
17 because as we get into stormwater management
18 discussion and testimony, I think it will be
19 important. Essentially, when we break it all down
20 between building and pavement and things like that,
21 we end up with about 36,826 square feet of new
22 pervious surface.

23 So if you remember my opening discussion
24 about existing versus proposed, where if you look at
25 an aerial, and there is a very good aerial in the

1 redevelopment plan itself, it shows an aerial of the
2 site before this plan was developed and before
3 significant demolition took place on the property.
4 You can see -- and that appears on page 3 of the
5 redevelopment plan. You can see the extent of the
6 development that was on the site when it was the
7 paperboard factory under predevelopment conditions.

8 So we are decreasing the impervious coverage
9 by a significant amount, probably close to 20
10 percent, because the site is only 4.56 acres and
11 that's approaching an acre of, you know -- it's just
12 shy of an acre of new grass and landscaping.

13 So that's the other feature on this plan.
14 That being said, and with the other items of my
15 engineering plans, Mr. Flannery, I guess, is there
16 anything else you'd like me to cover regarding the
17 proposed plan?

18 Q. Just really quickly, on the building
19 footprint variance, there is a covered drive aisle
20 in the storage building, correct?

21 A. Yes.

22 Q. If we were to remove that, we'd essentially
23 be conforming, that's the reason for the variance,
24 essentially?

25 A. No question, and that is here. I think I've

1 described that. So this is the access through and
2 back, and if you were to eliminate that, yes, you
3 would eliminate at least 8,239 and you would be
4 compliant with the 101,000 that the ordinance
5 describes.

6 Q. But to be clear, we're still asking for the
7 variance, we think it's an important feature but we
8 just wanted to call that out to the board?

9 A. That's correct.

10 Q. And just to recap, in term of all the
11 provisions of the redevelopment plan, we're in full
12 conformance with all the zoning requirements except
13 for those few variances that you noted, the
14 footprint, the gross floor area, and the signage
15 variance, as well as the potential building height
16 variance?

17 A. Yeah, that's correct. We have no variances
18 now with the car park with the electric charging
19 stations on Lot A, so that is -- there are no
20 variances.

21 And then, yes, on Lot B it would be height,
22 floor area, footprint, and then we haven't discussed
23 signage yet, so it's three variances here on Lot B
24 and signage, and that would be the only variances
25 we'd be looking for.

1 Q. All right. And the architects will discuss
2 those variances in a little more detail later on.

3 PETER FLANNERY: I think those are all the
4 direct questions I have, Mr. Dipple, at this
5 time. If the board members or its consultants
6 have any questions, we welcome them at this time.

7 CHAIRMAN GREET: I have a question, to start
8 it off. In the parking area on the left-hand
9 side, which would be the west side, you have the
10 tandems but you also have a drive-in/drive-out.

11 MICHAEL DIPPLE: Yes.

12 CHAIRMAN GREET: So if someone is blocking
13 someone else in, or if it's an apartment complex
14 and two cars have to be moved, that means
15 ultimately that drive-in and drive-out area is
16 going to be backed up and that's going to back
17 directly up into Route 28, and in conjunction
18 with that, if someone is not prepared at the time
19 and they have to leave their car idling in the
20 middle of the roadway so that someone else can
21 come down with the keys for the second car to go
22 out, that just, to me, is a real problematic area
23 for both Route 28 through traffic and also within
24 that parking area itself.

25 MICHAEL DIPPLE: I think I can offer two

1 things, Mr. Chairman. I think that -- well,
2 first of all, we're going to have traffic
3 testimony coming up, so -- not tonight, of
4 course, but our traffic engineer will be
5 available and can trace the number of trips and
6 perhaps the times that may -- that could occur,
7 maybe the infrequency that that could occur or at
8 least she can address that, and I understand the
9 concern.

10 I think in my experience with these, it does
11 happen from time to time, that perhaps the
12 coordination wasn't correct and perhaps, you
13 know, someone has to go out and move a car so
14 that the other car can back out, but it's a very
15 short amount of time and I think it's -- they can
16 position a car in the drive aisle just
17 momentarily until that maneuver and then pull
18 back in. I think it's a short amount of time. I
19 think the, you know, the conflicts there would be
20 minimized, but I think we can address that as a
21 comment well noted for prior testimony from our
22 traffic engineer.

23 CHAIRMAN GREET: My second question would be
24 is the through traffic underneath the building,
25 is that going to be a gated entrance and exit, or

1 not?

2 MICHAEL DIPPLE: No, I don't believe so.

3 The team can correct me otherwise, but I don't
4 believe so. I think this --

5 CHAIRMAN GREET: You could have somebody
6 from the general public who doesn't own an
7 apartment there, or is visiting or whatever, take
8 up some spaces, dedicated spaces that were not
9 for that person, basically.

10 MICHAEL DIPPLE: I think it could happen. I
11 think it's possible that an errant vehicle would
12 come in and start using the spaces, but I think
13 they would know, I think they would know pretty
14 quick, I think, if you come in and you see that
15 same car taking your spots or something.

16 And it's really -- the parking lot is
17 advantageous for someone coming to this building,
18 so residential site improvement standards
19 contemplate half a space per unit for a guest, so
20 where 1.8 or 2 or 2.1 spaces are required,
21 depending on the size of the unit, that includes
22 half a space for a guest. So, in general, I
23 think what you would see is a much lower parking
24 need, and we've designed buildings at 1.2
25 compared to where they -- you know, if they are

1 close to public transportation or maybe in a
2 downtown setting, 1.6 even in a very suburban
3 area.

4 So I think you would have a lot of spaces
5 that would be open, and then you have a family
6 that might even have a two-bedroom that has one
7 car. It's probably more so now that people have
8 learned to work from home. Again, we can provide
9 more testimony on that but I think your origin
10 question is would it be gated and my response is
11 no, I don't believe so.

12 CHAIRMAN GREET: And thirdly, and then I'll
13 have a lot more questions down the line but I'm
14 just making sure for myself: How did you arrive
15 at the two-unit charging station for 124 units,
16 knowing that, you know, electric vehicles are the
17 hot commodity right now and only will become
18 hotter and hotter. Are you open to increasing
19 that number at all?

20 MICHAEL DIPPLE: Possibly. I only picked
21 out two because that's what's required by
22 ordinance, and I just described -- we haven't
23 designed it, we haven't located them, but I just
24 said that we would comply with that. So I agree
25 with you 100 percent and I'm onboard with the

1 electric vehicles. I just got one myself and I
2 think that -- I think there will be a need for
3 more as the demand increases, but I think maybe
4 we can -- it looks like we're going to revise
5 these plans and maybe we can give that some more
6 thought and then we can come back.

7 CHAIRMAN GREET: I would look at more, like,
8 five to 10 maybe. With that, I'm sure I'll have
9 a lot more questions as we go along, I know I do,
10 but I'll ask anyone else on the board if they
11 have any questions.

12 MICHAEL VENA: Yes, I have a question.

13 CHAIRMAN GREET: Mike, you know what, I
14 would appreciate, when people ask a question or
15 have a question, just say your name because we
16 can't -- everybody can't see everybody on the
17 screen and we can't go by voice sometimes.

18 MICHAEL VENA: Mike Vena. I have a
19 question. These two areas in front of the
20 parking along South Avenue, the large areas --

21 MICHAEL DIPPLE: In front of the -- this
22 grass area, sir?

23 MICHAEL VENA: No, no. In the orange or
24 the --

25 MICHAEL DIPPLE: Okay.

1 MICHAEL VENA: These two large areas coming
2 from the grass into the building, in front of the
3 parking area, what are those two areas? Because
4 I don't have a plan or dimensions in front of me.

5 PETER FLANNERY: I think we're talking about
6 the front of the building, the castle structure.

7 MICHAEL DIPPLE: Okay.

8 MICHAEL VENA: I know where the castle
9 structure is.

10 MICHAEL DIPPLE: Oh, I'm sorry.

11 MICHAEL VENA: To the east, back to the west
12 of the castle structure.

13 PETER FLANNERY: Right.

14 MICHAEL DIPPLE: So we haven't gotten into
15 architecture yet, but I can tell you, because I
16 it right here in front of me, the left side is
17 the amenity space and the right side is the
18 Garwood Community Center, but I think the
19 architect will give much more testimony, and the
20 center is the lobby. You are going to see
21 pictures and you'll hear more from the architect.

22 PETER FLANNERY: That's correct, we'll have
23 architecture testimony explaining those phases in
24 greater detail.

25 MICHAEL VENA: So all of the parking area is

1 behind those structures?

2 MICHAEL DIPPLE: That's correct, yeah.

3 MICHAEL VENA: All right. Thank you.

4 COUNCILMAN GRAHAM: Mr. Chairman, it's
5 Councilman Graham.

6 CHAIRMAN GREET: Yes.

7 COUNCILMAN GRAHAM: I have a question about
8 the tandem parking. It can't escape anybody that
9 one and a half spots in a tandem situation is
10 either two or one, and 1.8 is either two or one.
11 So if you have a tandem situation and only have
12 one car, you're using two spots regardless. So,
13 you know, I don't -- I don't see how tandem is
14 the answer to anything less than two, you know,
15 as a number. The one and a half would work if
16 you had another 50 or 70 single spots, but two is
17 two.

18 MICHAEL DIPPLE: No, I agree. I'm not
19 following the one and a half, I'm sorry, the one
20 and a half spaces.

21 COUNCILMAN GRAHAM: You mentioned one and a
22 half as a number, you know, which I kind of
23 grabbed on because, you know, when it comes to
24 parking spaces, there's no such thing, unless you
25 have a motorcycle, I guess, as one and a half

1 cars. I just don't know how the tandem would
2 work even for a one-car two-bedroom situation.
3 You know, these people would still basically own
4 two spots.

5 MICHAEL DIPPLE: Okay. I'm sorry, I may
6 have confused the issue a little bit when I was
7 describing some of the parking ratios that I have
8 seen in the past, and that's where I got the one
9 and a half. We have designed large facilities to
10 function at 1.2 spaces or 1.6, you know.

11 In Hoboken it's one-to-one and you can
12 imagine why. It's very expensive and very
13 difficult to keep a car and, you know.

14 So I guess that's what I was referring to,
15 not actually giving people 1.5 but just doing
16 the -- so I think I was making the point that it
17 was adequately parked, and what you would see, I
18 think, in reality would be a fair number of open
19 spaces because you have -- everybody has assumed
20 you have two vehicles and we're parking at least
21 two vehicles for everyone on the site. So that's
22 where I said there were 113 tandems and,
23 therefore, there are 226 of the spaces which are
24 attributable to residential. So that was 113
25 units. You have 124 units proposed, so you still

1 have 11 units I needed to account for. So I
2 found those 11 spaces out here on the --
3 elsewhere. Whether they were singles or tandems
4 or whatever they were, and I still show that we
5 have adequate parking. I still show that
6 community center parking, residential parking, we
7 still have 10 additional parking spaces.

8 So how would they function? I guess if
9 you -- if you do live in them, you have one car,
10 you have a space for a guest, and that's a pretty
11 valuable commodity. If you have two cars, you
12 have that and you still have the extra guest
13 spaces on the site throughout.

14 So that's why we have some of the singles,
15 you know, for additional guest spaces. So we
16 feel that it works itself out, and, again, this
17 is a pretty common configuration. We just did
18 this configuration at Cranfield and that's up and
19 running. So...

20 MAYOR TODISCO: Mr. Chairman, it's Mayor
21 Todisco. I have a couple questions.

22 One is -- and this might help in follow-up
23 to Councilman Graham because I do want to do some
24 math. My question is do you intend to mark some
25 of the single spaces as visitor only?

1 MICHAEL DIPPLE: It's possible. I don't
2 think we really got there so far. You know, it's
3 possible, the delivery, those kind of things, we
4 could -- we could consider that. I think, like I
5 said, we're coming back, so some of these
6 considerations we could, you know, we could --

7 MAYOR TODISCO: Okay. An easy question and
8 then I'll go to a more difficult one. The easy
9 one is would you encourage via a letter to your
10 residents that when they have visitors, they do
11 use their own parking spaces if possible.

12 MICHAEL DIPPLE: Yeah. I think a lot of
13 that happens in the leasing and you're absolutely
14 correct. There is kind of a little instruction
15 on how you use your parking spaces now that you
16 have them and I think that's very common.

17 MAYOR TODISCO: Okay. And then for a bit
18 more of a challenging question, I just am really
19 trying to wrap my head around it as I believe
20 Councilman Graham is, because I've been taking
21 notes on these numbers. So the way I read it,
22 you mentioned the 113 tandem spaces and then
23 another 11 tandem spaces, so that gives you the
24 124, which is 124 units, so that's essentially
25 times two.

1 MICHAEL DIPPLE: Yes.

2 MAYOR TODISCO: That works very well for the
3 one-bedroom and the two-bedroom units. The only
4 snafu that I can see will be technically
5 earmarking 2.1 spaces for a three-bedroom and
6 that's where it could interfere. I could see
7 overlapping or spilling into that 10 unclaimed
8 parking spaces.

9 MICHAEL DIPPLE: Yeah.

10 MAYOR TODISCO: And I'd like personally to
11 see that most of the 10, if not all of the 10,
12 could be for visitors or deliveries because, of
13 course, we know those will be needed too.

14 MICHAEL DIPPLE: Yeah, I agree with you, and
15 it's going to be one of those situations where if
16 you look at this -- I can add some testimony and
17 I think our traffic engineer is probably best at
18 this, but I can add a little bit to it in that
19 there is also -- you know, the deliveries are
20 happening at different times of the day, you
21 know, some on Saturday, some on Sundays, but
22 mostly during -- the busiest time is during the
23 week, when everyone else is working, so you do
24 have some shared parking. There's possibilities
25 here where you won't have everybody home all the

1 time during the day, when the deliveries come,
2 but I think what you were getting at is could
3 there be a three-bedroom unit that has three
4 cars, because we ticked over the two spaces.

5 MAYOR TODISCO: Right.

6 MICHAEL DIPPLE: I think what happens is
7 management really needs to plan this. They get
8 these spaces and say, look, I'm a one-car family,
9 I'm a -- I have a one-bedroom, I live by myself,
10 I have one vehicle, so they get the one. They
11 don't throw them into the two tandems so we can
12 keep those available.

13 Sometimes a three-car household comes in to
14 a three -- even a two-bedroom unit or a
15 three-bedroom unit but it happens to be a
16 three-car household, then there's some planning
17 that takes place. You get a tandem, you also get
18 a single. So now you've kind of very efficiently
19 handled those two families, and as it grows, you
20 know, it's all about planning.

21 MAYOR TODISCO: Thank you. I appreciate
22 those answers.

23 PAUL TARANTINO: Mr. Chairman, it's Paul
24 Tarantino.

25 CHAIRMAN GREET: Yes, Paul.

1 PAUL TARANTINO: The 24 spots that are
2 designated for the community center, maybe I
3 missed this or I don't know if it was discussed,
4 where are those allocated?

5 MICHAEL DIPPLE: So they're not really
6 allocated yet. They are here, they are in the
7 plan, so, you know, we really have a lot -- you
8 know, we have a lot of extra spaces but, of
9 course, if they want -- you know, if the
10 ordinance requires the 24 or 27, whatever it
11 requires the range, I just went with the 24, but
12 they would be somewhere onsite and that would
13 have to be worked out.

14 You know, one thing I failed -- go ahead,
15 I'm sorry.

16 PAUL TARANTINO: Well, it looks like the
17 left side, you've got tandem parking spots, and
18 that won't work for a community center. The
19 middle parking lot, between the storage facility
20 and the apartment building, looks like it's got
21 24 to 27 parking spots there, and that's the side
22 that's closest to the community center.

23 I don't know why that hasn't been designated
24 as the parking for the community center.

25 MICHAEL DIPPLE: It could be. I can speak

1 to my client and we can --

2 PETER FLANNERY: Yeah, we're still
3 finalizing that, but I think, yeah, it's
4 definitely possible that we have them all on the
5 one side for the community center.

6 MICHAEL DIPPLE: And I think that's where
7 we're going. It makes sense. The community
8 center is on the right side of the development
9 and, therefore, adding the parking in that area
10 would be advantageous.

11 You know, one thing I forgot to mention is
12 we also are proposing 10 on-street parking spaces
13 on North Avenue. I didn't bring that in because
14 I was doing the zoning, but this plan does
15 include a relocated bus stop and 10 parking
16 spaces along North Avenue. We've discussed this
17 with the DOT and, of course, I just want to point
18 that out. That's not in the calculations
19 anywhere. Those are just extra. The only thing
20 I deal with is onsite, but I just wanted to point
21 out that we are also proposing -- actually, it's
22 10 on this side and three on the opposite side,
23 so there are an additional 13 striped parking
24 spaces that we're hopeful would be accommodated
25 on North Avenue.

1 KEN CAPOBIANCO: Yeah. Well, those cars are
2 all going to have to be moved in a snow
3 emergency.

4 MICHAEL DIPPLE: It's possible.

5 KEN CAPOBIANCO: I don't like that. I don't
6 like that at all.

7 CHAIRMAN GREET: I do have a question. This
8 is Chair Steve Greet.

9 We talked about -- we talked briefly about a
10 traffic study. I know you submitted a traffic
11 statement. That's different than a traffic
12 study, correct?

13 MICHAEL DIPPLE: I'm not the traffic
14 engineer but I -- there is kind of a difference.
15 I don't know if it's an official difference but
16 the traffic engineer did submit some type of
17 study, yeah.

18 CHAIRMAN STEVE GREET: Okay. So are we
19 going to get an updated traffic study? Because
20 you mentioned times and, you know, frequency of
21 travel, and this document didn't -- had no times
22 whatsoever and no frequencies.

23 MICHAEL DIPPLE: I was implying to just
24 testimony from the traffic engineer on her
25 experience and knowledge. I don't know if we

1 were planning to resubmit --

2 PETER FLANNERY: Mr. Chair, I can step in.
3 I believe the traffic statement would be
4 sufficient, Mr. Chairman. We comply with the
5 zoning in that regard and we will have testimony
6 supplementing that.

7 CHAIRMAN GREET: Okay.

8 KEN CAPOBIANCO: Ken Capobianco. I have a
9 question.

10 I see a lot of parking spaces, I see a lot
11 of potential for people that need assistance, and
12 I don't see any real handicap wide parking spaces
13 for people that have a van or that need
14 assistance getting a walker in and out of their
15 car while they are trying to do what they have to
16 do. What are you going to do for that?

17 MICHAEL DIPPLE: We do, actually. We have
18 one here, which is van accessible over on the
19 left side and that's based on --

20 KEN CAPOBIANCO: That's for a resident?

21 MICHAEL DIPPLE: That is -- ADA spaces deal
22 with the size of the parking lot, so we
23 distribute them the best way we can based upon
24 the total number of spaces provided. So we have
25 one -- we thought one was advantageous there, we

1 have six in the middle, and those are all
2 underneath, so you can -- and there are two
3 van-accessible spaces there, and then two that
4 are not van accessible, and then you have one
5 more over here.

6 So we just distributed it the best way we
7 thought possible and I think that -- I think that
8 works well.

9 KEN CAPOBIANCO: Well, I'm not sure, because
10 if people are using the community center and you
11 have elderly people going there that are
12 handicapped, are the under -- are the
13 underbuilding parking spaces reserved for
14 residents or is it simply handicap? Is that
15 going to be an assigned spot to a handicapped
16 resident or is it going to be public handicap
17 parking available to anyone who goes there?

18 MICHAEL DIPPLE: Well, it hasn't really --
19 we haven't really worked it out to that point,
20 but it depends on if there are people who live
21 here that need handicap accessibility or need
22 those. So it's still -- it's still possible that
23 we move some of the ADA spaces around a little
24 bit, if the board feels that way, but just in
25 terms of the -- I'm just saying, sir, in terms of

1 the distribution, I think looking at this, it's a
2 pretty standard distribution where the 212 is
3 served by the most. The 43, you know, on the
4 left side is served by a smaller amount, and on
5 the right side, but it's still open for
6 discussion, I'm sure.

7 PETER FLANNERY: We'll have additional
8 testimony from our traffic expert on that issue,
9 Mr. Capobianco. Thank you.

10 WILLIAM NIERSTEDT: Mr. Chairman, Bill
11 Nierstedt. Steve?

12 CHAIRMAN GREET: Yeah. Go ahead, Bill.

13 WILLIAM NIERSTEDT: Okay. All right. Thank
14 you for the testimony. I apologize if I jump
15 around a little bit. I have notes, like, on
16 various pages and various sheets.

17 First, Victor, I assume you're still there.
18 A statement was made that there are no other
19 variances besides the couple for the storage
20 building. Obviously, your report indicated more.
21 Do you concur with what Mr. Dipple has said
22 regarding that?

23 VICTOR VINEGRA: Well, he's testifying that
24 the electric parking stations --

25 WILLIAM NIERSTEDT: Right. I'll come to

1 that in a second. What about the others, the lot
2 coverage, the height, the impervious coverage?

3 VICTOR VINEGRA: He testified to -- they do
4 have a planner, Bill.

5 WILLIAM NIERSTEDT: Yes.

6 VICTOR VINEGRA: So that planner will be
7 testifying to those variances, so let the planner
8 handle the variances.

9 PETER FLANNERY: Our architect will also be
10 speaking to some of the variances as well.

11 WILLIAM NIERSTEDT: Okay. All right.
12 Mr. Dipple, I don't -- first off, I want to thank
13 you for the separated driveway, ingress-egress,
14 on the west side of the project. The aisle in
15 the middle is a big asset and so I appreciate you
16 doing that.

17 Second, I don't doubt for a minute that
18 you've spoken to NJDOT about the ingress and
19 egress, and I really like the ingress only on the
20 east. I kind of like it to be an egress only
21 but, you know, it's okay the way you have it, but
22 I really wonder why, after reading the police
23 report, and I know part of this goes to the
24 traffic, I really wonder why DOT is preferring an
25 ingress-egress at the middle drive, where that

1 actually has much less site visibility according
2 to the police department at then the -- on the
3 west.

4 So I would appreciate if you, in your
5 conversations with NJDOT, could discuss that a
6 little bit and provide some comments back to us
7 as to why they prefer an ingress-egress in the
8 middle where the site visibility is reduced less
9 than it is over on the western side.

10 MICHAEL DIPPLE: I'm going to respectfully
11 request that we put that on the traffic engineer
12 because --

13 WILLIAM NIERSTEDT: I just brought it up
14 because you brought up DOT and that you spoke --

15 MICHAEL DIPPLE: No, no, I agree 100
16 percent, it's just that Ms. Dolan has been
17 spearheading that effort with the DOT.

18 WILLIAM NIERSTEDT: No problem.
19 Mr. Flannery, I appreciate hearing that she's
20 coming back later.

21 Secondly, I could ask lots of questions
22 about the parking but I think Mr. Dipple has
23 really hit it, Mr. Flannery. You guys need a
24 parking management plan. You really need to
25 provide to us how these spaces are being divvied

1 out, what's being reserved as Mr. Capo -- I
2 always -- I'm just going to say Ken.

3 As Ken stated -- I knew I was going to say
4 that wrong. You know, the spaces that are for
5 the community center, the spaces that are
6 strictly for the storage facility -- and I really
7 am lost. I've run the numbers three different
8 ways. The number of tandem spaces -- and I am
9 not -- I'll say it straightforward, I'm not
10 opposed to tandem spaces. What I'm curious about
11 is with 124 units, I would think that there would
12 be 124 tandem spaces, as I believe Mr. Dipple was
13 trying to get to. I can't see it. I don't --
14 that's why I'm not even going to ask a question
15 other than to say if you can provide a parking
16 management plan -- because I came up with only 95
17 tandem spaces under the building, and you add the
18 ones you have outside. I'm not really at the 111
19 figure you were at. It's probably my math, it
20 wasn't my best subject, but, Mr. Flannery, we'd
21 really appreciate the submission of a parking
22 management plan indicating how management is
23 going to work this out with the tenants. Is
24 there going to be designated spaces? As was
25 indicated earlier, what are guest spaces? I

1 personally -- and everybody on the board knows,
2 you know, I'm not a fan of parking, I think you
3 have way too much parking, and I would be in
4 favor of reducing some of the parking, but I
5 would like to see, you know -- as Mr. Tarantino
6 mentioned, the 1.8, the 2.1, the 1.8, it comes
7 down to two per unit. If we can try to have two
8 per unit with tandem spaces, I think that would
9 really be good.

10 Mr. Dipple, you didn't mention anything
11 about the trash bins. I assume that's within
12 your purview.

13 MICHAEL DIPPLE: It is. It's partially
14 mine, partially the architect.

15 WILLIAM NIERSTEDT: Right. All right. I
16 don't like them. I don't like them. The reason
17 I don't like them is because they are actually in
18 the traffic aisle. What I mean by that is the
19 garbage truck is going to have to pull into the
20 traffic aisle, stop, get the garbage in and out
21 and then continue.

22 You know, everybody says that they are going
23 to pick up garbage at 5:00 a.m., but I don't
24 think the residents would like that, and I'm not
25 sure -- this is an architect question, so I'm not

1 asking it of you now, but that means you will
2 have to design this drive-through to accommodate
3 the garbage trucks, and I think what you need in
4 addition to a parking management plan is a waste
5 management plan.

6 You have three dumpster areas. I don't
7 know. I have no idea if that's big enough for
8 124 units. I really would appreciate, and we
9 have gotten it before, whatever contractor you're
10 going to utilize, that they indicate how many
11 dumpsters you need, what size those dumpsters
12 are, and how often that pickup is.

13 MICHAEL DIPPLE: Yes.

14 WILLIAM NIERSTEDT: The other reason I don't
15 like them is they are not screens. If you come
16 in on the western side, you pull into that
17 driveway and you look to your left, the first
18 thing you see is a dumpster. This is too nice a
19 building and too big a project in Garwood to have
20 the first sight you see is a dumpster.

21 So you brought it up perfectly. When you
22 come down there, if -- I'm not so sure I want to
23 do this but even if you were to pull on the other
24 side of the drive-through, you could actually
25 totally screen it where that is not visible. The

1 only time it would be visible is when -- it
2 wouldn't be visible. As I said, I'm not so sure
3 I want to bring it over to the other side of the
4 drive, more to the north rather than the south of
5 that drive, but I put that out to you as I try to
6 resolve issues when I raise them, and you could
7 totally screen it if you were to put it on the
8 other side.

9 VICTOR VINEGRA: Bill, briefly on that
10 subject -- I was going to bring it up -- both
11 prior redevelopment projects in the Borough of
12 Garwood have compactors and internal garbage. I
13 think I mentioned this to the developer at the
14 beginning of the project. Every redevelopment we
15 have done to date, we have interior garbage, so
16 we don't have a road in question, a problem, and
17 we have compactors. Every developer has been
18 doing that. It's not -- I'd like to see this
19 plan do the same.

20 WILLIAM NIERSTEDT: I'll concur with Victor.

21 VICTOR VINEGRA: Because that garbage is as
22 far away from the elevator as you can get, and
23 you can do an internal room for internal garbage.

24 MICHAEL DIPPLE: I think you're going to
25 hear a lot more about trash collection. I

1 appreciate the comments. I think these are
2 auxiliary trash enclosures, but we will -- you'll
3 hear more about garbage collection.

4 WILLIAM NIERSTEDT: And as everyone else
5 knows, we all keep saying trash but there is
6 another component, you know, recycle.

7 VICTOR VINEGRA: That's a very small area,
8 Bill. That's where the compactor comes into
9 play.

10 WILLIAM NIERSTEDT: Right. Right. Victor,
11 you know me. Everybody talking about garbage, I
12 just want to make sure we address recycling too.

13 VICTOR VINEGRA: There should be some room.

14 WILLIAM NIERSTEDT: Okay.

15 PETER FLANNERY: To Mr. Nierstedt's points
16 -- I'm sorry. I didn't mean to interrupt.

17 CHAIRMAN GREET: Go ahead.

18 PETER FLANNERY: Three points: One, the
19 architect will explain trash and recycling, the
20 trash and recycling process in a little more
21 detail. Two, we will look into parking
22 management and waste recycling management issues
23 that Mr. Nierstedt had mentioned for the next
24 hearing.

25 And then third, I just want to correct

1 something. The 24 and 27 town spaces will in
2 fact -- I just received confirmation from my
3 client -- will in fact be located to the right,
4 in that parking area. So I just want to clarify
5 it for the record, that those will be
6 town-designated spaces.

7 KATHY VILLAGGIO: What do you mean by the
8 right? We have east side --

9 PETER FLANNERY: Between the storage
10 building and the multifamily building.

11 KATHLEEN VILLAGGIO: Okay. Okay.

12 WILLIAM NIERSTEDT: Mr. Flannery, I
13 appreciate that. Obviously, Mr. Dipple has
14 indicated that you will be coming back with a
15 revised plan, so, you know --

16 PETER FLANNERY: Correct.

17 WILLIAM NIERSTEDT: If you could have a
18 sheet showing that, that would be great.

19 PETER FLANNERY: I'll put a note or
20 something to that effect.

21 WILLIAM NIERSTEDT: Hang on a second.

22 No mention has been made of the public
23 right-of-way, and I see on the plan that
24 basically what you're proposing is brick pavers
25 there.

1 Mr. Vinegra, I don't know if you've gotten
2 into this yet: Sidewalks, curbs, what's the
3 status of that?

4 VICTOR VINEGRA: Let the engineer testify.

5 MICHAEL DIPPLE: We are -- yes, we are
6 proposing what we feel is consistent with
7 Garwood's streetscape, so we are proposing to put
8 down the brick liner between the curb and the
9 sidewalk, and then, of course, the street trees,
10 lights, and there are some comments, I believe,
11 Mr. Vinegra, regarding furniture and things like
12 that that we can address.

13 WILLIAM NIERSTEDT: Right. I wasn't going
14 to get -- he did make a lot and I agree with
15 more, and I won't get into those now, I'll hold
16 off, but are we talking about new sidewalk, new
17 curb?

18 MICHAEL DIPPLE: Yes. Correct.

19 WILLIAM NIERSTEDT: I'm sorry?

20 MICHAEL DIPPLE: I'm sorry?

21 WILLIAM NIERSTEDT: I'm sorry. I didn't
22 hear the answer.

23 MICHAEL DIPPLE: Oh, yes, yes, we are.

24 WILLIAM NIERSTEDT: New curbing, new
25 sidewalks. Great. Thank you very much.

1 Is there a problem if we use the paved depth
2 of the parking spaces, from 18 to 16, but still
3 provide the two-foot overhang? A lot of
4 municipalities do provide for that and unless
5 there is an issue here, I would like to do that
6 if possible, to reduce the amount of pavement on
7 site.

8 I'm sure you -- and I'm not going to get
9 into stormwater now, but I am sure you saw
10 Cranfield's comments to us. Any way we can
11 reduce impervious pavement and increase --
12 capacity, we appreciate --

13 VICTOR VINEGRA: Bill, there is a problem
14 with -- you can do a percentage, 16. I do drive
15 at times, I have a van, and my van is over 18
16 feet long. Pickup trucks are still over 16, so
17 you can do a percentage, you can --

18 WILLIAM NIERSTEDT: Well, you drive -- my
19 Prius has no problem.

20 VICTOR VINEGRA: But I also drive a Subaru,
21 which is very small. I can fit my Subaru in the
22 back of my van.

23 You can maybe decrease the size of the --
24 you know, one of the recommendations I had was to
25 eliminate the tandem on the left-hand side, the

1 outdoor tandem, because then if someone is
2 backing up their vehicle and leaving them in the
3 travelway, they would block the entrance to the
4 entire property.

5 And just to go over tandem briefly --

6 WILLIAM NIERSTEDT: Well, hang on. Let me
7 just finish. I'm almost done, then I'll give you
8 the whole floor. I appreciate that.

9 So, Mr. Dipple, if you can confer with
10 Victor to see what you can reduce where possible,
11 I know I would appreciate that.

12 MICHAEL DIPPLE: Of course.

13 WILLIAM NIERSTEDT: Hang on a second. You
14 indicated you haven't located electric charging.
15 We look forward to seeing where they're going.

16 Mr. Flannery, would your client be open to
17 given the Borough Title 39 allowance on the site?

18 For those who don't know, it allows the
19 police to actually issue tickets for improper
20 parking, what have you, on private property.
21 Would your client be open to that?

22 PETER FLANNERY: I believe so and we can
23 discuss that when we have the traffic engineering
24 testimony.

25 WILLIAM NIERSTEDT: That sounds great. I

1 look forward to hearing that. This might be my
2 last question, because I'm trying to stick to
3 parking and use. In looking at your site plan,
4 to give you a bias, okay, my background is
5 landscape architecture, so any time I can reduce
6 some parking and increase open space, what have
7 you, I'm going to try.

8 To the left -- let me rephrase that.
9 Southwest is actually the largest green space.
10 If you can think about trying to put something
11 there the residents can use that, I'd appreciate
12 it. I know we talked about amenities and your
13 architect is going to get into that, but the
14 16-foot wide rear yard, great for a dog run,
15 maybe you can think about putting that in there.

16 Other than that, Mr. Chairman, that's it in
17 terms of my parking and engineering questions.

18 CHAIRMAN GREET: Okay. Thank you, Bill.

19 Anyone else from the board?

20 KATHY VILLAGGIO: I do.

21 CHAIRMAN GREET: Okay. Kathy.

22 KATHY VILLAGGIO: I have a question. Kathy
23 Villaggio.

24 Mr. Dipple, you mentioned at the start that
25 this is a -- that is a mixed use building.

1 MICHAEL DIPPLE: Well, it's a mixed use
2 development, but, yeah --

3 KATHY VILLAGGIO: Okay. All right.

4 MICHAEL DIPPLE: You could say it's mixed
5 use. It has a community center, so -- there is
6 no retail but it's a community center, so I guess
7 that counts.

8 KATHY VILLAGGIO: Okay. All right. And I
9 just wanted to make sure because, you know --
10 what you meant by that.

11 And the fire department sent an e-mail?

12 MICHAEL DIPPLE: Yes.

13 KATHY VILLAGGIO: Is there anything on that
14 list that is under the civil engineering part
15 that you're the expert on?

16 MICHAEL DIPPLE: Yes. That would be
17 Number 8 of that, maybe Number 7 and Number 8,
18 which just deals with fire hydrants and the size
19 of the -- I guess just the fire hydrants. The
20 rest is a dry line, which would be the architect.

21 So, yeah, just Number 8, and he's requesting
22 a fire hydrant I believe at each of the
23 entrances. He's requesting three at the
24 entrances, so that's the -- we have no issue with
25 that, one here, one in the middle, and one on the

1 left.

2 But I have to -- the comment just came in
3 not long ago, June 23rd, so I have to assess
4 where they are and see where they would be, but
5 yes, we have no issues with that.

6 KATHY VILLAGGIO: Okay. At the next meeting
7 you can be more specific then?

8 MICHAEL DIPPLE: Sure.

9 PETER FLANNERY: That's correct.

10 KATHY VILLAGGIO: That's all I have at this
11 time, Chairman.

12 CHAIRMAN STEVE GREET: Okay. Thank you,
13 Kathy.

14 Anyone else from the board have questions?

15 KEN CAPOBIANCO: I have just one more but
16 I'm not sure if Mr. Dipple or Flannery can answer
17 this.

18 I'm confused about the electric vehicle
19 connection. Is there going to be two right now
20 or is there not going to be any?

21 MICHAEL DIPPLE: No, there is going to be at
22 least two. I believe the chairman was looking
23 for more but the code requires two. We
24 inadvertently left them off the plan. We fully
25 intend to comply. It was cited as a variance but

1 we're not requesting that variance. We will
2 provide, at a minimum, two.

3 PETER FLANNERY: That's correct.

4 KEN CAPOBIANCO: Okay. Can you answer
5 whether or not there are more than two electric
6 vehicles that people rent apartments, that have
7 more than that, what happens in that case? Is
8 that not you or --

9 MICHAEL DIPPLE: Yeah, I think I -- I
10 haven't really, you know --

11 KEN CAPOBIANCO: Because they're really
12 taking off, so...

13 MICHAEL DIPPLE: Yeah, I know. I think it's
14 wise to put them in. I think we were talking
15 about 10 possibly, you know, amongst our team,
16 but I'm going to reserve that for later. I hear
17 what you're saying, both Mr. Chairman and you,
18 sir, and I think that -- look, it makes good
19 business for our client to put them in if that's
20 the way things are going and you can provide
21 that, you know, I think it's only good business,
22 and they are very simple -- they're incredibly
23 simple to install.

24 KEN CAPOBIANCO: Are they that simple?
25 Aren't they 440s?

1 MICHAEL DIPPLE: I have one in my house.

2 KEN CAPOBIANCO: They are -- if you want to
3 charge your car overnight, you have to have high
4 power going into it.

5 MICHAEL DIPPLE: I wish I could tell you
6 more about the one I have. I put one in my
7 garage and it works quite well. It charges my
8 car in four and a half to five hours.

9 KEN CAPOBIANCO: Yeah, that's more than a
10 240. Okay. That's fine. I appreciate that.

11 CHAIRMAN GREET: Anyone else?

12 WILLIAM NIERSTEDT: Yeah. Just sticking
13 with the electric charging, I realize you're
14 coming back, but when you come back, you know,
15 there is three, four different types of electric
16 charging. I don't pretend to be an expert but,
17 you know, some are for any cars, some are only
18 for Tesla, some are fast start, some are not fast
19 start. You can find those answers out at some
20 point within the parking management plan, and
21 also are these only to be utilized by residents
22 of this facility, or can anybody -- you know, are
23 you going to have anybody be allowed to use them.

24 MICHAEL DIPPLE: I think we can try to
25 provide some more of those answers as we give it

1 more thought, as we look to update the plan,
2 yeah.

3 PETER FLANNERY: That's right. We'll
4 reevaluate internally and have some answers for
5 you at the next hearing.

6 WILLIAM NIERSTEDT: Thank you.

7 VICTOR VINEGRA: While you're on the
8 electric charging, you know, installing -- I
9 think eventually you should be able to have 10
10 percent of the parking lot should be capable of
11 doing it. That doesn't mean to install chargers
12 but to run the conduit and direct burial electric
13 lines so that can be upgrading so you're ripping
14 things up, brand new landscaping and brand new --
15 because sales are already looking at 10 percent
16 of vehicle sales becoming electric. So I could
17 easily see 20 electric cars here by the time this
18 building is completed in a year-and-a-half.

19 So I think that has to be looked at long and
20 hard. Just because we wrote a redevelopment plan
21 that set a minimum of two, that means the bare
22 bones minimum of two, and if you look at the
23 trends of what people are buying, like you
24 testified as the engineer, you have one. My
25 office is installing two.

1 You know, wait till we have 10 percent of
2 our spaces are going to electric in my office and
3 that won't be enough because I suspect to have
4 more electric vehicles in my office by the end of
5 the year. So that has to have a long hard look,
6 because if you live here and you don't have a
7 charging station at work, you're screwed, you
8 can't buy an electric car if there's only -- even
9 if there is 10 spaces. You can't buy -- if you
10 can't charge it here, where are you going to
11 charge it? You're going to have to go to a fast
12 charge station and wait two hours, you know.
13 That has to be looked at.

14 MICHAEL DIPPLE: I think -- I agree,
15 Mr. Vinegra. I think our client agrees and I
16 think we can put something together here that the
17 board will see that we're taking this matter very
18 seriously, and again, it's only good business
19 here for this property owner to provide amenities
20 that will be more attractive to tenants.

21 VICTOR VINEGRA: Just briefly, and we can
22 talk about it more in the future, but I worked
23 for a municipality that was the original tandem
24 parking. I've seen tandem parking for 40 years
25 and we had to modify the ordinance to get rid of

1 it. We've had physical fights, we've had people
2 with problems to the point where we modified an
3 ordinance that permitted tandem for over 40 years
4 and eliminated tandem.

5 I like it in certain circumstances, but near
6 a driveway, I know people that will just leave
7 their car running and take their sweet-ass time
8 moving cars around and now we're blocking or
9 having queuing problems in the front. We've
10 looking at the situation, so...

11 Under the building, you know, it makes sense
12 to have tandem, but I think in the surface lot,
13 because of the potential to block the travelway,
14 I'd like to see the tandem omitted.

15 And just a personal thing, I don't know how
16 the board members feels, I've had experience with
17 buildings for 40 years that had tandem and we're
18 getting rid of it. I see it's coming back again,
19 it's coming back around with some of this new
20 development, but it's coming back in towns that
21 never had problems with tandem parking. That's
22 the funny thing about it. It does conserve
23 space, it does conserve impervious coverage, but
24 to make the entire complex tandem, I see a
25 problem with it.

1 CHAIRMAN GREET: Okay. Thank you.

2 I have another question before I stop. This
3 is the chair again, and we talked about the
4 parking on Route 28, and there were 10 spaces I
5 believe you said. Will that -- is that going to
6 be addressed by the traffic study that's going to
7 be presented at a later time or the next meeting
8 or whatever?

9 PETER FLANNERY: That will be addressed by
10 the traffic engineer, yes.

11 CHAIRMAN GREET: Okay. All right.

12 PETER FLANNERY: There won't be a new study
13 submitted but there will be testimony regarding
14 that.

15 CHAIRMAN GREET: Is there -- and I'm asking
16 the question. Is there a reason why there might
17 not be a new study presented?

18 PETER FLANNERY: We just believe that the
19 traffic statement that was submitted is
20 sufficient, that in combination with testimony.

21 CHAIRMAN GREET: Because I'm not --

22 PETER FLANNERY: We can discuss it.

23 CHAIRMAN GREET: In the traffic statement
24 that I read, and correct me if I'm wrong, maybe I
25 read it incorrectly, but the original Paperboard

1 stated that these had more -- it will have had or
2 it had more traffic in and out of that area,
3 significantly more than this entire unit or these
4 entire units are going to be, are going to
5 generate. Is that what we're predicated on? Is
6 that what this traffic study is predicated on?

7 PETER FLANNERY: I believe so, but I'd like
8 to have the traffic engineer discuss those
9 findings and present -- and answer questions for
10 the board, Mr. Chairman.

11 CHAIRMAN GREET: Okay. All right. Thank
12 you.

13 Anyone else from the board have any
14 questions?

15 (No response.)

16 CHAIRMAN GREET: Okay. At this time I guess
17 we don't have any questions of the civil
18 engineer.

19 Are you planning on presenting someone else
20 tonight or do you want to --

21 PETER FLANNERY: Yes. Mr. Chairman, I'd
22 like to present our architect, Avelino Martinez.

23 CHAIRMAN GREET: Okay.

24 PETER FLANNERY: If the board is okay with
25 that.

1 CHAIRMAN GREET: Sure.

2 DON FRASER: Excuse me, Mr. Chairman. It's
3 Don Fraser.

4 CHAIRMAN GREET: Yeah, Don.

5 DON FRASER: Do you intend to open up this
6 witness's testimony to the public for questions?

7 CHAIRMAN GREET: We can but I honestly
8 thought that this was more of an informal
9 presentation by the civil engineer as opposed to
10 specific documentation. Am I correct or am I
11 incorrect on that?

12 DON FRASER: Well, I'm just going to say
13 that before anybody is going to vote on this, any
14 of the witnesses who testify, the public should
15 have an opportunity to have, you know, questions
16 of them.

17 CHAIRMAN GREET: So with that being said,
18 are you planning on bringing back the civil
19 engineer at all in the future?

20 PETER FLANNERY: I am, Mr. Chairman, but I
21 agree with Mr. Fraser, I think that this should
22 be open to the public at some point. I was
23 thinking maybe we would get another witness in
24 and open it up for all the witnesses, or whatever
25 the board's pleasure.

1 CHAIRMAN GREET: Well, I'd rather -- if
2 we're going to do that, I would rather have the
3 questions opened up to the public, general public
4 at this point in time for this specific witness
5 then.

6 PETER FLANNERY: That's fine.

7 DON FRASER: Yeah, that's what I was
8 thinking, Mr. Chairman. That's our usual
9 practice.

10 CHAIRMAN GREET: Yeah. Okay. That's great.
11 Well, then in that case, Olivia, maybe you can
12 open it up to the general public for specific
13 questions on this civil engineer, and we're not
14 talking about commentary. We're talking about
15 specific questions that they may have for the
16 civil engineer of this project.

17 DON FRASER: All right. And this is Don
18 Fraser again. With respect to that, Mr.
19 Chairman, this is something that, you know, came
20 up at the last hearing that we had in terms of
21 procedure of the public. Again, I want to
22 emphasize to the members of the public that these
23 are -- it's an opportunity for questions of
24 Mr. Dipple, not an opportunity at this point to
25 comment on the merits of the application one way

1 or the other.

2 And the second thing is, for members of the
3 public, if you have questions for Mr. Dipple,
4 when it's your turn and you're called upon, ask
5 him whatever questions you want but the concept
6 of this is not that it's going to ping-pong back
7 and forth and that everybody for the public is
8 going to get two or three or four chances to come
9 back and ask more questions of Mr. Dipple. So
10 during this time, if you have questions and you
11 have two or three or four, or however many, be
12 prepared to go forward and do them rather than
13 you're going to wait for another member of the
14 public and then you're going to come back and do
15 more.

16 CHAIRMAN GREET: Thank you, Don, for
17 clarifying that.

18 Okay. Olivia, at this time we'll open it up
19 to the general public, but again, you'll only
20 open it up to the one person speaking and mute
21 everyone else from the public.

22 MEETING MODERATOR: How do you want to do
23 this? Do people raise their hands or how do you
24 want to do that?

25 CHAIRMAN GREET: Well, do you have an

1 indicator on your board at all that someone has a
2 question.

3 MEETING MODERATOR: I don't see any raised
4 handed or questions or any --

5 MAYOR TODISCO: I don't believe we have that
6 feature. That's something that Zoom has that I
7 don't think Ring Central does.

8 So, Olivia, you can just open up all lines
9 where it says "public" after their name, or when
10 in doubt, like I see an "iPad," just open that in
11 case that's a member of the public.

12 MEETING MODERATOR: Got it. It looks like
13 they've had themselves muted.

14 MAYOR TODISCO: Right, and that's possible
15 too. Basically, they get an invitation to their
16 computer screen indicating that they can mute
17 themselves again if they wish.

18 MEETING MODERATOR: You know what, Mike, can
19 you make me the host? Mr. Dipple, you still are
20 the host.

21 MICHAEL DIPPLE: Oh, I am? Okay.

22 MEETING MODERATOR: Yeah. That's why I
23 couldn't do it.

24 MICHAEL DIPPLE: How do I do that?

25 MEETING MODERATOR: Just click on your name,

1 go to participants.

2 MICHAEL DIPPLE: Hold on. I've got to bring
3 that up.

4 MEETING MODERATOR: That's okay. On the
5 right-hand side of your mouse, you just right
6 click it and go to my name, which is Moderator,
7 Borough of Garwood.

8 MICHAEL DIPPLE: Over here. Right.

9 MEETING MODERATOR: You see three little
10 dots.

11 MICHAEL DIPPLE: I do. I see mute my --

12 MEETING MODERATOR: Make me the host. I
13 grabbed it. I'm good.

14 MICHAEL DIPPLE: Sorry.

15 MEETING MODERATOR: Still on mute. Okay.
16 Allow participants to unmute. Okay. Folks are
17 allowed to unmute themselves and start asking
18 questions. There are -- one, two, three, four,
19 five -- there is only five public folks on.

20 Does anybody have any questions? Does
21 anybody need to unmute themselves? Just click on
22 the three dots next to your name and I will
23 unmute you.

24 DON FRASER: This is Don Fraser, I'm the
25 board attorney.

1 To the moderator, please don't mute me again
2 or if you mute me, unmute me, because I'll need
3 at some point perhaps to jump in from time to
4 time.

5 But if we only have five members of the
6 public, maybe the easiest way to do this is if we
7 just call out each of the five members of the
8 public and see if they want to participate or
9 not. If we have some large number, it might not
10 work, but if we only have five, why don't we do
11 it that way.

12 MEETING MODERATOR: Peter Flannery is
13 unmuted right now.

14 DON FRASER: That's the applicant's
15 attorney.

16 PETER FLANNERY: I'm the applicant's
17 attorney.

18 MEETING MODERATOR: Okay. I can't unmute
19 these folks myself. I've asked them to unmute,
20 but there is VTiberi.

21 VTIBERI: Yeah, no questions. Thank you.

22 MEETING MODERATOR: Okay. Randy Jones.

23 RANDY JONES: No questions.

24 MEETING MODERATOR: Tony Giovanni.

25 PETER FLANNERY: That's the applicant's

1 representative?

2 MEETING MODERATOR: Okay. Susan Wasilewski?

3 SUSAN WASILEWSKI: No questions.

4 MEETING MODERATOR: That's all we've got.

5 MAYOR TODISCO: Who is the person that's
6 coming up as iPad?

7 MEETING MODERATOR: I don't know.

8 MAYOR TODISCO: Can we unmute them to just
9 make sure?

10 MEETING MODERATOR: Just ask them to unmute.
11 I've asked everyone to unmute already.

12 PETER FLANNERY: That could be a member of
13 my team. I'm not sure.

14 MAYOR TODISCO: Okay. And then I see we
15 have a John Bartolick on and I know he's a member
16 of the public.

17 JOHN BARTOLICK: No, thank you.

18 MAYOR TODISCO: Okay. Thank you,
19 Mr. Bartolick.

20 CHAIRMAN GREET: Okay.

21 MAYOR TODISCO: Okay. Seems like we have
22 everybody.

23 CHAIRMAN GREET: Very good. With that,
24 we'll close that portion of the meeting. You can
25 mute the general public again now and then we'll

1 continue with our next witness.

2 PETER FLANNERY: Thank you, Mr. Chairman.
3 Next we'd like to call Mr. Avenlino Martinez,
4 Blackberry Group Architects, the project
5 architect for the proposed inclusionary
6 development. If I could ask he be sworn.

7 DON FRASER: Just one second. I'm trying to
8 find him here on my --

9 PETER FLANNERY: Take your time. Thank you.

10 DON FRASER: I'm doing this on an iPhone,
11 which didn't work well for me tonight. Hang on a
12 second. I don't see Mr. Martinez on mine now.

13 MEETING MODERATOR: I can see him.

14 PETER FLANNERY: He's on. He just chimed
15 in.

16 DON FRASER: Okay. I believe you but bear
17 with me one second. I don't see him. I'll do
18 without it.

19 Mr. Martinez, do you solemnly swear or
20 affirm the testimony you're about to give before
21 this board will be the truth, the whole truth and
22 nothing but the truth?

23 THE WITNESS: I do.

24 DON FRASER: There he is. Now I see him
25 again. All right, Mr. Martinez. Please spell

1 your name, which I probably forgot how to spell
2 it, and give us your address.

3 AVELINO MARTINEZ: Sure. Avelino Martinez,
4 A-v-e-l-i-n-o, last name Martinez,
5 M-a-r-t-i-n-e-z. Business address: 190 Avenue
6 L, Newark, New Jersey.

7 DON FRASER: Your witness.

8 PETER FLANNERY: Thank you.

9 AVENLINO MARTINEZ, called as a witness by
10 the Applicant, having been first duly sworn,
11 testified as follows:

12 DIRECT EXAMINATION

13 BY MR. FLANNERY:

14 Q. Mr. Martinez, if you can just briefly, for
15 the board, describe your education, experience,
16 licensure.

17 A. Sure. I have a bachelor's degree in
18 architecture. I've been practicing for roughly 20
19 years. I'm licensed in the state of New Jersey, I
20 practice architecture, as well as a number of other
21 states, and I've not been before this board but I
22 have been accepted as a witness in architecture
23 before a number of other boards in the state.

24 DON FRASER: Are your licenses all current,
25 Mr. Martinez?

1 AVELINO MARTINEZ: Yes.

2 DON FRASER: Mr. Chairman, I recommend that
3 Mr. Martinez be accepted as an expert in the
4 field of architecture.

5 CHAIRMAN GREET: So be it. Welcome to the
6 Garwood Planning Board.

7 AVELINO MARTINEZ: Thank you.

8 PETER FLANNERY: Thank you, Mr. Chairman.

9 BY MR. FLANNERY:

10 Q. Mr. Martinez, I believe you have an exhibit
11 to present, if you could have that administrative
12 role.

13 A. Yes, this is disabled.

14 Q. I think you're the host now.

15 A. Okay. Can everyone see that?

16 Q. Yes.

17 PETER FLANNERY: This will be Exhibit A-2.

18 (Exhibit A-2 was marked for identification.)

19 A. So Exhibit A-2 is effectively the drawings,
20 architectural drawings that were submitted with the
21 application. I'm referring to drawing A-1 at this
22 point, but it's a set of nine drawings dated
23 February 9th, 2021.

24 DON FRASER: Just so the record is clear,
25 it's Sheet A-1 but it's being marked as A-2 this

1 evening?

2 PETER FLANNERY: That's correct.

3 A. If I may, I'd like to introduce the whole
4 set as Exhibit A-2, only because I'm going to use a
5 number of drawings within that set. They are
6 identical to the one submitted with the exception of
7 we've added some color to make it easier, if that's
8 acceptable.

9 PETER FLANNERY: I don't know if the board
10 wants to mark each sheet individually. They are
11 different from the submission set in that they
12 are colored.

13 DON FRASER: I don't -- whatever your
14 preference is on that, Mr. Flannery. I just
15 thought it was a little confusing to me that,
16 okay, it's A-2 but we're calling A-1 A-2, you
17 know.

18 PETER FLANNERY: My preference would be have
19 the entire set marked as A-2. So it would
20 essentially be a colored rendering of the
21 architectural submission set, you know,
22 Exhibit A-2.

23 DON FRASER: That's fine.

24 PETER FLANNERY: It's nine sheets total.

25 DON FRASER: Okay.

1 PETER FLANNERY: Thank you.

2 BY MR. FLANNERY:

3 Q. Mr. Martinez, if you could, just briefly
4 describe this exhibit and the proposed building. I
5 think you might be on mute, Mr. Martinez.

6 PETER FLANNERY: No, we still can't hear
7 him. It might be a technical issue.

8 CHAIRMAN GREET: Do you want to take a
9 slight break and call him?

10 PETER FLANNERY: Yeah, let's do that, if you
11 don't mind, Mr. Chairman. Maybe he can log back
12 in.

13 CHAIRMAN GREET: We'll take a five-minute
14 recess right now, and Olivia, if you would, just
15 make sure that the public, general public is
16 muted.

17 DON FRASER: Mr. Chairman, before we go into
18 that recess, I'll just suggest that if anybody --
19 any of the board members also during that recess
20 want to take a look at the resolution, or not.

21 KATHY VILLAGGIO: I think that's an
22 excellent idea, Don, that each of us should look
23 at that resolution. Steve, is that okay?

24 CHAIRMAN GREET: Hang on one second.
25 Mr. Martinez, if you can hear me, you have to

1 turn the control back over to the moderator.

2 MEETING MODERATOR: I have control.

3 PETER FLANNERY: Yeah, I think it was sent
4 back.

5 MEETING MODERATOR: I took it back.

6 CHAIRMAN GREET: All right. What was that,
7 Kathy? I'm sorry.

8 DON FRASER: Kathy was following up on my
9 suggestion, Steve, that during the recess,
10 members of the board might wish to take a look at
11 the resolution.

12 CHAIRMAN GREET: Great. Okay. That's a
13 good idea, Kathy. Thank you.

14 With that, we're going to take a five-minute
15 recess, guys and ladies.

16 DON FRASER: Very well. Thank you.

17 (Recess from 9:12 p.m. until 9:18 p.m.)

18 CHAIRMAN GREET: Mr. Martinez, are you ready
19 to go forward?

20 AVELINO MARTINEZ: I am, if you can hear me.

21 MR. FLANNERY: Yes. Loud and clear. Thank
22 you.

23 CHAIRMAN GREET: Thank you.

24 A. Okay. So if I may, I'll share my screen and
25 hopefully everyone can see that as well.

1 DON FRASER: Yes.

2 A. So in general overview, I know we have a lot
3 of questions about the exterior of the building, the
4 detailing, a lot of the specific interior layouts
5 and things of that nature, but I would like to just
6 give a general overview of the building. We'll come
7 back in the following meeting and discuss a lot of
8 those details and, of course, I'll answer any
9 questions that I can this evening.

10 So referring to Exhibit A-2, which, as you
11 mentioned, is the whole set. This would be the
12 ground floor plan, so drawing A-1, and on that plan
13 you see the general arrangement of the lower level.
14 So as you saw through the civil testimony, we have
15 primarily parking on the ground level, we have the
16 lobby in the center of the building, and that lobby
17 is the original castle structure, if you will, as
18 it's referred to in the redevelopment plan. That
19 portion of the building has been preserved from the
20 original construction, it has not been demolished.
21 It will need to be rehabilitated but that will form
22 the primary lobby of the building.

23 To the west of that we have what's labeled
24 as supportive amenity space. The final details of
25 that we'll discuss in the future but, in general,

1 that consists of a fitness center, a coworking space
2 for residents who may wish to work from home or
3 things of that nature, and to the east of that is
4 the Garwood Community Center.

5 The redevelopment plan calls for a minimum
6 of 4,000 square feet. We're currently proposing
7 just over that at 4,339 square feet.

8 If this application is so approved, the
9 applicant would be working with the borough to
10 finalize the layout of what is actually -- what is
11 contained within that community center, but it does
12 have access to an outdoor courtyard area to the east
13 and some doors along the front.

14 Access into the building is either through
15 the stair, the existing stair, into the castle
16 structure from the street, from North Avenue, or
17 from the south side, from the parking garage.

18 I know there was a question about
19 accessibility and how that works, so just to clarify
20 that, the lobby element or the castle structure, the
21 floor of that lobby is approximately two feet higher
22 than the parking garage surface. So in order to do
23 that, you come in through an accessible route, which
24 is this door, it is flush with the parking garage,
25 and then there is a series of steps that takes you

1 up to the lobby. In terms of the accessible route,
2 the elevator on the left side here is a two-sided
3 elevator, so that would allow somebody to enter from
4 this side and take that elevator a short flight up
5 to the main lobby floor.

6 And we have a second elevator which doesn't
7 have that feature but also extends to the upper
8 floors above.

9 So while we're on this level, just to talk
10 about trash for a moment, if you see on these two
11 locations, on the left and right, there is two
12 compactor rooms within the building on the garage
13 level. Those are fed with trash chutes from the
14 upper floors, which you will see in a moment, but in
15 general, one of them houses refuse, so it's
16 conventional garbage, if you will. It goes into the
17 chute, down the chute, into that compactor and is
18 compacted at about a five-to-one ratio into an
19 enclosed dumpster.

20 There is a second chute which handles
21 recycling, so cans and bottles, if you will and
22 those are not compacted but they go into an
23 individual dumpster. So there is two of those
24 arrangements, one on each side of the building.
25 There is the ability to locate additional dumpsters

1 within those rooms.

2 So the trash enclosures we looked at on the
3 civil drawings outside the building are really more
4 of overflow garbage, so if the -- if there was ever
5 a scenario where the trash couldn't be held within
6 the room, that overflow would be going to those
7 outdoor areas.

8 Sometimes that happens with cardboards and
9 things like that.

10 So moving to the upper floors, and this
11 would be referring to the Drawing A-3, which is our
12 first floor plan -- and just to clarify that for a
13 moment. When we call this a first floor plan,
14 that's really the first residential floor. Our
15 lowest level is considered the garage level. So
16 just for nomenclature, the first floor is really the
17 second story of the building.

18 As you can see, the dwelling units are
19 arranged around the common corridor around the
20 building, so you have units to the north and to the
21 south and the east and the west. In total, we have
22 124 dwelling units. Of those, 18 of them are
23 affordable units. We have 106 market rate units, 18
24 affordable units, and the affordable units are
25 broken down into a mixture of one bedrooms, two

1 bedrooms, and three bedrooms. Market rate units are
2 only one bedroom and two bedrooms, so there is no
3 three-bedroom market rate units.

4 So as you can see on the typical floor
5 arrangement, on the first floor we have 40 dwelling
6 units on this floor, we have an amenity deck, which
7 is an elevated courtyard over the parking garage,
8 and that really is comprised of pavers and some
9 potted plants and things like that, so it's more of
10 an outdoor seating area.

11 We have a clubhouse located adjacent from
12 the elevators, and that would contain basically
13 ancillary amenities to that amenity deck.

14 And then we have a leasing office on the
15 north side, which would be looking out over North
16 Avenue, and that is the second story of that castle
17 structure.

18 The trash rooms that I mentioned earlier are
19 located on the west and the east side, and that
20 really consists of just a room that you enter. It
21 has access to the two trash chutes and would have
22 some smaller containers for cardboard recycling.

23 And then as you go up to the upper stories,
24 the arrangement is very similar to the first floor
25 with the exception that the upper levels do not have

1 amenity space, they are all dwelling units, and on
2 the North Avenue side, the front elevation is set
3 back. So that two-story castle element exists in
4 the middle and then the balance of the building is
5 effectively four stories.

6 In terms of the exterior and the elevations,
7 again, just a brief overview, we're using a
8 combination of brick, stucco, some cast stone and
9 some other elements, and we'll get into that in the
10 next hearing, but by way of building height, I do
11 want to just clarify how tall the building is.

12 Per the redevelopment plan, the height of
13 the building is measured from the garage floor to
14 the top of the flat roof. That dimension is 47 feet
15 8 inches. I know there was some confusion because
16 there is a dimension on the drawings that indicates
17 from the lobby to that top floor, but our actual
18 height is 47 feet 8 inches, where we're permitted 52
19 feet.

20 So that's the general overview of the
21 project. I guess, given the fact that we'll be back
22 for a second hearing, I'll probably -- unless,
23 Mr. Flannery, you think I missed anything, I'll
24 probably just take questions.

25 Q. Just really quickly, Mr. Martinez, in the

1 review memos there were some building-related issues
2 you might want to address now, unless you think we
3 should just defer those for the subsequent hearing,
4 specifically, some of the fire chief's comments
5 regarding buildings.

6 A. I think we'll have to defer the fire
7 comments to the next hearing. I think some of those
8 involve our alarm and fire protection specialists,
9 which we really haven't had an opportunity to confer
10 with, but I don't think any of those are an issue
11 but we'll come back to that.

12 Q. Okay. And then just really briefly, if we
13 could just -- I know this was talked about at length
14 during the engineering testimony, just describe the
15 process for collecting trash and recyclables in the
16 building and how that's transported to --

17 A. Yes. So how that would work from the upper
18 levels, you would go into the trash room and you
19 have access to two trash chutes on either side. So,
20 again, one of them is the trash chute, so you would
21 open a door and throw trash into that chute and it
22 goes down into a compactor. That compactor compacts
23 the trash into a sealed dumpster. The recycling
24 bottles and cans would go down into an independent
25 dumpster.

1 So then just looking at that on the ground
2 floor plan -- again, we're on Exhibit A-2. This is
3 the ground floor plan. We have the trash compactor
4 and the secondary dumpster. So those dumpsters are
5 typically two-yard, sometimes three-yard dumpsters,
6 so they are not enormous. They fit through a
7 double-door and they can be easily wheeled out.

8 So depending on how the private trash
9 company would be operating this building, many times
10 that dumpster is wheeled out to a certain location
11 where it's picked up, and then the empty dumpster is
12 wheeled back in, or they may approach the building
13 and load at that point. Same concept with the
14 recycling as well.

15 Q. Okay. Thank you.

16 CHAIRMAN GREET: Yeah, Steve Greet, the
17 Chair. What is the height of the parapet?

18 AVELINO MARTINEZ: So the height of the
19 parapet is 42 inches. It varies in height but
20 the tallest point is 42 inches, so
21 three-and-a-half feet.

22 CHAIRMAN GREET: Okay. Thank you.

23 Anyone from the board, questions?

24 WILLIAM NIERSTEDT: Mr. Chairman, Bill.

25 CHAIRMAN GREET: Bill.

1 WILLIAM NIERSTEDT: Thank you.

2 Mr. Martinez, how are you?

3 AVELINO MARTINEZ: Very well, thanks.

4 WILLIAM NIERSTEDT: Good. If you can
5 provide a couple things at the next meeting, I'd
6 really appreciate it. Can you break down the
7 units into their unit size, the size of the
8 one-bedroom, size of the two-bedroom, size of the
9 three, that would be appreciated.

10 AVELINO MARTINEZ: I can give you a general
11 overview of that. I don't have every single unit
12 for you but I can tell you that our one-bedrooms
13 are averaged to be about 910 square feet, and
14 these are averages. Our two-bedroom average 1500
15 square feet, and those are our market rate units.
16 The affordable units are slightly smaller -- I
17 should say the two-bedrooms are. The
18 one-bedrooms are the same average size, 910
19 square feet, and the two-bedrooms are 1050 square
20 feet, and our three-bedrooms are 1165 square
21 feet.

22 WILLIAM NIERSTEDT: I appreciate that. You
23 don't have to answer this now but I always wonder
24 how we end up with odd numbers for square
25 footage, but I'll let that go. You can explain

1 that to me another day.

2 One of the -- there is an indication that
3 one of these units, and I don't know if you are
4 the right person or someone else, it talks about
5 a group home provision.

6 AVELINO MARTINEZ: Yes.

7 WILLIAM NIERSTEDT: Mr. Flannery, is
8 Mr. Martinez the one to get into that, or someone
9 else?

10 PETER FLANNERY: We can defer that to the
11 next hearing.

12 WILLIAM NIERSTEDT: Okay. Appreciate that.

13 And I don't know what everyone else thinks,
14 and, Mr. Martinez, I did hear you, I did
15 understand what you said about the first,
16 second and third floor plan, but I'm sorry,
17 they're second, third and fourth. Am I the only
18 one who would ask? Can you change those to
19 second, third and fourth? It's a four-story
20 building, we have four floors, and this is only a
21 first, second and third floor plan. I can see
22 the public saying, "Where is the fourth floor?"

23 Am I just totally inconsistent with
24 architecture or can that be done?

25 AVELINO MARTINEZ: No, we can do that for

1 the purposes of clarifying it because it does get
2 a little confusing. The reason why we do it is,
3 for example, elevators. Typically, that elevator
4 would show G for the ground floor, and then 1, 2
5 and 3 corresponding to the upper floors. The
6 unit numbers also sort of work like that, so 101
7 to 130 and 201 -- so that's the only reason we
8 call it first.

9 It sounds like we're resubmitting these
10 drawings. I'm happy to change the designations
11 just to avoid any confusion.

12 WILLIAM NIERSTEDT: If everybody else feels
13 the same way, that would be appreciated.

14 CHAIRMAN GREET: I'm not sure about that,
15 Bill. I think having the ground floor makes
16 sense.

17 WILLIAM NIERSTEDT: Ground, 1, 2, and 3?

18 CHAIRMAN GREET: Yeah. I mean, that's my
19 opinion.

20 PAUL TARANTINO: I agree with Bill. The
21 ground floor should be the ground floor, but then
22 the first floor on the floor plan should read the
23 second floor.

24 WILLIAM NIERSTEDT: Okay. All right.

25 CHAIRMAN GREET: Okay.

1 WILLIAM NIERSTEDT: Appreciate that, Mike.

2 PAUL TARANTINO: Paul.

3 DON FRASER: And I always thought the G
4 stood for garage.

5 CHAIRMAN GREET: Maybe it does.

6 WILLIAM NIERSTEDT: You indicated that some
7 design is still necessary in regards to the
8 amenities. I couldn't agree with you more.
9 Seeing space that just says "amenity," and you
10 mentioned it being like a passive sitting area,
11 but obviously there are no benches or no design
12 yet. We really appreciate seeing some kind of
13 design within those amenity spaces. That would
14 be appreciated.

15 You're not going to touch signs, I assume.

16 AVELINO MARTINEZ: No, if we can defer that
17 to the next hearing because we'll have that
18 better detailed for you.

19 PETER FLANNERY: Right.

20 WILLIAM NIERSTEDT: That's fine. I
21 appreciated Mr. Flannery's question to you
22 regarding the trash. If you guys can, you know,
23 take that waste management plan we talked about
24 earlier and really take it from one a unit, you
25 know, all the way out to garbage being in the

1 truck out to the street, I'd appreciate it,
2 because to me, it still doesn't work.

3 I'm not sure now if the dumpsters themselves
4 are going to be wheeled, after the compactor,
5 they are going to be wheeled out from underneath
6 the building and into the driveway. It still
7 seems to me that we're going to have dumpsters in
8 the driveway, so I would appreciate that
9 explanation.

10 AVELINO MARTINEZ: Sure.

11 WILLIAM NIERSTEDT: Hang on a second.
12 Victor has it in his review, page 8, after the
13 architectural, but we -- nobody has discussed --
14 we've talked about the parking earlier. I don't
15 see any bike racks, as Victor has mentioned. If
16 they can be provided someplace, appreciate it.
17 You see all his comments on page 7 of his review
18 regarding lighting and what have you. I'd
19 appreciate getting into that at the next meeting.

20 And, Mr. Chairman, I think that's it for the
21 architect.

22 CHAIRMAN GREET: Okay. What I would like to
23 see for our next meeting, and Victor, you can
24 weigh in on this, I'd really like to, for the
25 next meeting, hopefully you will have all the

1 changes that are necessary and I would like to go
2 item by item and do a check-off and see how we
3 look as far as the items that were addressed, and
4 possibly ones that needed changing or were not
5 addressed.

6 So I'd like to -- I'd like to see, when we
7 get into the nuts and bolts with the engineers,
8 various engineers, hearing aspects of it, that we
9 actually do go step by step by step.

10 PETER FLANNERY: We can do that.

11 MAYOR TODISCO: Mr. Chairman, Mayor Todisco
12 here.

13 CHAIRMAN GREET: Yeah.

14 MAYOR TODISCO: Quick question for you,
15 Mr. Martinez. I just want to confirm the makeup
16 of the affordable units. That makes two
17 one-bedroom, 12 two-bedroom, and four
18 three-bedroom?

19 AVELINO MARTINEZ: That's correct.

20 MAYOR TODISCO: Thank you.

21 PAUL TARANTINO: Chairman Greet, Paul
22 Tarantino.

23 I had seen on some of the drawings that it
24 looked like the ground level south elevation to
25 the parking garage appeared to be completely open

1 with no barrier. Is that correct?

2 AVELINO MARTINEZ: Well, that's correct in
3 the sense that there is no wall. There will be a
4 vehicle barrier along the south side of that.
5 That's more of a civil testimony issue, so we'll
6 probably come back to that, but it will be opened
7 and it will provide ventilation, but there will
8 be a means to keep vehicles from going through
9 there, if you will.

10 PAUL TARANTINO: Is there any reason why it
11 was being provided fully open as opposed to
12 punched windows that are on the North Avenue
13 side.

14 AVELINO MARTINEZ: I mean, there's a series
15 of columns. We didn't have a wall and one of the
16 reasons is we try to have as much ventilation as
17 possible, but it just wasn't part of the design
18 to have a wall enclosing that at this time.

19 PAUL TARANTINO: And then do you know what
20 the distance is to the railroad tracks?

21 AVELINO MARTINEZ: I don't know what the
22 distance is to the tracks. We're approximately
23 17 feet to the property line at the tightest
24 point, so it gets a little further. I'd have to
25 defer to the civil engineer for the actual

1 placement of the tracks relative to that, but I
2 would have to assume you're at least 20 feet.

3 PAUL TARANTINO: And no issues with security
4 and people going through the garage, walking
5 along the tracks?

6 AVELINO MARTINEZ: Not that I'm aware of. I
7 don't know if there is a fence planned for this
8 area but, again, that was more of a civil issue.
9 We can ask.

10 PETER FLANNERY: We'll address that at the
11 next hearing with our supplemental engineering
12 testimony.

13 PAUL TARANTINO: Thank you.

14 WILLIAM NIERSTEDT: Paul, would you accept
15 the same question being asked about noise?

16 PAUL TARANTINO: Yes.

17 WILLIAM NIERSTEDT: If you can address that
18 then, too, that would be great.

19 AVELINO MARTINEZ: We can address that next
20 time definitely.

21 WILLIAM NIERSTEDT: That's obviously for the
22 living spaces.

23 AVELINO MARTINEZ: That's right.

24 KATHY VILLAGGIO: Mr. Chairman.

25 CHAIRMAN GREET: Yes.

1 KATHLEEN VILLAGGIO: I have a couple
2 questions. Kathy Villaggio.

3 On the HVAC for each apartment, is it
4 self-sustaining? Is it within each apartment
5 or --

6 AVELINO MARTINEZ: So there are --

7 KATHLEEN VILLAGGIO: What are you proposing?

8 AVELINO MARTINEZ: Yeah. So the system is
9 very similar to what you would have in a
10 single-family home. It's basically an air
11 handler that sits within the apartment inside of
12 a closet and then you have a condensing unit very
13 similar, if not identical, to what you'd have in
14 a single-family home.

15 Those outdoor condensing units are located
16 on the roof. So, typically, they are
17 approximately 30 inches tall, and we have
18 parapets that are approximately 42 inches tall,
19 so they wouldn't be visible at any point at
20 grade.

21 KATHY VILLAGGIO: Okay. And what type of
22 windows are you proposing?

23 AVELINO MARTINEZ: So they are a double-hung
24 window. We haven't selected a manufacturer at
25 this point but they are -- it's a traditional

1 window, you know, with a bottom sash that moves
2 up and down.

3 KATHY VILLAGGIO: Okay. Thank you very
4 much.

5 AVELINO MARTINEZ: No problem.

6 CHAIRMAN GREET: I have a question for the
7 elevator systems. Is that going to be a key
8 system where you will have to have a passcard or
9 some type of access code in order to get up to
10 the upper levels?

11 AVELINO MARTINEZ: We can talk to the
12 applicant about the operation of that.
13 Typically, in a building like this, they are not.

14 CHAIRMAN GREET: Are you going to have
15 anything in the lobby, any security or any type
16 of other person, a lobby designee?

17 AVELINO MARTINEZ: We can talk to the
18 applicant about that in terms of operations, but
19 I wouldn't expect that there would be.

20 Typically, the lobby doors are secured so
21 somebody from the exterior couldn't come in
22 without having a key to get into the main lobby
23 or being buzzed in, and then from there they can
24 access the elevator and the upper floors.

25 CHAIRMAN GREET: Okay. Thank you.

1 MAYOR TODISCO: Chairman, to follow up on
2 your point, I really liked hearing about the
3 elevator connectivity there to the community
4 center. So I would just want to make sure that
5 members of the Garwood community outside of this
6 development -- of course, those inside the
7 development will be Garwoodians as well, but
8 those outside that are trying to access the
9 community center, for instance, for a senior
10 citizen activity or something, it would be
11 beneficial for them to have access to that
12 elevator, so I hope that we can hear more about
13 that in the future.

14 WILLIAM NIERSTEDT: Can I add to what the
15 Mayor just said? That's a very good point,
16 because right now, based upon what you just said,
17 if they park underneath -- well, I guess they'd
18 park over to the right or to the east of the
19 center itself, they'd have to then go through the
20 parking on the ground floor of the building to
21 get to that elevator, as the mayor just
22 indicated, and they couldn't get into the lobby
23 because they're not going to have a key or
24 anything. So how do they get into the Garwood
25 center?

1 AVELINO MARTINEZ: Well, to that point I do
2 want to just clarify that the doors around the
3 perimeter of the community center are all at
4 grade, so these will be accessible entrances.
5 They won't require using an elevator or anything
6 to get in there.

7 WILLIAM NIERSTEDT: Thank you.

8 BY MR. FLANNERY:

9 Q. So just to clarify, Mr. Martinez, the
10 Garwood center visitors would not use the parking
11 garage, they would use the spaces in the lot to the
12 east and then access through the at-grade entrances
13 to the centers itself?

14 A. That's correct.

15 PETER FLANNERY: Thank you.

16 CHAIRMAN GREET: Anyone else?

17 (No response.)

18 CHAIRMAN GREET: Seeing none, Mr. Martinez,
19 I guess you'll have to give control back over to
20 our administrator so that she can open it up for
21 questions of the general public, for just
22 questions.

23 PETER FLANNERY: Mr. Chair, really quickly,
24 I was wondering, if he's so inclined, if
25 Mr. Vinegra could comment on the building height

1 issue that Mr. Martinez had described just to see
2 if he's in agreement with our interpretation.

3 CHAIRMAN GREET: Absolutely. Victor.

4 VICTOR VINEGRA: Well, so far the way you
5 have it, you're within 10 percent of the building
6 height required, so this board can hear this
7 application. Anything higher than that, they
8 couldn't.

9 PETER FLANNERY: Thank you.

10 CHAIRMAN GREET: Anyone else from the board
11 before I open it up to the public?

12 (No response.)

13 CHAIRMAN GREET: Okay. Mr. Martinez --
14 well, Olivia, I guess you can open up the lines
15 to the general public.

16 MEETING MODERATOR: Okay.

17 CHAIRMAN GREET: Any questions from the
18 public concerning specific to this witness or to
19 this expert?

20 (No response.)

21 CHAIRMAN GREET: Seeing none, we'll close
22 that portion of the meeting.

23 MR. FLANNERY: Thank you.

24 CHAIRMAN GREET: Thank you. Do you have
25 another person you want to present to us tonight?

1 PETER FLANNERY: I do. You know, we have
2 another architect for the self-storage facility,
3 Richard Bencivenga. I think he will be
4 relatively brief. If we can have him on next, I
5 think that would be beneficial.

6 CHAIRMAN GREET: Would that tend to wrap up
7 your presentations for tonight?

8 PETER FLANNERY: It's really up to the
9 board. I don't know if the next witness gets
10 through, if we can put on our planner, which
11 would also be very brief. We'd like to do that,
12 ideally, but, of course, it's up to the board.

13 I'm not sure what the rule is in terms of
14 new witnesses but we'd like to get the next
15 witnesses in. The planning testimony will be
16 very brief and the architect will be maybe 10, 15
17 minutes.

18 CHAIRMAN GREET: Okay. That's fine.

19 PETER FLANNERY: Thank you.

20 CHAIRMAN GREET: With that, please present
21 your next witness.

22 PETER FLANNERY: Our next witness is our
23 architect for the south storage facility,
24 Mr. Richard Bencivenga, if I could have him sworn
25 in.

1 DON FRASER: Okay. I see him.

2 Mr. Bencivenga, do you solemnly swear or
3 affirm the testimony you're about to give before
4 this board will be the truth, the whole truth,
5 and nothing but the truth?

6 RICHARD BENCIVENGA: I do.

7 DON FRASER: Please spell your name and give
8 your address, please.

9 RICHARD BENCIVENGA: My names is Richard
10 Bencivenga, B-e-n-c-i-v-e-n-g-a. My business
11 address is 63 North Lakeview Drive, Gibsboro, New
12 Jersey.

13 DON FRASER: Your witness, Counsel.

14 PETER FLANNERY: Thank you.

15 RICHARD BENCIVENGA, called as a witness by
16 the applicant, having been first duly sworn,
17 testified as follows:

18 DIRECT EXAMINATION

19 BY MR. FLANNERY:

20 Q. Mr. Bencivenga, if you could just briefly,
21 for the board, describe your education, experience,
22 and licensure.

23 A. I hold a bachelor of science in
24 architectural technology. I got my initial license
25 in New Jersey in 1994. I've testified in front of

1 several boards in the state of New Jersey. My
2 license is current. I'm licensed in several states
3 as well and I've been admitted to those boards as
4 well.

5 DON FRASER: Mr. Chairman, I recommend that
6 Mr. Bencivenga be accepted as an expert in the
7 field of architecture.

8 CHAIRMAN GREET: Yes. Welcome. We're
9 accepting you as an expert.

10 RICHARD BENCIVENGA: Thank you.

11 PETER FLANNERY: Thank you.

12 BY MR. FLANNERY:

13 Q. Mr. Bencivenga, I believe you have an
14 exhibit as well.

15 A. Yes, I do. I'd like to present the building
16 elevation.

17 PETER FLANNERY: This will be Exhibit A-3.

18 (Exhibit A-3 was marked for identification.)

19 A. It's two drawings, my drawing A-2.1 and
20 A-2.2. Do I have the screen? I do.

21 Q. I think you have control now. It's just a
22 matter of sharing the screen.

23 A. Yeah. What I have here is the building
24 elevations for proposed self-storage. It's a
25 combination of brick and stucco, and it's sort of in

1 keeping with the character of the adjacent
2 residential property as well.

3 I want to talk about a couple of different
4 items that we have going on that we did to sort of
5 make the street facade a lot -- appealing, to have a
6 lot of visual interest, one of which is the
7 articulation of the top of the parapets along the
8 building facade. You can see it varies as you go
9 along the building.

10 This being the north elevation, this is what
11 faces the main street. We do have some display
12 windows on the facade as well. We break down the
13 panels using different colored stucco, score joint,
14 and provide a nice cornice detail at the top.

15 And then down along the street facade, we
16 bring down some elements to bring it into a
17 streetscape. We've added a canopy along the front
18 of the building as well, again, keeping with the
19 streetscape. The materials are consistent across
20 the adjacent side of the design, as you can see.

21 This is the side that faces our parking lot
22 and what everybody is calling the east side of the
23 property. It's wrapped around and we continue that
24 as well with the canopy across the bottom.

25 Then I'm going to bring up A-2.2, which is

1 the same drawing set, and as we come around the
2 building that faces the apartments, you can see
3 again we're keeping in character with the
4 combination of brick and stucco modulating the
5 parapet tops.

6 And then as we come along the back of the
7 building that faces the railroad track, again, it's
8 a combination of stucco -- my screen is
9 regenerating.

10 Here it is. And then along the bottom are
11 openings into our drive-through covered loading
12 area.

13 I wanted to talk to a couple of issues that
14 were brought up. One is the building height. The
15 top of the low point of our roof is at 50 feet,
16 which is below the redevelopment, and I believe the
17 top, once we slope the roof for drainage, it would
18 be 52 and below.

19 We do have a parapet where we're looking for
20 a little bit of relief, and it's the one that is our
21 main focal point on our elevation. We're at 56' 8".
22 We're at eight inches above the four-foot maximum of
23 the ordinance. Our parapets, much like the
24 residential design, is to keep our rooftop equipment
25 concealed from the street level.

1 And then I also want to talk about our
2 signage, where we're asking for some relief. I
3 believe the ordinance is limited to 40 square feet.
4 Our building is a little bit -- you know, we're
5 putting the sign up high on the building to help a
6 way of finding it as you're driving down North
7 Avenue towards the building. It gives you time when
8 you are driving 35 miles an hour to see the building
9 and identify it as, you know, where the entrance
10 would be, which is adjacent to this display feature
11 on our building.

12 We are showing two signs. Each is 97 square
13 feet apiece, I believe, which is about one percent
14 of the facade, and on the adjacent side, the shorter
15 side, it's about two percent of the facade, a little
16 bit larger.

17 The height of the sign also allows
18 visibility as, you know, the site is being nicely
19 landscaped with trees along the streetscape, so
20 elevating this sign helps with the branding of our
21 property. So we think it's appropriate for the
22 architectural character of the building and what
23 we're trying to achieve.

24 Q. Thank you.

25 A. I hope that covers my testimony.

1 PETER FLANNERY: Yeah, I believe that's all
2 the direct we have. If the board has any
3 questions --

4 PAUL TARANTINO: Chairman Greet, it's Paul
5 Tarantino.

6 CHAIRMAN GREET: Yeah, Paul.

7 PAUL TARANTINO: I have a question for you
8 or Mayor Todisco. Wasn't there an agreement with
9 the developer that this storage facility needed
10 to maintain the character of the apartment
11 complex?

12 CHAIRMAN GREET: Yes.

13 MAYOR TODISCO: Yes.

14 PAUL TARANTINO: Well, it is my opinion that
15 this building as it's designed does not meet or
16 match the character that's been presented for the
17 apartment complex. This is going to look like a
18 giant warehouse with no windows. I know that
19 there is punched windows and you're going to see
20 the roll-up yellow doors behind the windows to
21 the east side, but the west side of the building
22 is going to look like a four-story warehouse.

23 CHAIRMAN GREET: Can you speak to that?

24 PAUL TARANTINO: That's my comment.

25 CHAIRMAN GREET: Okay. Thank you, Paul.

1 PETER FLANNERY: We'll have more final plans
2 and testimony at the next hearing, as
3 Mr. Martinez had mentioned, regarding
4 architecture.

5 RICHARD BENCIVENGA: We can look at that as
6 well and bring it back.

7 CHAIRMAN GREET: We all would agree, I
8 think, on the board that we would want this to
9 look as a unified structure actually belonging to
10 the 124-unit residential. You know, to make it
11 look different is not going to be appealing, I
12 don't think, to anyone on this board, from that
13 standpoint. So Paul brings up a very, very good
14 point and I would strongly encourage you to look
15 at that and maybe come back with some enhanced
16 design work on this.

17 RICHARD BENCIVENGA: We'll take that under
18 advisement.

19 WILLIAM NIERSTEDT: Mr. Chairman, Bill.

20 CHAIRMAN STEVE GREET: Yeah, Bill.

21 WILLIAM NIERSTEDT: I want to second and
22 third what both you and Paul said. That was the
23 very first thing that caught my eye, so Mr. -- I
24 apologize, Bencivenga.

25 RICHARD BENCIVENGA: That's correct.

1 WILLIAM NIERSTEDT: I would appreciate it if
2 you would look at that also.

3 Could you do me a favor and walk us through
4 the person going to store something in this
5 building, how it actually works?

6 RICHARD BENCIVENGA: Sure. I'll bring up my
7 first floor plan.

8 WILLIAM NIERSTEDT: Because you're saying an
9 entrance is actually on the east side, correct?

10 RICHARD BENCIVENGA: Yes. Can you see my
11 screen?

12 PETER FLANNERY: We'll mark this A-4, the
13 floor plan.

14 (Exhibit A-4 was marked for identification.)

15 RICHARD BENCIVENGA: So our parking facility
16 is on this area here, which typically is utilized
17 by store staff, retail staff, which is a maximum
18 of two people at a time, three if the district
19 manager is in town. Mostly, our customers will
20 be coming in at this arrow through the
21 drivethrough and they will be parking up against
22 the building here in this area or this area, and
23 the predominant customer base will be entering
24 the building through this lobby and there is a --
25 and there's a control point door here.

1 If your storage unit is on the first floor,
2 you would come through there and find your way to
3 your storage unit. If you are on the upper
4 floor, you would enter the elevator, enter an
5 access code which would allow you to your floor,
6 which you then could access your storage unit.
7 It's laid out in a very similar way.

8 I'll pull that drawing up.

9 You can see the elevator floors. This is
10 Floor 2 through 4. They are quite similar.
11 Again, you would exit your elevator and navigate
12 your way to your storage unit.

13 WILLIAM NIERSTEDT: You don't have ground,
14 one, two, three. You have one, two, three, four.

15 DON FRASER: I was waiting for that, Bill.

16 CHAIRMAN GREET: I knew that was coming.

17 WILLIAM NIERSTEDT: You and Mr. Martinez can
18 work together on that.

19 Okay. So I see how it works. How do you,
20 as an architect for self-storage, how do you
21 determine the size of these units relative to the
22 market?

23 RICHARD BENCIVENGA: There is typically a
24 market rate study done by the developer and they
25 do an analysis of what the area yield is

1 currently in the marketplace versus what the
2 demand is, what they believe is the proposed
3 need, but the industry itself is based on a 5x5
4 module.

5 So we provide 5x5s, 5x10s, and
6 progressively to a 10x10 and so on up to a 10x30,
7 and they are all fairly standard in sizes. So
8 that's the way they develop a unit mix.

9 WILLIAM NIERSTEDT: If it's not proprietary,
10 is there some way to get that market study or to
11 get some kind of an estimate?

12 RICHARD BENCIVENGA: That is proprietary
13 information.

14 WILLIAM NIERSTEDT: It is?

15 RICHARD BENCIVENGA: It is proprietary
16 across all of the different self-storage
17 facilities.

18 WILLIAM NIERSTEDT: Okay. How is security
19 done in terms of what people are bringing into
20 these units?

21 RICHARD BENCIVENGA: So I don't -- I
22 represent many self-storage companies across the
23 country and they all have a standard lease
24 agreement in where the lease agreement tells
25 exactly what you can and cannot store.

1 WILLIAM NIERSTEDT: Is it possible to get a
2 copy of that lease agreement?

3 RICHARD BENCIVENGA: Yes, you can. I'll
4 have that available.

5 WILLIAM NIERSTEDT: Okay. I think -- and I
6 don't speak for them, of course, but the fire
7 department would like to see what's in that. I
8 appreciate that.

9 I find the comment you made about the
10 signage to be interesting because we made the
11 same comments relative to ShopRite when they came
12 in. People aren't going down North Avenue
13 looking for self-storage. You generally Google
14 it, find out where they are. I would have said
15 phone book but, you know --

16 RICHARD BENCIVENGA: Well, it's interesting
17 in that --

18 WILLIAM NIERSTEDT: My question regarding
19 signage is -- it kind of goes back to
20 Mr. Tarantino's comment about the building's
21 mission. I don't really want this building to
22 stand out, you know. Not to get competitive here
23 but, you know, obviously the Borough is more
24 interested in the -- the redevelopment plan is
25 more interested and has more comments about the

1 architecture of the apartment structure, and this
2 is obviously much more functional, but at the
3 same time, I don't see this big need for signs.
4 I don't see people going down the block saying
5 "Oh, hey, here is a self-storage."

6 Why do we need such big signs? I don't want
7 to get into the planning testimony with variance
8 but why do you propose this size?

9 RICHARD BENCIVENGA: So from what I
10 understand and what I hear from the various
11 different storage companies I represent is
12 there's primarily two ways that they receive
13 their customer base. One is, yes, you Google it.
14 That's the modern thing, that we do Google and
15 find locations, but the other is that, you know,
16 by driving by and the remembrance of there is a
17 self-storage facility.

18 It's not a commodity that we go to on a
19 weekly basis to shop, like at a pharmacy or a
20 grocery store. This is something that people,
21 when they determine the need due to life
22 circumstances, they have too much things in their
23 house, a family member passes and they've got to
24 do something with Grandma's belongs. Then they
25 remember, "Oh, there is a self-storage facility

1 because I drove by it."

2 So proximity to the self-storage facility
3 and the remembrance of where it is was quite
4 important.

5 WILLIAM NIERSTEDT: Well, what I would put
6 forth, and we'll hear other testimony, but what I
7 would put forth is in the civil engineer site
8 design we have two crosswalks that the police
9 department are concerned about, and they are
10 concerned about, obviously, people crossing that
11 street, and we'll get into that with the traffic
12 engineer, but I want people looking grade level.
13 I don't want them looking 40-foot high at a big
14 sign, and I don't know what my fellow board
15 members feel, but I don't really -- I'm waiting
16 for other testimony but I don't really support
17 the request for sign variances. I don't think
18 that's what the borough is looking for. So I'll
19 just lay that out there for you.

20 And the other thing is, you know, this is
21 the structure that's actually requesting --
22 excuse me -- that is making the application and
23 requiring variances. So point blank, you're
24 proposing a building that doesn't meet lot
25 coverage, it exceeds lot coverage. Why?

1 RICHARD BENCIVENGA: So I'll defer that to
2 civil and planner. Because of the nature of the
3 proportions of the building, the development plan
4 was based on a one-acre lot and this is
5 a 1.1-acre lot, so we're proportionately larger,
6 not -- so we think that it's within reason, but
7 I'll defer that to the planner.

8 WILLIAM NIERSTEDT: And I appreciate that
9 comment. Mr. Flannery, I would expect some
10 testimony there, but to me, it's the architect
11 who designs this building and I don't see why it
12 has to be beyond what the maximum is within the
13 redevelopment plan.

14 PETER FLANNERY: We can have the planner
15 address those issues, Mr. Nierstedt.

16 WILLIAM NIERSTEDT: I don't think that
17 planning testimony is going to be as quick as you
18 think.

19 DON FRASER: Bill, as soon as I heard the
20 planning testimony was going to be super quick, I
21 was like, "really?"

22 KEN CAPOBIANCO: Can I ask one question,
23 please? Ken Capobianco.

24 CHAIRMAN GREET: Yeah, Ken.

25 KEN CAPOBIANCO: So, Mr. Bencivenga, can you

1 explain the rear of the property to me where the
2 drivethrough is? So how tall is that opening?

3 RICHARD BENCIVENGA: Let me pull it up here.

4 KEN CAPOBIANCO: Thanks.

5 RICHARD BENCIVENGA: So our floor-to-floor
6 height, from grade to the second floor, is 18
7 feet, as you can see here. This is a three-foot
8 wall and I would guess that the opening is, not
9 having its dimension, is probably, you know, like
10 10 to 12 feet tall.

11 KEN CAPOBIANCO: Okay. So there would be
12 some limits for certain vehicles to go through?

13 RICHARD BENCIVENGA: No. As far as the
14 drivethrough, our clear height is going to be 14
15 feet. That's the minimum -- that's the height
16 that's set -- that's industry standard as far as
17 to be able to get a U-Haul truck through or even
18 a fire truck shouldn't need to --

19 KEN CAPOBIANCO: What is the width of that
20 drivethrough?

21 RICHARD BENCIVENGA: So our door opening at
22 both ends will be 12 feet wide.

23 KEN CAPOBIANCO: Okay. So I see there are
24 parking spaces listed right up against the
25 building itself. Is that correct?

1 RICHARD BENCIVENGA: That is correct.

2 KEN CAPOBIANCO: Okay. How wide are those
3 parking spaces? And I don't see that if you are
4 driving a van, that you would be able to get out
5 the right side doors to open them up to unload
6 your vehicle.

7 RICHARD BENCIVENGA: So it's nine feet wide.

8 KEN CAPOBIANCO: Definitely not. Okay. So
9 you can only use the rear doors of a vehicle. So
10 if people are pulling up in a car, they are going
11 to be taking everything out the sides or the
12 trunk, but also using the side doors.

13 RICHARD BENCIVENGA: Correct.

14 KEN CAPOBIANCO: They won't be able to open
15 up -- the right side doors are going to be out
16 into the driveway part.

17 RICHARD BENCIVENGA: The driver's side door
18 probably would be, yes.

19 KEN CAPOBIANCO: Okay.

20 RICHARD BENCIVENGA: And then our driveway
21 between what we believe the columns is, is
22 13-foot-plus wide.

23 KEN CAPOBIANCO: Okay.

24 RICHARD BENCIVENGA: And then the total
25 width will be about 15 feet, 15 feet plus.

1 KEN CAPOBIANCO: And then the rear wall is
2 open; is that correct?

3 RICHARD BENCIVENGA: That is correct.

4 KEN CAPOBIANCO: So you have natural light
5 coming in during the daytime?

6 RICHARD BENCIVENGA: Yes, and ventilation.

7 KEN CAPOBIANCO: Okay. Thank you.

8 VICTOR VINEGRA: Those units up against --
9 those storage units that abut the parallel
10 parking, do they have roll-up doors?

11 RICHARD BENCIVENGA: Yes, they do.

12 VICTOR VINEGRA: Then if someone is parked
13 in front of your unit, how do you get access to
14 your roll-up door?

15 RICHARD BENCIVENGA: So this is a common
16 question, actually, that comes up in
17 self-storage, is that, you know, we have these
18 long buildings with drive-up doors, and the
19 frequency that the customers are there, it tends
20 to not really happen because of the low frequency
21 of people coming and going with their storage
22 product, but this is a common scenario that
23 occurs in the self-storage industry, where
24 people -- the parking is up against the storage
25 units.

1 VICTOR VINEGRA: Why don't you take your
2 parking and put it on the other side of the
3 roadway?

4 RICHARD BENCIVENGA: Well --

5 VICTOR VINEGRA: You won't be blocking the
6 overhead doors.

7 RICHARD BENCIVENGA: We could look at that.

8 VICTOR VINEGRA: Then against the rear wall.

9 RICHARD BENCIVENGA: Then we look at it as,
10 again, people are on the other side of the drive
11 aisle, it's a little bit further to the door, a
12 little bit further to the elevator.

13 VICTOR VINEGRA: I'd rather have that than
14 somebody blocking my overhead door when I go to
15 my storage unit and I can't get in.

16 RICHARD BENCIVENGA: We can look to that.

17 VICTOR VINEGRA: I would want the parking
18 moved to the other side. It only makes sense.

19 KEN CAPOBIANCO: I didn't even know that
20 they were roll-up doors. I assumed you were --
21 when you were talking about the first level, I
22 assumed you were walking in past the elevators,
23 going down the corridor and they were, like,
24 30-foot, they were the long ones, and I thought
25 you entered them all from the inside.

1 So they are accessible from the outside of
2 the building?

3 VICTOR VINEGRA: Yeah. I've done these
4 facilities before and I've always allocated I had
5 the car parking perpendicular to the overhead
6 doors so that would be attributed to each one,
7 but this design -- because you don't -- there is
8 very little bit of -- you have very few parking
9 spaces in this layout. Granted, these facilities
10 don't demand a lot of parking spaces, but I
11 definitely want those parking spaces moved away.

12 CHAIRMAN GREET: I have a question for you.
13 This is the chair again. Do you have a tenant
14 for this building?

15 RICHARD BENCIVENGA: Excuse me?

16 CHAIRMAN GREET: Do you have a tenant for
17 this building yet?

18 RICHARD BENCIVENGA: An operator.

19 CHAIRMAN GREET: An operator.

20 RICHARD BENCIVENGA: And right now the brand
21 operator is Life Storage.

22 CHAIRMAN GREET: Okay.

23 RICHARD BENCIVENGA: It's one of the largest
24 operator brands in the country. You have the --
25 I don't want to start naming other brands but

1 Life Storage is one of the top.

2 CHAIRMAN GREET: Okay. Thank you.

3 KEN CAPOBIANCO: One more question, please.

4 Ken Capobianco.

5 If you know this, when you're talking about
6 the brand and things that are going in there, is
7 this a leased property or is this separation of
8 the two properties going to be --

9 RICHARD BENCIVENGA: What we have is what
10 they call third-party management. So it's not
11 leased by Life Storage from the ownership.
12 Ownership owns the property, is responsible for
13 the property. Life Storage maintains what they
14 call the call centers. They provide the
15 management staff and the day-to-day operation,
16 but the ownership actually owns and operates and
17 maintains the facility.

18 CHAIRMAN GREET: So that arrangement could
19 feasibly change over time?

20 RICHARD BENCIVENGA: Yeah, it could change
21 from Life Storage to somebody else. That's
22 possible.

23 WILLIAM NIERSTEDT: Mr. Flannery, Bill
24 Nierstedt. Mr. Flannery?

25 PETER FLANNERY: Yes.

1 WILLIAM NIERSTEDT: In addition to getting
2 the other information we asked regarding the
3 lease agreement or lease arrangement with the
4 operator, since we don't know anything about
5 Life, can you provide some information to us
6 regarding the operator?

7 PETER FLANNERY: I think we can do that,
8 yeah. We can provide some promotional materials.

9 CHAIRMAN GREET: Anyone else from the board?
10 Any questions?

11 WILLIAM NIERSTEDT: Yeah. The last question
12 and it concerns operation, and I fully understand
13 that, you know, this is not a high-use facility.
14 I fully recognize that. I remember when these
15 first came out. The municipalities were
16 requiring all kinds of parking and, you know,
17 looking at it as a warehouse, and I realize
18 that's not necessary but are there -- are there
19 times -- and I don't know if the traffic
20 report -- traffic statement addresses this but
21 are there times of high usage? When this opens
22 up, should we be anticipating high use? Are
23 there time periods of the day, time periods
24 during the year where there are indeed higher
25 uses that the borough needs to be aware of?

1 RICHARD BENCIVENGA: That's something that's
2 not within my ability to answer.

3 PETER FLANNERY: The traffic engineer will
4 address all these issues.

5 WILLIAM NIERSTEDT: With all -- I hate
6 phrasing it saying with all due respect. The
7 architect designed this and the operator -- I see
8 this as more of an operations than I see it as
9 traffic, and can Life or can someone from
10 operations provide us some of that information?
11 Because that information is only going to be fed
12 to the traffic engineer, and if he can feed it to
13 us too, we would appreciate that.

14 RICHARD BENCIVENGA: I'm going to yield to
15 Mr. Flannery on that.

16 PETER FLANNERY: Yeah, we'll discuss it
17 internally. The traffic impact statement does
18 address peak hours and traffic impacts of this
19 use, but we can certainly discuss internally and
20 make sure that the traffic engineer is fully
21 aware of the operational aspects of the
22 self-storage facility.

23 WILLIAM NIERSTEDT: Thank you.

24 CHAIRMAN GREET: Okay. Anyone else?

25 KATHY VILLAGGIO: Steve, I have a question,

1 Steve.

2 CHAIRMAN GREET: Go ahead, Kathy.

3 KATHY VILLAGGIO: With regard to the -- with
4 regard to the fire department's request, will
5 this building be sprinkled?

6 RICHARD BENCIVENGA: Ms. Villaggio, yes,
7 absolutely.

8 KATHY VILLAGGIO: Okay. And there will be
9 fire department hookups, you know, water?

10 RICHARD BENCIVENGA: Absolutely.

11 KATHY VILLAGGIO: Okay. Thank you.

12 CHAIRMAN GREET: Anybody else?

13 COUNCILMAN GRAHAM: Mr. Chairman, Councilman
14 Graham.

15 CHAIRMAN GREET: Yes.

16 COUNCILMAN GRAHAM: Yeah, I held off
17 addressing the fire department. Mr. Flannery did
18 mention the list or the other architect did, but,
19 you know, I looked through all the plans and
20 there simply isn't any plumbing detail, any
21 piping detail at all. So I know that information
22 is forthcoming, so that's why I kind of held off
23 even addressing that, but, you know, I think all
24 the correct answers are being given. It's just
25 we just don't see it yet. So, obviously, having

1 all that detail, you know, further on and then --
2 I know all those questions that the chief brought
3 up will be answered, so thank you.

4 PETER FLANNERY: Mr. Graham, we will address
5 those -- the review letter in detail at the next
6 hearing. Now, in terms of showing all the pipes
7 and other -- I don't -- you know, these aren't
8 construction level drawings, they are site plan
9 drawings, but to the extent it's an issue raised
10 in the review e-mail, we'll certainly address it
11 at the next hearing.

12 CHAIRMAN GREET: Okay. Anyone else from the
13 board?

14 (No response.)

15 CHAIRMAN STEVE GREET: Okay. Can we throw
16 the command over to the administrator, please?

17 MEETING MODERATOR: I've got it.

18 CHAIRMAN GREET: Okay. Great. At this time
19 we'll offer public any specific questions of this
20 particular witness, so we can open it up to the
21 general public.

22 MEETING MODERATOR: Everyone's lines are
23 open.

24 CHAIRMAN GREET: Okay. Is there anybody
25 from the general public who wishes to ask a

1 question of this witness?

2 (No response.)

3 CHAIRMAN GREET: Hearing none, I'll close
4 this portion of the meeting as well and we'll
5 look back for -- to find out where we're going to
6 proceed on this right now, Mr. Flannery.

7 PETER FLANNERY: Yes. I do have my planning
8 witness, Mr. Paul Ricky, we'd like to put him on
9 if that's okay with the board. I know the hour
10 is late.

11 CHAIRMAN GREET: I can assure you that if
12 you put him on, there is going to be a lot of
13 questions concerning the planning. We can do
14 that but we're going to limit it to 10:30, so
15 it's -- you can present maybe -- I don't know how
16 you want to work it. You have about 20 minutes
17 left, 15 minutes left.

18 MR. FLANNERY: Right.

19 CHAIRMAN GREET: And then I also would like
20 to question you. I know there is going to be --
21 there's a lot of information that you have to
22 update on your prints and also to Victor's office
23 as well. Are you going to be able to provide all
24 this documentation by the time our next meeting
25 is in order on the 28th?

1 PETER FLANNERY: That is our intent,
2 Mr. Chairman. You know, we'd like to move to the
3 date certain tonight. I believe the next meeting
4 is on July 28th. We're going to try our best to
5 have everything resolved before then. To the
6 extent we can't, we'll have to renote for a
7 subsequent hearing, but, yeah, we're going to try
8 to get this all wrapped up in time for the July
9 hearing.

10 WILLIAM NIERSTEDT: Mr. Chairman, I'd ask
11 Vic and Don, I'd appreciate your input, that
12 revised information has to be submitted 10 days
13 prior to that meeting, correct?

14 CHAIRMAN GREET: Yes.

15 PETER FLANNERY: That's correct.

16 WILLIAM NIERSTEDT: So you're really looking
17 at the middle of July.

18 PETER FLANNERY: The 18th of July, which
19 gives us about a month.

20 WILLIAM NIERSTEDT: Okay.

21 CHAIRMAN GREET: Okay.

22 DON FRASER: That's up to the applicant,
23 Bill.

24 CHAIRMAN GREET: Got it. So anyway, with
25 that, again, we have about 15 minutes left

1 tonight. We know we're not going to get through
2 your planner completely tonight --

3 PETER FLANNERY: Right.

4 CHAIRMAN GREET: -- or to ask any questions
5 other than to just listen. In my opinion, I
6 would think you might want to carry your
7 planner's start and finish on the next meeting.

8 PETER FLANNERY: I totally agree,
9 Mr. Chairman. If we only have 15 minutes or so,
10 I don't see the point in beginning testimony,
11 with questions and comments, it's going to be
12 later than 15 minutes certainly.

13 CHAIRMAN GREET: I think it's going to be a
14 lot later, quite honestly. So with that then, if
15 you want to wrap it up for tonight with kind of a
16 general statement or whatever, or were you going
17 to go with this until the next meeting, that's
18 fine.

19 PETER FLANNERY: Yes, Mr. Chairman, we'd
20 like to carry this without the need for any
21 further notice to the board's next meeting. We'd
22 also like to arrange a meeting, we can do this
23 offline, with Mr. Vinegra to discuss these
24 outstanding issues.

25 You know, if Mr. Vinegra has his calendar

1 available, maybe we can propose some dates now
2 just so we can nail it down, you know.
3 Otherwise, we could do it offline.

4 CHAIRMAN GREET: Victor? Victor?

5 VICTOR VINEGRA: I'm available next week.
6 If you want, you can do it via e-mail so we can
7 pick some dates next week.

8 PETER FLANNERY: Okay. Maybe the 29th or
9 the 30th. We'll send e-mails around but, I mean,
10 those are the dates that our professionals were
11 available.

12 VICTOR VINEGRA: The 30th looks good.

13 MR. FLANNERY: Okay. So tentatively, aim
14 for the 30th. We'll send an e-mail to confirm
15 June 30th. So the next hearing will be July
16 28th.

17 CHAIRMAN GREET: July 28th, yeah.

18 PETER FLANNERY: Of course with the 10-day
19 deadline for submitting.

20 CHAIRMAN GREET: If you're not able to make
21 that date, then we need to know that, you know,
22 within the 10 -- within the --

23 PETER FLANNERY: We'll provide you with as
24 much advanced notice as we can provide.

25 CHAIRMAN GREET: Okay. Great. Very good.

1 DON FRASER: Let's address, Mr. Chairman --

2 CHAIRMAN GREET: Thank you for the
3 presentation tonight and, yeah, quite honestly, I
4 think we all understood, including your client,
5 that we would not be able to proceed with any
6 kind of a, you know, a vote on anything tonight
7 at this point in time.

8 PETER FLANNERY: Understood.

9 CHAIRMAN GREET: So I appreciate that and I
10 appreciate the overview. I think that helped
11 both your client and our board as well. So with
12 that, thank you and we'll look forward to seeing
13 you on the 28th.

14 PETER FLANNERY: All right. Thank you.

15 DON FRASER: Before we leave that subject,
16 let's just circle back to what we discussed at
17 the beginning of the meeting with what is going
18 to be on the 28th, the fact that it's going to be
19 in-person, as we discussed earlier, and the
20 subject of notice to the public.

21 CHAIRMAN GREET: Correct.

22 DON FRASER: All right.

23 WILLIAM NIERSTEDT: Is this going to require
24 a new notice because we're going to be meeting in
25 Borough Hall.

1 DON FRASER: Well, that's what we're
2 discussing right now, Bill, and it seems to me
3 that, logically, it does not, because it seems to
4 me that, logically, anybody -- if we were
5 carrying the meeting virtually, we would be
6 telling them right now, to everybody who is in
7 this meeting virtually, that we're continuing
8 this meeting virtually on July 28th at such point
9 via the Ring modality.

10 So we can just as easily give those people
11 notice right now, it seems to me, that we're
12 going to be continuing on July 28th in person at
13 Borough Hall. So I don't think that there is a
14 logical reason why that has to be different. I
15 think that it is the discretion of the board what
16 the board wants to require in terms of notice.

17 I think, in my opinion, the board would have
18 the authority, if the board were so inclined, to
19 say at this meeting now we're continuing this
20 hearing in person on July 28 and fair notice has
21 been given to the public, but it never hurts to
22 give more notice.

23 CHAIRMAN GREET: Adele --

24 SECRETARY LEWIS: If I could just add that I
25 will be revising the board's notice because our

1 previous notice stated that we were meeting
2 remotely until further notice, so I will just be
3 amending the board's general annual notice to
4 state that we will now be meeting in person.

5 So I agree with Don, I think that
6 sufficiently covers us.

7 CHAIRMAN GREET: That's great.

8 WILLIAM NIERSTEDT: Adele, are you saying
9 that you were going to have to publish in the
10 newspaper another notice?

11 SECRETARY LEWIS: Yes, I'm going to
12 republish our annual notice.

13 CHAIRMAN GREET: Thank you. That should be
14 more than sufficient with us detailing the fact
15 that now, and this is for the general public's
16 knowledge, whoever is attending right now, is
17 that our next meeting scheduled for July 28th
18 with this application is going to be carried and
19 is going to be in person at Borough Hall, and
20 then there will be also notification in the local
21 newspapers as well.

22 DON FRASER: Right. And this is notice to
23 the public that that's happening and if people
24 are interested in this application, if this is
25 what the board decides to do, are being advised

1 right now there will be no additional mailed or
2 published notice about this application. You're
3 being told now and this is your notice that we're
4 continuing this application on July 28 in person.

5 CHAIRMAN GREET: Thank you.

6 Mr. Flannery, thank you again for --

7 PETER FLANNERY: Thank you.

8 CHAIRMAN GREET: -- participating tonight
9 and we'll look forward to seeing you on the 28th.

10 PETER FLANNERY: Will do. Thank you so
11 much.

12 WILLIAM NIERSTEDT: Mr. Flannery, before you
13 go, the chairman has the last word but before you
14 go, we didn't really get into the police report.
15 I hope that when you meet with Victor or in
16 addition to meeting with Victor, that you're also
17 going to meet with the police. They have some
18 specific questions. Please answer, if you have
19 your architect, please answer all the fire
20 department's so we don't have to go through that,
21 and the other items, the waste management, the
22 parking management, all those other items, we
23 appreciate it and are looking forward to seeing
24 those.

25 PETER FLANNERY: We will do so,

1 Mr. Nierstedt.

2 CHAIRMAN GREET: And there will also be
3 discussion, I'm sure, on the stormwater
4 requirements.

5 PETER FLANNERY: Of course, Mr. Chairman.

6 CHAIRMAN GREET: From Cranford --

7 WILLIAM NIERSTEDT: Mr. Chairman, did
8 Mr. Flannery get the Cranfield letter?

9 PETER FLANNERY: Yes, that was received and
10 we discussed that internally and we will address
11 that.

12 CHAIRMAN GREET: Okay. Very good. Again I
13 thank you and we look forward to seeing you on
14 the 28th.

15 PETER FLANNERY: Thank you.

16 CHAIRMAN GREET: Thank you, Mr. Flannery.

17 Moderator, Olivia, if you could open it up
18 to the general public for any general comments
19 from them at this point in time.

20 DON FRASER: Mr. Chairman, don't forget you
21 have a resolution.

22 CHAIRMAN GREET: I know. We'll do that
23 right after this.

24 MEETING MODERATOR: Everyone has the ability
25 to unmute themselves now. No one is muted by me.

1 CHAIRMAN GREET: Okay. Great.

2 Anybody from the general public have any
3 comments?

4 MEETING MODERATOR: We've had several people
5 drop as well.

6 CHAIRMAN GREET: Okay. Then seeing none,
7 we'll close that portion of the meeting.

8 (The meeting continued. The remaining
9 portion of the meeting was not transcribed.)

10 THEREUPON, the proceedings were concluded at
11 10:23 p.m. Eastern Time.

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CERTIFICATE OF REPORTER

I, Susan D. Wasilewski, Registered Professional Reporter, Certified Realtime Reporter, Certified Manager of Reporting Services, Certified Realtime Captioner, and Florida Professional Reporter, do hereby certify that I was authorized to and did report the foregoing proceedings, and that the transcript, pages 1 through 144, is a true and correct record of my stenographic notes.

Dated this 25th of July, 2021, at Lakeland, Polk County, Florida.



SUSAN D. WASILEWSKI, RPR, CRR, CMRS, CRC, FPR