

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

3                   - - - - -  
4                   REGULAR MEETING FOR:

5                   GARWOOD PAPERBOARD REDEVELOPMENT AREA  
6                   BLOCK 211, LOT 6  
7                   75 NORTH AVENUE

8                   CASE NO. PB21-02  
9                   - - - - -

10                   MUNICIPAL BUILDING  
11                   403 SOUTH AVENUE  
12                   GARWOOD, NEW JERSEY 07027

13                   - - -  
14                   WEDNESDAY, JULY 28, 2021  
15                   COMMENCING AT 7:00 P.M.

16                   TRANSCRIPT OF PROCEEDINGS  
17                   CONTINUED PUBLIC HEARING

18                   BOARD MEMBERS PRESENT:  
19                   STEPHEN GREET, CHAIRMAN  
20                   STEPHANIE BIANCO  
21                   KEN CAPOBIANCO  
22                   RUSSELL GRAHAM, COUNCILMAN  
23                   WILLIAM NIERSTEDT  
24                   SARA TODISCO, MAYOR  
25                   PAUL C. TARANTINO  
26                   KATHLEEN VILLAGGIO

27                   ALSO PRESENT:  
28                   DONALD B. FRASER, JR., ESQUIRE, BOARD ATTORNEY  
29                   VICTOR VINEGRA, P.E., P.P., BOARD ENGINEER

30                   STENOGRAPHICALLY REPORTED BY:  
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24 A L S O P R E S E N T:

25 Anthony DiGiovanni, Applicant Representative

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I N D E X

WITNESSES	PAGE
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Michael Dipple, P.E.	45

PUBLIC COMMENT:

NAME	ADDRESS	PAGE
None.		

E X H I B I T S

<u>EXHIBIT</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
A-5	Colorized exterior rendering	33
A-6	Exterior perspective sketch	35
A-7	Exterior Material Sample board	36

EXHIBITS NOT RETAINED BY REPORTER

1 CHAIRMAN GREET: Pursuant to the Open  
 2 Public Meetings Law this is to state for the record  
 3 that adequate notice of this meeting has been  
 4 provided to the public by publication in the  
 5 Westfield Leader on July 1st, 2021, and by posting  
 6 and filing of said notice in the office of the  
 7 municipal clerk. This is a regular scheduled  
 8 meeting of the board.

9 And at this time I would like to have a  
 10 moment of silence and the flag salute, please.

11 (WHEREUPON, the Pledge of Allegiance is  
 12 recited.)

13 CHAIRMAN GREET: Thank you. And at  
 14 this time I'll take the roll-call.

15 Mayor Sara Todisco?

16 MAYOR TODISCO: Present.

17 CHAIRMAN GREET: Ken Capobianco?

18 MEMBER CAPOBIANCO: Here.

19 CHAIRMAN GREET: Stephen Greet, here.  
 20 Councilman Russ Graham?

21 COUNCILMAN GRAHAM: Here.

22 CHAIRMAN GREET: Kathy Villaggio?

23 MEMBER VILLAGGIO: Here.

24 CHAIRMAN GREET: William Nierstedt?

25 MEMBER NIERSTEDT: Here.

1 would suggest, just before we start, I would like to  
 2 place on the record that I spoke with the  
 3 applicant's counsel, and also with Mr. Mintz, the  
 4 applicant's counsel in connection with the Russo  
 5 matter, with regard to the scheduling and conduct of  
 6 tonight's proceedings. I confirmed with both  
 7 counsel that it's the Planning Board's intention to  
 8 proceed with the Paperboard application between 7:30  
 9 and somewhere between 9:00 and 9:15, with the idea  
 10 that we would, at that point, carry the Paperboard  
 11 application, so that we would be able to proceed on  
 12 the Russo application by 9:15. Both counsel for  
 13 Paperboard and Russo seem to be amenable to that  
 14 allocation of resources for this evening.

15 So I just want everybody in the  
 16 audience to understand if you're -- certainly  
 17 everybody is entitled to sit and listen to both  
 18 applications, but if you're here for Russo we're  
 19 planning on hitting that at about 9:15. If you're  
 20 for Paperboard, we're doing that now until sometime  
 21 between 9:00 and 9:15.

22 CHAIRMAN GREET: Okay. Thank you.

23 So just to reiterate, we're going to go  
 24 for Paperboard between now and 9:00 to 9:15. And  
 25 then we'll proceed with the Russo project from 9:15

1 CHAIRMAN GREET: Paul Tarantino?

2 MEMBER TARANTINO: Here.

3 CHAIRMAN GREET: Steve Napolitano is  
 4 excused. Mike Vena is excused. Steve Barcan is  
 5 excused. Rich McCormack is excused.

6 And Stephanie Bianco?

7 MEMBER BIANCO: Here.

8 CHAIRMAN GREET: Thank you. Okay,  
 9 we'll start this meeting rolling here.

10 And has everyone had an opportunity to  
 11 review the minutes of the June 23rd Planning Board  
 12 meeting? And if so, can I have a motion?

13 MEMBER VILLAGGIO: I'll make a motion  
 14 to accept the minutes.

15 CHAIRMAN GREET: Do I hear a second?

16 BOARD MEMBER: Second.

17 CHAIRMAN GREET: All those in favor?

18 BOARD MEMBERS IN UNISON: Aye.

19 CHAIRMAN GREET: Opposed? Hearing  
 20 none, motion carries. Okay, minutes are accepted.

21 And now we'll carry on to our carryover  
 22 of Application PB21-02. That's 75 North Avenue, Lot  
 23 6, Block 211. And with that, it's the Garwood  
 24 Paperboard Redevelopment Area.

25 ATTORNEY FRASER: Mr. Chairman, I

1 until close of business tonight, which will probably  
 2 be around 11 o'clock.

3 So with that, let's carry on.

4 ATTORNEY FLANNERY: Yes. Thank you,  
 5 Mr. Chairman, members of the board. For the record,  
 6 Peter Flannery with the law firm of Bisgaier Hoff,  
 7 on behalf of the applicant, Garwood Paperboard Urban  
 8 Renewal, LLC.

9 This is a continuation of the board's  
 10 June 23rd hearing for site plan, minor subdivision  
 11 and variance approvals for an inclusionary  
 12 multi-family development and self-storage facility.

13 And I can confirm for the record what  
 14 Mr. Fraser had indicated, we agreed to a hard stop  
 15 around 9 o'clock with respect to our testimony so  
 16 that the second application can move forward.

17 I'll tell you, though, that we only  
 18 have two or three witnesses with us tonight, and  
 19 we'll only be discussing the multi-family portion of  
 20 the application, not the self-storage facility this  
 21 evening, so we'll likely wrap up before 9 o'clock  
 22 anyway. Famous last words. You know, I'll have to  
 23 hold myself to that, but that is our perspective.

24 Just a bit of housekeeping, I want to  
 25 have sworn in Mr. DiGiovanni, who's the applicant

8

1 representative. He may need to answer some  
2 questions from the board regarding operations so...

3 CHAIRMAN GREET: Very good.

4 ATTORNEY FRASER: Mr. DiGiovanni, do  
5 you solemnly swear or affirm the testimony you are  
6 about to give this board will be the truth, the  
7 whole truth, and nothing but the truth?

8 ANTHONY DIGIOVANNI: I do.

9 ATTORNEY FRASER: Please state and  
10 spell your name and give your address please.

11 ANTHONY DIGIOVANNI: Anthony  
12 DiGiovanni, A-N-T-H-O-N-Y, D-I capital  
13 G-I-O-V-A-N-N-I. Garden Homes, Garwood Paperboard  
14 Urban Renewal Associates. I'm a member of the LLC.  
15 And our address is 820 Morris Turnpike, Short Hills,  
16 New Jersey 07078.

17 CHAIRMAN GREET: Could you just check  
18 to make sure that that mic is turned on?

19 ANTHONY DIGIOVANNI: Doesn't seem like  
20 it. There we go.

21 CHAIRMAN GREET: That's good. Thank  
22 you.

23 ATTORNEY FLANNERY: Thank you. My  
24 first witness tonight will be Mr. Avelino Martinez,  
25 the applicant's architect on the multi-family

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1 development portion of the site.

2 Mr. Martinez was previously sworn and  
3 qualified at the previous hearing, and we did have a  
4 resubmission at least ten days before tonight's  
5 hearing date. You can see that the board here  
6 was just part of that submission set of revised  
7 architectural plans.

8 So I'm just going to have Mr. Martinez  
9 describe the exhibit here and proceed with his  
10 continued testimony.

11 ATTORNEY FRASER: That's fine. He  
12 does not need to be re-sworn. If you can just  
13 confirm on the record that his license does remain  
14 current.

15 AVELINO MARTINEZ: That is correct.

16 A V E L I N O M A R T I N E Z, RA,  
17 previously sworn, continues as follows:

18

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

20

21 BY ATTORNEY FLANNERY:

22 Q. Mr. Martinez, do you want to just  
23 briefly describe some of the changes we have made to  
24 the architecture for the application?

25 A. Sure. Would you like me to mark this

A. Martinez, RA

10

1 as an exhibit, this is the same set that was  
2 submitted --

3 ATTORNEY FRASER: If it's in the  
4 package that was submitted, it does not need to be  
5 marked. I would ask that you identify it by  
6 reference to, I guess, the page number in the lower  
7 right-hand corner. And it would probably also be  
8 helpful if you identified it, particularly for the  
9 people who are following the live stream, as to what  
10 the document is on the package that is on the  
11 website.

12 THE WITNESS: Okay. So this set of  
13 drawings is 11 pages, T-1 through Drawing A-10, last  
14 dated July 14th, 2021. And again, that's the same  
15 set of drawings.

16 So since our last hearing, we have made  
17 a couple revisions to the design and really  
18 supplementing additional information pursuant to  
19 that meeting. So referring to Drawing A-1, and  
20 we'll see that in further details, but we added a  
21 new handicap ramp at the front of the building.  
22 While we did have accessible -- handicap  
23 accessibility from the rear, we also chose to add  
24 another ramp from the parking. In addition to that,  
25 we added a bicycle storage room --

A. Martinez, RA

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1 CHAIRMAN GREET: Can you speak up?  
2 Speak up a little bit or move the mic around.

3 THE WITNESS: Sure. Is that any  
4 better?

5 CHAIRMAN GREET: Thank you.

6 THE WITNESS: So we added a bicycle  
7 storage room on the ground level to address one of  
8 the comments regarding bicycle storage. And that is  
9 reflected here on Drawing A-1, access from the  
10 parking garage.

11 In addition to that we clarified some  
12 of the floor plan areas, which we'll get into in a  
13 couple of moments. And that's generally the extent  
14 of the revisions that we made.

15 ATTORNEY FRASER: All right. So just  
16 to be clear for the record and for those following  
17 at home, looking on the website and the embedded  
18 documents, it looks to me like we're looking at  
19 Document 17134\_issueBB\_2021-714, correct?

20 THE WITNESS: That is correct.

21 ATTORNEY FRASER: Okay, go ahead.

22 THE WITNESS: So Drawing A-9 of the  
23 same set of drawings, what we did is we clarified  
24 the layout of some of the common areas that I think  
25 were the subject of questioning on the last hearing.

A. Martinez, RA

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1 So the Garwood Community Center is  
 2 located to the east side of the primary entrance,  
 3 which is the, as we refer to it, the castle. That's  
 4 roughly 4,000 -- 4,300 square feet, and we have a  
 5 general layout shown, but the intent for that is  
 6 that, should this project be approved, we would work  
 7 with the municipality to come up with the actual  
 8 layout. So we have a suggested layout shown, which  
 9 has four primary rooms, a kitchen and -- and  
 10 bathrooms, but that layout would be coordinated with  
 11 the municipality.

12 The main lobby of the building is the  
 13 existing castle element that was not -- that was not  
 14 demolished as part of this project. And that  
 15 contains, generally, a lobby space, a reception  
 16 desk, a package room and a mailroom area.

17 To the west of that we have three  
 18 primary functions, which are a co-working center for  
 19 the residents, which is basically just sitting areas  
 20 where people -- residents could -- could work. We  
 21 have some bathrooms. We have the fitness center and  
 22 then a club room on the corner, which contains just  
 23 seating and potentially some games, a billiards  
 24 table, things like that.

25 CHAIRMAN GREET: I'm going to need to

A. Martinez, RA

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1 interrupt you one more second.  
 2 THE WITNESS: Sure.  
 3 CHAIRMAN GREET: If you could, I really  
 4 would appreciate if you could project a little more  
 5 with your voice, and if not, maybe you can take your  
 6 mask off while you're speaking because there's  
 7 nobody directly around you.  
 8 THE WITNESS: Okay. Is that better?  
 9 CHAIRMAN GREET: That's better.  
 10 THE WITNESS: So the first floor  
 11 plan -- or the second floor plan now shows the  
 12 major -- the outdoor amenity deck. And that deck is  
 13 basically comprised of some landscaping, seating  
 14 areas and some outdoor barbecue grills for the  
 15 residents. That's accessed directly from the  
 16 clubhouse, which is this area here. And that  
 17 basically contains some additional seating areas and  
 18 a small kitchen for residents' use.  
 19 So that's not necessarily a change from  
 20 the last design, we just clarified the drawings to  
 21 make that clear.  
 22 MAYOR TODISCO: Mr. Martinez, just a  
 23 quick question. Where it says "clubroom" and  
 24 "clubhouse", they're the same? Are they the same?  
 25 THE WITNESS: They are not. The

A. Martinez, RA

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1 clubhouse is on the second floor, the clubroom is on  
 2 the first floor.  
 3 MAYOR TODISCO: Okay, thank you.  
 4 CHAIRMAN GREET: So as a clarification  
 5 also, there have been no changes of -- of what you  
 6 had presented just now versus what was -- what was  
 7 the original intent, correct?  
 8 THE WITNESS: There were no changes,  
 9 no. Basically, we just clarified the drawings,  
 10 added additional information to them.  
 11 CHAIRMAN GREET: Thank you. And I  
 12 would appreciate it if -- if there are specific  
 13 changes that you highlight or let us know, this is a  
 14 change from the original -- the original plan that  
 15 we had, so we would understand that -- that we would  
 16 want to pay attention to that more, a little bit.  
 17 THE WITNESS: Yes. And just to  
 18 correct myself, there was one change which was we  
 19 added the handicap ramp on the front of the  
 20 building, which was not there on the previous  
 21 approval.  
 22 CHAIRMAN GREET: Okay, that's fine.  
 23 ATTORNEY FRASER: Just to clarify for  
 24 the record, and we're expecting that your testimony  
 25 is, there is no change, unless you're pointing the

A. Martinez, RA

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1 change out to us; is that fair, Mr. Martinez?  
 2 THE WITNESS: That is fair, yes.  
 3 CHAIRMAN GREET: Okay, very good then.  
 4 Thank you.  
 5 THE WITNESS: So in addition, we added  
 6 Drawing N-10, which is entitled the parking plan.  
 7 And the intent of this drawing is to clarify the  
 8 types of parking, whether it's allocated, whether  
 9 it's a single space or whether it's a tandem space.  
 10 So that drawing has a legend at the bottom right,  
 11 and that basically, a triangle represents tandem  
 12 parking and the circles would be single parking  
 13 spaces.  
 14 As part of this there was a change on  
 15 the civil engineering drawings to eliminate two of  
 16 the tandem parking spaces, and that is reflected  
 17 here in these totals.  
 18 CHAIRMAN GREET: And that's where  
 19 those circles come in, correct?  
 20 THE WITNESS: That is correct. So if  
 21 we look at the -- the west side of this building  
 22 here on the surface parking closer to -- to North  
 23 Avenue, these two spaces were previously tandem  
 24 parking spaces. Those were changed to single.  
 25 ATTORNEY FRASER: When you say, "these

1 two," that's not clear for the record because we  
2 can't see what you're pointing at there. So if you  
3 could just identify it verbally what you're pointing  
4 to.

5 MEMBER VILLAGGIO: That's better.

6 THE WITNESS: I can point to them, but  
7 I can also describe that they would be the -- on the  
8 western -- northwestern side of the property, the  
9 two spaces closest to North Avenue.

10 ATTORNEY FRASER: The two circles in  
11 the upper left-hand corner?

12 THE WITNESS: Yes.

13 CHAIRMAN GREET: Yes.

14 ATTORNEY FRASER: That works too.  
15 Thank you.

16 THE WITNESS: So I guess just to  
17 summarize the parking in general, there's 111 tandem  
18 parking spaces, which equates to 222 total parking  
19 spaces. Separate to that we have 24 -- yes, 24  
20 single assigned parking spaces. And then seven  
21 unassigned single parking spaces.

22 So in total, we have 253 total  
23 residential parking spaces, where we're required by  
24 the redevelopment plan, 243.

25 MEMBER VILLAGGIO: Say that again.

1 THE WITNESS: So we're required a  
2 total of 243 residential parking spaces. We are  
3 proposing 253 total residential parking spaces.

4 BOARD ENGINEER: Your table says 258.

5 THE WITNESS: I believe that was --

6 MEMBER NIERSTEDT: Victor, what table  
7 are you referring to?

8 BOARD ENGINEER: The overall site plan  
9 CO-5. But the architect is testifying --

10 MEMBER NIERSTEDT: So A-10 has been  
11 amended, but the plan that Victor has has not been  
12 amended?

13 THE WITNESS: That's correct. I  
14 believe that's correct --

15 ATTORNEY FLANNERY: Yeah, I don't  
16 believe the civil drawings, except for perhaps  
17 lighting, were amended with the most recent --

18 MEMBER NIERSTEDT: I trust you will  
19 take care of that before the next meeting?

20 ATTORNEY FLANNERY: Yes.

21 ATTORNEY FRASER: But to just clarify  
22 the record, you're providing 253 and 243 is  
23 required?

24 THE WITNESS: That's correct.

25 CHAIRMAN GREET: And just as

1 clarification, those tandem -- those tandem sites,  
2 if I'm not mistaken that happens to come up to  
3 ten -- ten spaces, correct? On your upper left,  
4 where you just had the two circles there, you have  
5 ten, ten tandem sites -- ten tandem parking? If you  
6 remove --

7 ANTHONY DIGIOVANNI: Ten across  
8 here -- if you remove the two and then the six  
9 tandems on the bottom portion of the site.

10 CHAIRMAN GREET: Right.

11 ANTHONY DIGIOVANNI: Closest to the  
12 rail.

13 CHAIRMAN GREET: Right. And if you  
14 were to remove those ten units in the -- in the  
15 traffic flow on that side, that would reduce you to  
16 243, which is exactly what is required, correct?

17 ATTORNEY FRASER: No.

18 CHAIRMAN GREET: No?

19 ATTORNEY FRASER: Because he would  
20 lose 20.

21 CHAIRMAN GREET: If you made them  
22 single as opposed to tandem. If you made them  
23 single as opposed to tandem.

24 ANTHONY DIGIOVANNI: So, if you don't  
25 mind, as part of this whole project early stages

1 there was significant discussion in the  
2 redevelopment portion, redevelopment plan, consulted  
3 with Harbor, that, you know, we try to maximize  
4 parking. Also this, the plan that you have  
5 before you, other than the two spaces that we  
6 eliminated today before you, the two tandems in the  
7 front, it's 99.9 percent as the redevelopment plan  
8 had.

9 I've been with Garden Homes for  
10 25 years, and the latter part of my career has been  
11 developing apartments, over 1,000, most of them very  
12 local to this town, and we do provide majority of  
13 our spaces in tandem form.

14 When we were doing the redevelopment  
15 study and plan here, we looked to maximize those  
16 spaces, and we had tandem as an allowable use, I'll  
17 call it. The front and second space were considered  
18 two spaces. The theory of that is most of the homes  
19 in this town or throughout Union County, smaller  
20 homes have a garage and a driveway. We basically  
21 have two garages because all of these spaces are  
22 covered. So we're providing much greater parking  
23 than most developments.

24 I'm not cherry-picking, but the Russo  
25 development, I believe, only has 1.5 spaces on

A. Martinez, RA

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1 average. Our project is going to have at least two  
 2 spaces.

3           So our customers, a luxury customer,  
 4 they prefer to have the tandem than have no  
 5 designated spaces. It actually makes for less  
 6 confusion because that space now is designated.  
 7 It's marked. It's leased. They know where they go,  
 8 and we see little jockeying as maybe was described  
 9 in the -- in the last meeting.

10           So we're very familiar with that and I  
 11 think we'd like to keep what we're proposing. We  
 12 eliminated the two up in front as, let's say, a  
 13 courtesy that those spaces are closest to North  
 14 Avenue and could eliminate some potential concerns.

15           ATTORNEY FRASER: Excuse me. The  
 16 Chairman's question was very simple, is it correct  
 17 that if the ten triangle spaces on the western-most  
 18 portion of the plan were changed to single spaces,  
 19 there would still be sufficient spaces to meet the  
 20 requirements of the redevelopment plan?

21           And I think that was a question for the  
 22 architect --

23           ANTHONY DiGIOVANNI: I can answer that  
 24 question.

25           ATTORNEY FRASER: -- it wasn't an

A. Martinez, RA

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1 invitation for argument of the merits --

2           ANTHONY DiGIOVANNI: That was an  
 3 explanation.

4           ATTORNEY FRASER: -- argument of the  
 5 merits of the application. It was a factual  
 6 question.

7           ANTHONY DiGIOVANNI: Well, the answer  
 8 is --

9           ATTORNEY FRASER: And really, the idea  
 10 of swearing in an extra witness to do this  
 11 simultaneously is not to invite ping-ponging on a  
 12 question that is asked of a witness. I think really  
 13 it was more as a courtesy to the applicant and the  
 14 applicant's attorney so that recognizing that if  
 15 there was a question which would be beyond the ken  
 16 of the witness who was testifying, that you could  
 17 easily be called up to provide testimony.  
 18 Certainly, the applicant can call both of its  
 19 witnesses to testify everything that's going on, but  
 20 this was a simple factual question.

21           ANTHONY DiGIOVANNI: The answer is, if  
 22 we eliminated ten spaces, 253 would go to 243, and  
 23 we would meet the code.

24           CHAIRMAN GREET: Okay, thank you.  
 25 Kathi?

A. Martinez, RA

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1           MEMBER VILLAGGIO: I have a question.

2           CHAIRMAN GREET: Yes.

3           MEMBER VILLAGGIO: For whomever, the  
 4 engineer or Tony. The lot, the west lot, okay, the  
 5 westerly lot, is that parking for residents or for  
 6 general use?

7           Because as part of the -- like it's  
 8 my --

9           ANTHONY DiGIOVANNI: Are you referring  
 10 to the community center or to the -- just the  
 11 apartment complex?

12           MEMBER VILLAGGIO: I'm referring to  
 13 the entire complex --

14           ANTHONY DiGIOVANNI: The spaces on the  
 15 west side are designated for the 124 units only. I  
 16 don't believe we got into describing the east lot,  
 17 which has 27 spaces that are designated for the  
 18 community center.

19           MEMBER VILLAGGIO: Okay, then  
 20 that's -- okay, that's where I was confused. Okay.

21           ANTHONY DiGIOVANNI: So when we spoke  
 22 of the 253, that was the designation only for the  
 23 residential component of the project.

24           MEMBER VILLAGGIO: Okay. So for the  
 25 parking that is on the east side, those are -- how

A. Martinez, RA

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1 many of those are there?

2           ANTHONY DiGIOVANNI: Twenty-seven.  
 3 The requirement is 24.

4           MEMBER VILLAGGIO: Twenty-seven. And  
 5 they're all singles?

6           ANTHONY DiGIOVANNI: They're all  
 7 singles, yes.

8           MEMBER VILLAGGIO: And they're all  
 9 singles?

10           ANTHONY DiGIOVANNI: Yes.

11           MEMBER VILLAGGIO: And are they part  
 12 of the 253?

13           ANTHONY DiGIOVANNI: They are not.

14           MEMBER VILLAGGIO: Okay. Thank you.

15           CHAIRMAN GREET: Bill?

16           MEMBER NIERSTEDT: Mr. Martinez --

17           THE WITNESS: Yes.

18           MEMBER NIERSTEDT: -- going back in  
 19 your testimony, I appreciate the fact that you added  
 20 a bike storage room.

21           Have you added any bike racks.

22           THE WITNESS: We have not added bike  
 23 racks to the building. I'm not sure if the civil  
 24 engineer, it was part of their design.

25           MEMBER NIERSTEDT: I'll say



1 Mr. Attorney, I forget your last name.  
 2 ATTORNEY FLANNERY: It's Flannery.  
 3 Yes, Mr. Nierstedt.  
 4 MEMBER NIERSTEDT: You're going to  
 5 laugh, Flannery is my mother's maiden name.  
 6 ATTORNEY FLANNERY: Oh, really?  
 7 MEMBER NIERSTEDT: All right, Mr.  
 8 Flannery --  
 9 ATTORNEY FLANNERY: Yes?  
 10 MEMBER NIERSTEDT: -- you mentioned  
 11 having a civil?  
 12 ATTORNEY FLANNERY: Absolutely. In,  
 13 fact, we are hoping to have him live stream later on  
 14 and he can answer that.  
 15 MEMBER NIERSTEDT: Understood. To  
 16 continue along, you indicated the draft layout for  
 17 the municipal community area. I understand that. I  
 18 know this -- part of this goes to the redevelopment  
 19 agreement, but I would like to see the Planning  
 20 Board involvement. And I don't know what total  
 21 agreements have been reached between the borough and  
 22 the redeveloper, but the fit out, obviously isn't --  
 23 you know, costs money. And so I would like to find  
 24 out throughout these hearings, you know, how that  
 25 fit out is going to be paid, who's paying for it,

1 to -- I'm not trying to negotiate. I just want to  
 2 make sure the Planning Board has a role in it.  
 3 Redeveloper's agreement is great, but that's between  
 4 the council and the redeveloper. The Planning Board --  
 5 ANTHONY DiGIOVANNI: If you want, we  
 6 could provide the exhibit --  
 7 MEMBER NIERSTEDT: Excuse me. Excuse  
 8 me. Excuse me. I just want to make sure that the  
 9 redevelopment agreement that is, you know, two years  
 10 old or whatever, things change. I just want to make  
 11 sure that the Planning Board, when we issue at some  
 12 point through the engineer, some type of final  
 13 approval, that we know what that looks like.  
 14 ANTHONY DiGIOVANNI: That's a good  
 15 point. I think what we should do is make it part of  
 16 our -- our submittal for the next meeting that the  
 17 exhibit and the paragraphs that are in the  
 18 redevelopment agreement be part of the submission  
 19 for the Planning Board.  
 20 CHAIRMAN GREET: That would -- that  
 21 would be best.  
 22 ATTORNEY FLANNERY: Yes, we'll provide  
 23 that prior to the next hearing.  
 24 MEMBER NIERSTEDT: All right. Going  
 25 back, you mentioned a reception desk. I don't know

1 and how those -- how that break-out of that space is  
 2 going to be defined. Who defines it, you know, what  
 3 organizations. And I guess the bottom line is, who  
 4 pays for it?  
 5 ANTHONY DiGIOVANNI: If you don't  
 6 mind, I'll answer that question as I was involved in  
 7 both the redevelopment agreement and the conceptual  
 8 plan.  
 9 We had a meeting, and it's probably at  
 10 least a year ago, probably closer to two years, with  
 11 some members of the town council, and I believe  
 12 there were a number of groups also involved. And we  
 13 had some, you know, general design. They wanted it  
 14 to be flexible. They didn't want it to be to a  
 15 specific use. So we came up with that, you know,  
 16 multiple room. And the kitchen was an important  
 17 part of it.  
 18 In the redevelopment agreement there's,  
 19 you know, almost a page description and I also  
 20 believe an exhibit, of the dollar allowance of the  
 21 finishes that came in. So I think it's clearly  
 22 defined. And I don't think it's really the time to  
 23 kind of negotiate that because it's already done in  
 24 the redevelopment agreement.  
 25 MEMBER NIERSTEDT: I'm not trying

1 if there's an intention in terms of this reception  
 2 desk 12 hours a day, 24 hours a day, how it that to  
 3 be -- is the right word -- manned? I don't know if  
 4 the right word is to say "manned."  
 5 MAYOR TODISCO: Administered?  
 6 MEMBER NIERSTEDT: Administered is a  
 7 good word. Thank you very much.  
 8 ANTHONY DiGIOVANNI: We have normal  
 9 business hours during the reception for that. I  
 10 would think that it would probably be vacated by  
 11 6 o'clock.  
 12 MEMBER NIERSTEDT: Okay. And lastly,  
 13 the parking. I'll be very upfront, I'm not opposed  
 14 in any way, shape, or form to tandem parking. I  
 15 don't mind it.  
 16 What I had asked for at the last  
 17 meeting was an actual parking management plan. What  
 18 I mean by that is, it's all well and good you've  
 19 indicated how many spaces are required, how many  
 20 spaces are provided, but you have 124 units. I  
 21 would like to see, based upon, you know, RSIS, how  
 22 many three-bedrooms, two-bedrooms require two  
 23 spaces, how many require 1.8, how many require --  
 24 and how they're actually broken out because the  
 25 bottom line to me is I'd like to see every

1 three-bedrooms have two, every two-bedrooms have  
2 one, for every studio have one.

3 And so I would like to actually see  
4 that broken down to make sure that each of those  
5 units, based upon the number of bedrooms, have the  
6 number of spaces that, forget about being required,  
7 that make sense.

8 THE WITNESS: So when you have the  
9 200 and -- I'm sorry --

10 MEMBER NIERSTEDT: 43 -- 253?

11 THE WITNESS: 253, right. So basically  
12 all of the -- every unit, with the exception of two  
13 one-bedroom units, is assigned two spaces.

14 MEMBER NIERSTEDT: But that would be  
15 148 -- I'm sorry, that would be 248, right? 124  
16 units, that would be 248 tandem.

17 ANTHONY DiGIOVANNI: Minus two.

18 THE WITNESS: Right. So we have -- so  
19 we have 246 assigned parking spaces, 246 assigned,  
20 seven unassigned for the 253 total. So those seven  
21 are --

22 MEMBER NIERSTEDT: So don't forget the  
23 number. Going back to the units then. So it's 124,  
24 you've got two units -- two spaces, 248 on --  
25 suddenly it makes infinite sense to me that it

1 works, but I'm trying to figure out why it didn't  
2 work. You've got two spaces per unit?

3 THE WITNESS: With the exception of two  
4 one-bedroom units that only have one space, but yes.

5 MEMBER NIERSTEDT: That meets RSIS. I  
6 got it.

7 THE WITNESS: Right.

8 MEMBER NIERSTEDT: And you're good to  
9 go as far as parking numbers, correct?

10 THE WITNESS: I believe so, yes.

11 MEMBER NIERSTEDT: All right. Can  
12 you indicate somehow with -- probably with the  
13 civil -- you know, I'm making this up, but Unit 1  
14 gets these, Unit 2 gets these; can you do that as a  
15 parking management plan?

16 THE WITNESS: Assigning them to a  
17 particular unit, you said?

18 MEMBER NIERSTEDT: Yeah. Obviously,  
19 tandem have to be assigned to a particular unit.

20 THE WITNESS: Yeah, I'm just not sure  
21 if there's any reason that a particular unit would  
22 be assigned a particular space --

23 MEMBER NIERSTEDT: I don't care where  
24 it is.

25 THE WITNESS: Okay.

1 MEMBER NIERSTEDT: I want to make sure  
2 on paper it works out. I'm not -- I don't care  
3 where you assign one or where you assign 12 or 24.  
4 I want to make sure on here that we actually  
5 pre-indicate -- it needs to be charted. It needs to  
6 be charted. It needs to be, take this plan, Unit 1,  
7 Unit 2. When you do your actual parking--

8 ANTHONY DiGIOVANNI: I think we're  
9 almost there. I think we're almost there. So  
10 let's -- okay, there's 124 total units.

11 MEMBER NIERSTEDT: Right.

12 ANTHONY DiGIOVANNI: Let's just assume  
13 that there's two less units because there's 122.

14 MEMBER NIERSTEDT: Correct.

15 ANTHONY DiGIOVANNI: So we would have  
16 244 units.

17 MEMBER NIERSTEDT: Right.

18 ANTHONY DiGIOVANNI: They all have  
19 assigned parking spaces. Eleven of those have two  
20 individual spaces assigned.

21 MEMBER NIERSTEDT: Okay.

22 ANTHONY DiGIOVANNI: So back to it,  
23 the RSIS chart is on the civil set, we exceed that.  
24 We have 122 units that are assigned two spaces,  
25 whether it's a form of a tandem, or whether or not

1 it's formed as two spaces assigned single. Two  
2 apartments of which they're going to be one-bedrooms  
3 are only going to be assigned one single space.

4 MEMBER NIERSTEDT: And that's fine.

5 ANTHONY DiGIOVANNI: So that's the  
6 parking plan that I -- I don't know if -- I can do  
7 it one more time or --

8 MEMBER NIERSTEDT: No, no, no.

9 Verbal -- verbal is fine.

10 CHAIRMAN GREET: In other words, Bill,  
11 you want it in print? You want it in print?

12 MEMBER NIERSTEDT: I'd like to see it  
13 in print. I've been doing it -- I've been doing  
14 this for 40 years, and I just want -- I've seen  
15 parking management plans, pages and pages --

16 ATTORNEY FLANNERY: Sure. We'll  
17 prepare something.

18 ANTHONY DiGIOVANNI: We'll prepare  
19 another little chart.

20 MEMBER NIERSTEDT: And just to give  
21 you a heads up, I'm not a parking fan. I'm the only  
22 one here with the bike outside. So if, I'm going to  
23 make this up, there's 243 required, all I'm going to  
24 ask you for is 243. I don't want 253. I want open  
25 space. So just to give you -- tell you where I'm

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1 coming from.

2 I'm not trying to bust you. I'm trying

3 to just make sure it works, make sure the residents

4 have the numbers of spaces required. It's an

5 easy -- it's an easy labeling on the -- on the site

6 plan.

7 CHAIRMAN GREET: Okay. Why don't we

8 continue with the -- with the witness here.

9 MEMBER NIERSTEDT: Right.

10 THE WITNESS: So I have some additional

11 exhibits for exterior finishes. Should I get into

12 those or are there any questions on the plans?

13 ATTORNEY FRASER: I'm going to suggest

14 you proceed with your direct, and then when you

15 conclude your direct, there would be cross,

16 hopefully of this witness.

17 ATTORNEY FLANNERY: Good enough. Is

18 this a new exhibit, Mr. Avelino?

19 THE WITNESS: Yes, they are. Three

20 new exhibits.

21 ATTORNEY FLANNERY: So I think we'll

22 mark this A-5. I believe we're up to A-5.

23 ATTORNEY FRASER: So wait a minute,

24 these are not part of the submission?

25 ATTORNEY FLANNERY: I don't think so,

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1 no.

2 THE WITNESS: No, these three are not

3 part of the submission.

4 CHAIRMAN GREET: These are renderings

5 then, pretty much?

6 THE WITNESS: That's correct.

7 Renderings and a material sample of one.

8 MEMBER NIERSTEDT: Can you turn it so

9 we can see them?

10 CHAIRMAN GREET: That's better. Thank

11 you.

12 ATTORNEY FRASER: So what exhibit is

13 this, Counsel?

14 ATTORNEY FLANNERY: A-5.

15 ATTORNEY FRASER: All right. We'll

16 mark Exhibit A-5 with tonight's date. We don't have

17 Adele, so we'll do it that way, please.

18 (Exhibit A-5, colorized exterior

19 rendering, marked for identification.)

20 THE WITNESS: Okay. Exhibit A-5 is a

21 exterior color rendering, undated. And basically,

22 this is a photo realistic view, if you will, of the

23 building from North Avenue looking towards the west.

24 So as you can see, the facade is

25 generally composed of brick, cast stone, stucco,

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1 some aluminum copings, which I'll show you in a

2 moment on the material sample board, and fiber

3 cement panels in between.

4 So as you can see on this view, this

5 would be the parking garage on the lower-level. We

6 have the three stories of apartments above that, and

7 then the next wing that you would see to the west

8 would be the Garwood Community Center with the

9 canopy and the Garwood sign, and then you have a

10 courtyard in the middle. Following that to the

11 west, we have the existing castle structure, which

12 remained from the original building, and then the

13 balance of the building would be a mirror-image of

14 that towards the west. So effectively, what -- what

15 you see here.

16 MEMBER VILLAGGIO: Sir, that building,

17 is that the -- is that the building that we're not

18 hearing today, the storage building?

19 THE WITNESS: The storage building --

20 MEMBER VILLAGGIO: The building to the

21 left?

22 THE WITNESS: No. This is one of the

23 legs, if you will, of the -- of the building itself.

24 MEMBER VILLAGGIO: Okay.

25 THE WITNESS: So the building

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1 basically has these four projections, one here, one

2 here and two more beyond that. The storage building

3 would be to the west and out of view.

4 MEMBER VILLAGGIO: Okay, thank you.

5 THE WITNESS: So this is an exterior

6 perspective sketch, dated July 19th. And I will

7 mark that A-6.

8 ATTORNEY FLANNERY: Correct.

9 (Exhibit A-6, exterior perspective

10 sketch, was marked for Identification.)

11 THE WITNESS: So I think this drawing

12 is a similar angle to the previous rendering, but

13 the idea behind here is, it sort of cuts through the

14 building. So I think this is probably a useful tool

15 to understand how the parking and the building

16 works.

17 So this is through that same courtyard

18 adjacent to the Garwood Community Center. This view

19 would be cutting straight through that. So you can

20 see we have our parking garage below with three

21 stories of apartments above. In this particular

22 case, there's private balconies for these units in

23 the courtyards. And then you'll have the Garwood

24 Community Center, which is along this area here, the

25 existing castle element, and then the outdoor space

1 directly adjacent to the Garwood Community Center.  
 2 Same thing on the other side of the  
 3 building, again, if we were to mirror that.  
 4 So Exhibit A-8 would be the --  
 5 ATTORNEY FLANNERY: A-7, actually.  
 6 THE WITNESS: A-7. I'm sorry.  
 7 (Exhibit A-7, exterior material sample  
 8 board, marked for identification.)  
 9 THE WITNESS: So Exhibit A-7 is a  
 10 exterior material sample board, and on it we have  
 11 examples of materials we would be using here.  
 12 So on the top left we have the -- the  
 13 canopy that would be over the Garwood Community  
 14 Center. And the sign, as you can see, is a -- it's  
 15 a cable-supported canopy, all in a black finish.  
 16 And below it we have the -- an elevation view of  
 17 that sign. I believe one of the questions last time  
 18 was the size of it, so we've depicted that here,  
 19 13 feet wide and 16 inches tall.  
 20 On the lower left-hand of this page, we  
 21 have the exterior light fixtures. So basically,  
 22 there's two different types of decorative exterior  
 23 lights, both in sort of an industrial look. They  
 24 have a -- a bronze, dark bronze color. The fixture  
 25 on the left would be adjacent to most of the doors,

1 so that would be next to the community center doors  
 2 as well as the primary entrances. And then the  
 3 fixture on the right is basically accent lighting  
 4 that's located at many of the building corners.  
 5 And that is reflected on the -- I'm not  
 6 sure if it was on the revised civil drawings, but we  
 7 will have that -- that lighting plan.  
 8 CHAIRMAN GREET: I believe it's on the  
 9 revised.  
 10 THE WITNESS: Okay. The exterior  
 11 windows are supposed to be a vinyl window in a black  
 12 color for residential dwelling units. The ground  
 13 floor -- so basically, the primary entrance is the  
 14 community center, is an aluminum storefront type of  
 15 a door system. So similar to what you see here, and  
 16 also in a coordinating black color.  
 17 There's two stucco colors, two shades  
 18 of gray, generally, shown here. We have the trim  
 19 panels, which are, basically, from a hardy plank and  
 20 it's a fiber cement composite board in a prefinished  
 21 black color.  
 22 And then the primary building facade is  
 23 really brick and cast stone heads and cast stone  
 24 bands. So this is the brick that was selected for  
 25 the project. It's generally what you see in the

1 renderings. It's got a variation to it, older  
 2 character. And then the cast stone color here. And  
 3 the aluminum copings on the roof, which are a matte  
 4 black.  
 5 And I believe that is all.  
 6 MEMBER VILLAGGIO: Is that real brick?  
 7 THE WITNESS: That is real brick, yes.  
 8 MEMBER VILLAGGIO: Real brick? The  
 9 thick --  
 10 THE WITNESS: It's a standard 3 5/8  
 11 true brick. This board has just a slice of that.  
 12 MEMBER VILLAGGIO: I just wanted to  
 13 make sure it wasn't a brick face or anything like  
 14 that.  
 15 THE WITNESS: No, it's a true --  
 16 true --  
 17 MEMBER VILLAGGIO: I didn't think so,  
 18 but I just wanted to ask.  
 19 MR. TARANTINO: How does that color  
 20 compare to the existing castle?  
 21 THE WITNESS: It doesn't match exactly.  
 22 We did look at it in the field. We believe it  
 23 compliments it, but it's not an exact match.  
 24 MR. TARANTINO: Lighter or darker?  
 25 THE WITNESS: I would say it's a

1 little lighter.  
 2 MEMBER NIERSTEDT: Since Mr. Tarantino  
 3 brought up the castle, is anything being done to  
 4 that?  
 5 THE WITNESS: Yes, so that castle is  
 6 being restored. There's some brick re-pointing  
 7 that's going to be required. Some of that stone  
 8 needs to be refurbished. And that will be all  
 9 refurbished and preserved, and the steps as well,  
 10 which I think a few are broken and out of place.  
 11 MEMBER NIERSTEDT: Thank you.  
 12 THE WITNESS: So with respect to the  
 13 brick color, we tried to match it as best we could  
 14 on the rendering, given that it is the rendering,  
 15 but as you can see they correspond to each other,  
 16 but the new one is lighter.  
 17 MEMBER VILLAGGIO: I'm not sure if you  
 18 can answer this or I have to wait for the architect.  
 19 What's the difference in the setbacks? I know you  
 20 didn't testify about that now, but I was curious  
 21 what the existing setbacks are now and what is  
 22 proposed?  
 23 THE WITNESS: The existing building  
 24 versus our proposed building?  
 25 MEMBER VILLAGGIO: Correct. Will the

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1 existing, what used to be Paperboard --

2 ATTORNEY FRASER: The prior.

3 MEMBER VILLAGGIO: The prior versus

4 now, versus this proposal.

5 THE WITNESS: Right. I believe the

6 civil engineer can answer that question better than

7 I can with actual numbers.

8 MEMBER VILLAGGIO: Okay.

9 MEMBER VILLAGGIO: But I know it is

10 further back than the previous building.

11 CHAIRMAN GREET: Okay. That's good.

12 ATTORNEY FLANNERY: Yeah, we'll have

13 Mr. Dipple address that.

14 MEMBER VILLAGGIO: Okay.

15 ATTORNEY FLANNERY: Thank you.

16 CHAIRMAN GREET: Are you finished,

17 sir?

18 THE WITNESS: That is all I have, yes,

19 sir.

20 CHAIRMAN GREET: Okay. Very good.

21 With that, do you have another witness?

22 ATTORNEY FRASER: First, questions

23 from the Board of this witness.

24 MAYOR TODISCO: Mr. Chairman, can I

25 ask a question regarding parking?

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1 CHAIRMAN GREET: Absolutely.

2 MAYOR TODISCO: Okay. I just want to

3 make sure that I have this clear, that with the

4 parking description you gave before about how there

5 would be two spaces per unit with the exception of

6 two one-bedroom units, that would still result with

7 seven visitor spaces, I'm going to call them.

8 They're unassigned, but one would expect your

9 tenants to get visitors. I just want to make sure

10 that they have an opportunity to park somewhere,

11 aside from the person they're visiting, who may

12 already have two cars in their tandem allotment, or

13 their non-tandem allotment.

14 THE WITNESS: That is correct. So the

15 253 number was 246 and then seven visitor flexible

16 spaces.

17 MAYOR TODISCO: Okay. Thank you. And

18 I appreciate that. I just want to make sure I'm

19 right, and I think it's important to have it on the

20 record too.

21 ATTORNEY FRASER: I have a question

22 about that, and it just occurred to me now.

23 If you have seven unallocated spaces,

24 which the Mayor says might be for guests, and I

25 rented a two-bedroom unit, and I got two spaces, is

A. Martinez, RA

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1 there anything that would prevent me, because I

2 think it's a pain to tandem my two cars, to put one

3 of my cars in the unallocated space and thereby

4 defeat the purpose.

5 THE WITNESS: I'm not sure I can

6 answer that from an architectural perspective --

7 ANTHONY DiGIOVANNI: I can answer from

8 operational, if you would like.

9 ATTORNEY FRASER: Please.

10 ANTHONY DiGIOVANNI: From an

11 operational standpoint, we do give out parking

12 passes so that we can monitor that they're using the

13 spaces. And when a lease comes for renewal or if

14 just someone's stray car, we try to make sure that

15 those unreserved spaces are not for designated car,

16 which they have to put in the lease their license

17 plate number, and we give them that sticker.

18 ATTORNEY FRASER: To prevent abuse?

19 ANTHONY DiGIOVANNI: And we also did

20 not mention that we were working with off-street

21 parking as well. And I know Harbor Consultants'

22 office probably would like us to stripe more, which

23 I think we can as we go to DOT, but we had 10

24 off-street parking spaces in front that were not

25 marked.

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1 And I believe, you know, currently

2 it's -- it's being used that way now, but they're

3 not marked in front of the castle as striped.

4 ATTORNEY FRASER: You mean on-street?

5 ANTHONY DiGIOVANNI: Well, off-street

6 to us.

7 ATTORNEY FRASER: Off-site?

8 ANTHONY DiGIOVANNI: Off-site would be

9 the better word, yes, off-site.

10 So we can maximize off-street parking

11 since we've eliminated some driveway and curb cuts

12 across, you know, North Avenue. So that also would

13 help the community center.

14 MEMBER NIERSTEDT: So Mr. DiGiovanni,

15 then, based upon what you're saying you would have

16 no problem giving the borough Title 39 permission?

17 ANTHONY DiGIOVANNI: That's correct.

18 MEMBER NIERSTEDT: Thank you.

19 CHAIRMAN GREET: And that would -- and

20 Bill, you want to clarify what Title 39 is?

21 MEMBER NIERSTEDT: Title 39 allows the

22 police to go on-site and then administer --

23 CHAIRMAN GREET: Yeah, I just want to

24 make sure.

25 MEMBER NIERSTEDT: I appreciate that.

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1 So if somebody's parking illegally, they can get a  
 2 ticket too.

3 ANTHONY DiGIOVANNI: Correct.  
 4 MEMBER NIERSTEDT: Thank you.  
 5 CHAIRMAN GREET: Okay. Anybody else  
 6 on the board?  
 7 Seeing none, I will close that, and  
 8 open it up to the general public for specific  
 9 questions of this witness. Anyone?  
 10 Seeing none, I'll close that portion.  
 11 Okay, do you have another witness?  
 12 ATTORNEY FLANNERY: We do have one  
 13 more witness, our engineer, Mr. Michael Dipple, but  
 14 he is going to be joining us virtually.  
 15 CHAIRMAN GREET: Okay.  
 16 ATTORNEY FLANNERY: And I think up on  
 17 the screen. There we are. Hello, Mr. Dipple.  
 18 Mr. Dipple is our civil engineer. He  
 19 was previously sworn and qualified as a civil  
 20 engineering expert witness.  
 21 MICHAEL DIPPLE: That's correct. Thank  
 22 you.  
 23 M I C H A E L D I P P L E, P.E.,  
 24 previously sworn, continues as follows:  
 25

M. Dipple, P.E.

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1 EXAMINATION  
 2  
 3 BY ATTORNEY FLANNERY:  
 4 Q. And I guess, for the record, Mr.  
 5 Dipple, if you can just confirm that your licenses  
 6 are still current?  
 7 A. I'm sorry, Peter, can you just go by  
 8 the microphone? I can't hear.  
 9 Q. For the record, Mr. Dipple, if you  
 10 could just confirm that your licenses are still  
 11 current?  
 12 A. Yes, they are, and good standing.  
 13 Thank you.  
 14 Q. Thank you.  
 15 Now, Mr. Dipple, there was a  
 16 submission, at least ten days before tonight's  
 17 hearing, there was a lighting plan submitted and  
 18 also some discussions regarding additional  
 19 landscaping.  
 20 If you could just briefly, for the  
 21 board's benefit, go over those submissions?  
 22 A. That's correct. We did submit a  
 23 revised lighting plan, as Mr. Flannery indicated.  
 24 The lighting plan included the decorative fixtures  
 25 that appear on the architectural plan, and they

M. Dipple, P.E.

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1 generally surround most sides of the building,  
 2 particularly the, I guess, the north side, the east  
 3 side and the west side.  
 4 A few of the lights were modified with  
 5 a slightly different fixture type. They appear in  
 6 the front of the building near the castle. And then  
 7 we also modeled the lighting in the parking area.  
 8 So that appears on the resubmitted plans for both  
 9 the residential building and the self-storage  
 10 building.  
 11 So those are the changes that were made  
 12 to the lights. And there might have been a few  
 13 other minor changes, but that is -- that is the  
 14 general change to that resubmission.  
 15 ATTORNEY FRASER: Can I assume that  
 16 we're referring to Sheet C10 and C11, for the  
 17 record?  
 18 THE WITNESS: Yes, I have them here on  
 19 my screen. And I can confirm that is C10 and C11.  
 20 And it is revised dated July 15th, 2021.  
 21 CHAIRMAN GREET: Just as a quick note,  
 22 whenever we're talking about the -- the site plans,  
 23 if you would, or any witness that comes before us,  
 24 cite the nomenclature of the plan and the date and  
 25 the revision date, so we can follow online with our

M. Dipple, P.E.

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1 laptops.  
 2 ATTORNEY FLANNERY: Certainly.  
 3 THE WITNESS: You're correct, Mr.  
 4 Chairman. My apologies. I'm a little thrown off  
 5 here being -- being remote. My apologies for that  
 6 too.  
 7 Okay, so that would be a lighting plan.  
 8 There was also a red line draft of a landscaping  
 9 plan that was submitted. Our landscape architect  
 10 took the comments of the borough's professionals and  
 11 enhanced the plan and was only able to submit the  
 12 red line. But I did get a response from your  
 13 landscape architect, generally, saying that a lot of  
 14 the comments were addressed and they look forward to  
 15 seeing the final plan.  
 16 So I think we're encouraged by that,  
 17 and that -- that red line was submitted, I believe,  
 18 to Mr. Vinegra.  
 19 ATTORNEY FRASER: I'm sorry, you  
 20 submitted what? I didn't hear the end of that.  
 21 THE WITNESS: It was a -- I'm sorry.  
 22 It was a red line plan -- a markup of the  
 23 landscaping plan.  
 24 BY ATTORNEY FLANNERY:  
 25 Q. And Mr. Dipple, you would agree that

M. Dipple, P.E.

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1 we're going to agree to all of the landscape  
 2 architect's comments; just something that we would  
 3 save for final in terms of down-lighting?  
 4 A. That's correct. So we submitted -- it  
 5 doesn't have a drawing number, I apologize, Mr.  
 6 Chairman. It was -- it was zoomed in on sections of  
 7 the plan, and it was so that it could be clear and  
 8 it was modified. There were four sheets that went  
 9 to -- that I believe went through Mr. Vinegra's  
 10 office. The landscape professional from the borough  
 11 did comment.  
 12 So that's where we are with the  
 13 landscaping.  
 14 CHAIRMAN GREET: Okay. Victor, did  
 15 you receive those? You would confirm that --  
 16 BOARD ENGINEER: Yeah. It's not an  
 17 official submittal. It was not submitted to the  
 18 clerk's office. It was a red-line markup via  
 19 e-mail, so we're working with his office.  
 20 CHAIRMAN GREET: Okay. So it's in --  
 21 BOARD ENGINEER: It's no way -- yeah,  
 22 it's in no way been reviewed fully.  
 23 CHAIRMAN GREET: It's in progress?  
 24 THE WITNESS: It is, yes.  
 25 BOARD ENGINEER: Yeah, it's in

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1 progress.  
 2 CHAIRMAN GREET: Okay, thank you.  
 3 ATTORNEY FLANNERY: And then -- I'm  
 4 sorry, Mr. Chairman.  
 5 CHAIRMAN GREET: Yeah, Bill, you had a  
 6 question?  
 7 MEMBER NIERSTEDT: I'm sorry, I'll  
 8 wait.  
 9 ATTORNEY FLANNERY: I was going to move  
 10 on to a different topic, Mr. Nierstedt, if you  
 11 wanted to ask a question.  
 12 MEMBER NIERSTEDT: Okay. So then  
 13 let's just go back to the lighting.  
 14 Mr. Dipple, and Victor -- I'm not sure  
 15 to whom this should be addressed -- I understand the  
 16 revised lighting plans have been submitted.  
 17 Victor, have you had a chance to review  
 18 them?  
 19 BOARD ENGINEER: Not fully.  
 20 MEMBER NIERSTEDT: All right. So  
 21 these have been submitted. They're being reviewed,  
 22 same as the --  
 23 BOARD ENGINEER: Yeah, the problem  
 24 with the submittal is that the civil engineering  
 25 documents do not reflect what's on the architectural

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1 documents, so you have conflicting documents going  
 2 at this point in time.  
 3 We need -- my office would need a  
 4 modified set that reflects the architectural changes  
 5 on this plan to do a full review letter.  
 6 MEMBER NIERSTEDT: Understood.  
 7 Understood. Understood.  
 8 I assume, though, in terms of lighting  
 9 that's being proposed along the street, it's the  
 10 same lighting as Home Depot?  
 11 BOARD ENGINEER: I don't -- I don't  
 12 know. No, I don't think so. I don't think we're  
 13 doing the same.  
 14 MEMBER NIERSTEDT: Mr. Dipple --  
 15 THE WITNESS: Yes.  
 16 MEMBER NIERSTEDT: -- have the  
 17 borough's streetscape standards been brought to you,  
 18 to your attention, and have you responded to those,  
 19 or no?  
 20 THE WITNESS: We do, I believe so. We  
 21 do show the streetscape along North Avenue depicted  
 22 on our plan.  
 23 We do propose the light fixture, which  
 24 I believe is consistent with that. I can check but  
 25 --

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1 MEMBER NIERSTEDT: And that's fine. We're  
 2 still drafting, that's fine.  
 3 Victor, correct me if I'm wrong --  
 4 BOARD ENGINEER: But, Bill, while  
 5 we're going there, do we want to continue that  
 6 style? Because while we do have it in front of the  
 7 retail, I think Garwood, the strip center, has that  
 8 architectural style.  
 9 MEMBER NIERSTEDT: I believe --  
 10 UNKNOWN/ BOARD ENGINEER: It's a little  
 11 dated.  
 12 MEMBER NIERSTEDT: -- Russo is doing  
 13 that also. I don't have an opinion right now. I'm  
 14 just asking questions.  
 15 BOARD ENGINEER: Yeah, he does show a  
 16 Hagerstown post top on his revised architectural,  
 17 which were submitted C-11, and it does show up on  
 18 C-11. They do show those type of fixtures along the  
 19 roadway. Yes, he does address that.  
 20 MEMBER NIERSTEDT: Okay. Well, that's  
 21 great. Then, Mr. Dipple, you got it done already.  
 22 Step ahead.  
 23 THE WITNESS: I got lucky.  
 24 MEMBER NIERSTEDT: All right. Well,  
 25 that's great. That's great. All right.

1 Then, moving into landscaping, I just  
 2 wanted to say I have Victor's -- I should say Harbor  
 3 Consultants' initial review in front of me, dated  
 4 June 17th, and I have to admit there, when I  
 5 reviewed the landscaping, I just sat there and said,  
 6 absolutely. Every one of his comments is right on.  
 7 If I see another arborvitae I think I  
 8 might just, hard for anyone to believe who knows me  
 9 to hear me say this, but I might just go out and cut  
 10 them down. Please come up with something besides  
 11 arborvitae. There are 1,000 plants out there. Tell  
 12 your landscape architect to get a little creative.  
 13 I'm tired of seeing arborvitae.  
 14 And all those other comments are great.  
 15 I look forward to you addressing them. And I know  
 16 you said the word final plans, or maybe Mr. Flannery  
 17 did, but I expect what you're saying is those final  
 18 plans to be brought here before this board?  
 19 ATTORNEY FLANNERY: Yes.  
 20 THE WITNESS: That's correct. It  
 21 appears we'll be making a resubmission. And we will  
 22 incorporate the red lines and continue to work with  
 23 your landscape professional in order to get a final  
 24 plan.  
 25 MEMBER NIERSTEDT: Thank you very

1 much. I appreciate it. That's it, Mr. Chairman.  
 2 CHAIRMAN GREET: Okay. Thank you. Do  
 3 we have any further...  
 4 ATTORNEY FLANNERY: Just one more.  
 5 Again, not part of the official submission for this  
 6 hearing, but there were discussions with Mr.  
 7 Vinegra's office regarding drainage. I'll just ask  
 8 Mr. Dipple just to speak on that for -- you know,  
 9 briefly.  
 10 THE WITNESS: Okay. Thank you, Mr.  
 11 Flannery. So, yes, we did. After our previous  
 12 hearing, we did have a meeting with Mr. Vinegra in  
 13 his office to discuss our stormwater management  
 14 plan, and basically, you know, when we came in with  
 15 the prior submission, with the submission that's  
 16 still in front of you, the one dated February, we  
 17 essentially used the provision in the stormwater  
 18 management rule that tells us that if you're  
 19 redeveloping a site and you decrease -- and I'm  
 20 generalizing, please, if you redevelop a site and  
 21 you increase the -- or the pervious surface or  
 22 decrease the impervious, you essentially have  
 23 somewhat done your job in terms of stormwater  
 24 runoff, reducing the amount of stormwater runoff,  
 25 you know, just inherently in producing all this lawn

1 area.  
 2 So we, you know, again, we went to Mr.  
 3 Vinegra's office and we discussed it. We discussed  
 4 also some of the challenges we have with stormwater  
 5 because a lot of our water flows to the DOT  
 6 right-of-way. And the DOT, you know, it's a  
 7 difficult agency to get through, but we're used to  
 8 it, you know. We know what they expect. So the --  
 9 at the end of the day we said, this applicant,  
 10 although we think that we've addressed the  
 11 stormwater management rule and we comply with the  
 12 letter of the law, we would be willing to listen to  
 13 the borough about some reduction.  
 14 But I think after running some numbers  
 15 and doing some calculations, and at Mr. Vinegra's  
 16 suggestion, we could reduce the rate of runoff up to  
 17 about 20 percent of what it is for some of the  
 18 lower-end storms, and that may be possible.  
 19 We don't have the design finalized yet,  
 20 but this is all subject to the DOT's approval  
 21 because what has to happen, because we're draining  
 22 to the railroad right-of-way in the back, is that  
 23 the DOT is going to have to accept a certain amount  
 24 of flow coming to their right-of-way, and we're  
 25 confident that they will, but we're not, you know,

1 we're not entirely sure, I guess.  
 2 So it's in progress. Again, I just  
 3 wanted to, hopefully, address some of the challenges  
 4 we have because of that long stretch of the DOT  
 5 right-of-way on our site, and a railroad in the  
 6 back, and very little opportunities for underground  
 7 connection.  
 8 So we're doing our best. We thought we  
 9 had it, but we're willing to continue the discussion  
 10 with Mr. Vinegra's office about further reductions,  
 11 up to 20 percent.  
 12 CHAIRMAN GREET: Victor, I have a  
 13 question. Victor, we received the letter from the  
 14 township of Cranford, and I was wondering if some of  
 15 the items, if not all of the items, if they were  
 16 concerned about or addressed or if they are  
 17 not -- what the evaluation was on that, of that  
 18 letter regarding this?  
 19 BOARD ENGINEER: Well, with or without  
 20 that letter, we've always been asking for additional  
 21 reductions. We have done that with Russo  
 22 Development. We've done that with the Home Depots.  
 23 And every developer who has come to Garwood has  
 24 instituted reductions in their total flows.  
 25 So I briefly read that letter. The



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1 engineer never contacted me directly, which is a  
 2 little odd, but we're doing what we have to do.  
 3 CHAIRMAN GREET: Very good. That's  
 4 all I wanted to know. Thank you.  
 5 Bill?  
 6 MEMBER NIERSTEDT: Mr. Dipple, I'm  
 7 sure, as you know, the state has now mandated -- I  
 8 believe it's a mandate, I'm not 100 percent certain  
 9 as I'm saying that -- that within each municipality  
 10 master plan, we actually have to adopt a green  
 11 building and sustainability element. This year  
 12 we're going out to re-examine our master plan.  
 13 And I was wondering if any thought was  
 14 given to any sustainable elements. I do not pretend  
 15 in any way, shape, or form to be an engineer -- I'm  
 16 very happy to let Victor read the stormwater  
 17 management reports, I have no desire to get into  
 18 them -- but is anything being proposed such as rain  
 19 barrels, community gardens, rain gardens? Anything  
 20 to reduce that flow?  
 21 THE WITNESS: Not those specifically,  
 22 sir, but, you know, one of the things for, you know,  
 23 the DEP had a low-impact development checklist, and  
 24 one of the things that, you know, that was paramount  
 25 in that list, that checklist, was parking underneath

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1 the building, reducing impervious coverage. These  
 2 types of things were at the top of the list of that  
 3 low-impact development for stormwater.  
 4 So in designing this site in the manner  
 5 that it has been designed, we do incorporate some of  
 6 those, you know, low-impact development, you know,  
 7 checklist items or targets, so to speak.  
 8 So not those specifically, and I don't  
 9 really know about the building. I don't believe so,  
 10 but site work, I mean, we've done a lot to minimize  
 11 the amount of actual site work that gets exposed to  
 12 rainwater, as you can see, by parking the vast  
 13 majority of the spaces underneath the building. So  
 14 I could offer that.  
 15 MEMBER NIERSTEDT: I appreciate that.  
 16 Any thought you could give, any potential to doing  
 17 any of those additional elements, we would  
 18 appreciate it. Thank you.  
 19 THE WITNESS: Okay.  
 20 MEMBER VILLAGGIO: I have a question.  
 21 CHAIRMAN GREET: Okay, go ahead.  
 22 MEMBER VILLAGGIO: You received the  
 23 letter for the e-mail from the fire department with  
 24 the listing of the items?  
 25 THE WITNESS: We did initially, yeah,

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1 I believe so.  
 2 MEMBER VILLAGGIO: Could you go line  
 3 by line, or if you have it?  
 4 THE WITNESS: Let me -- let me just  
 5 bring that up in front of me here.  
 6 MEMBER VILLAGGIO: To the engineer  
 7 versus any other professional?  
 8 THE WITNESS: I have the fire  
 9 department review. It said -- and I think there are  
 10 eight comments to that e-mail.  
 11 ATTORNEY FLANNERY: Yes.  
 12 MEMBER VILLAGGIO: Yes, it is, sir.  
 13 THE WITNESS: It looks like it was  
 14 from Mr. Scalzadonna?  
 15 MEMBER VILLAGGIO: Yes.  
 16 THE WITNESS: Okay. And I'm going  
 17 to -- I'm going to tell you which ones that I can  
 18 address because I think most of these were geared  
 19 toward the architect.  
 20 ATTORNEY FLANNERY: We can have Mr.  
 21 Martinez address those, as well.  
 22 THE WITNESS: Yeah. And I think the  
 23 only one that I can really address -- I'll just make  
 24 it simpler, is Number 8, and that was the fire --  
 25 the hydrants. And at the previous hearing we said

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1 that we would put the fire hydrants exactly where  
 2 the fire chief wanted them. And I think what he's  
 3 looking for is one at each entrance. We have three  
 4 entrances, and that's how we would address that.  
 5 MEMBER VILLAGGIO: Okay.  
 6 THE WITNESS: And then I leave Number  
 7 1 through 7 to the architect, if you would -- if you  
 8 would like.  
 9 MEMBER VILLAGGIO: Is that okay if he  
 10 answers it?  
 11 ATTORNEY FRASER: Yes, that would be  
 12 fine.  
 13 AVELINO MARTINEZ: So Number 1 was,  
 14 will the building be sprinklered? Yes, it will.  
 15 Two was regarding the fire department  
 16 connection locations. We're open to whatever the  
 17 fire department needs, so we would be -- we would...  
 18 CHAIRMAN GREET: So you're willing to  
 19 work no matter what --  
 20 AVELINO MARTINEZ: Yeah.  
 21 CHAIRMAN GREET: -- you will do what  
 22 the request is?  
 23 AVELINO MARTINEZ: Absolutely.  
 24 There will be standpipes in the stairs,  
 25 not necessarily in the garage, which is --

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1 MEMBER NIERSTEDT: Did you skip 3?

2 ATTORNEY FLANNERY: Fire alarms.

3 AVELINO MARTINEZ: I apologize. Will

4 the buildings be fire alarmed, and if so, will each

5 alarm be identifiable?

6 The buildings will be fire alarmed, and

7 I don't believe every single head is identifiable,

8 but the system is identifiable, and it will comply

9 with the respected code provisions for that.

10 CHAIRMAN GREET: So will that have a

11 delay on it if it were to inadvertently go off? In

12 other words, if the fire alarm within the building

13 went off, would you have X period of time to

14 before -- to shut it down before it goes directly to

15 the fire department?

16 AVELINO MARTINEZ: I am not sure -- I

17 don't know the answer to that.

18 CHAIRMAN GREET: Okay.

19 AVELINO MARTINEZ: That would be

20 designed by a fire alarm specialist, but I don't...

21 CHAIRMAN GREET: Understood. Okay,

22 thank you.

23 AVELINO MARTINEZ: With regard to the

24 fire department -- I'm sorry, Number 5 --

25 ATTORNEY FRASER: The louvers, four.

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1 AVELINO MARTINEZ: The louvers will not

2 be openable, if that is the way to say it. In

3 general, they are open. They're not -- they're

4 solid screens or anything, so they're just open.

5 CHAIRMAN GREET: So the flow is

6 maintained no matter what, the air flow?

7 AVELINO MARTINEZ: That is correct.

8 MAYOR TODISCO: Mr. Martinez, can you

9 go back to Number 4 about the standpipes, please?

10 THE WITNESS: Yes. Will there be

11 standpipes in the parking garage? So there will be

12 two standpipes, one in each of the stair towers

13 which are accessed from the garage.

14 So just to be clear, they're not

15 necessarily somewhere within the garage. They're in

16 the stair tower. So it would require just opening

17 the door to get to that standpipe.

18 MAYOR TODISCO: Thank you.

19 AVELINO MARTINEZ: The fire department

20 is requesting radio repeaters. So the way we

21 typically handle that and as the code reads is that

22 the building would be tested for coverage, and if it

23 failed that test then a system would be installed to

24 allow that.

25 MEMBER NIERSTEDT: So, if I may ask,

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1 when is that test performed?

2 AVELINO MARTINEZ: My understanding is

3 it's done twice; one of them is during construction,

4 and the second one is post-construction.

5 MEMBER NIERSTEDT: Relative to CO?

6 AVELINO MARTINEZ: Before.

7 MEMBER NIERSTEDT: Before CO? And the

8 fire department per se doesn't actually do that. Is

9 that the fire subcode official, or who does that?

10 AVELINO MARTINEZ: My understanding is

11 that that's a third-party independent testing

12 company.

13 ANTHONY DIGIOVANNI: But coordinated.

14 MEMBER NIERSTEDT: I'm sorry?

15 ANTHONY DIGIOVANNI: But coordinated.

16 MEMBER NIERSTEDT: But coordinated with

17 the fire department?

18 AVELINO MARTINEZ: Yes, but

19 coordinated.

20 MEMBER NIERSTEDT: Not the subcode;

21 that's the fire department. Okay, thank you.

22 AVELINO MARTINEZ: With regard to

23 Number 7, we agree to that. They are requesting two

24 4-inch lines. Basically, a dry standpoint to be

25 able to connect hose at the rear of the property --

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1 yeah, so we will comply with Number 7.

2 CHAIRMAN GREET: Thank you. Sorry

3 about that.

4 MEMBER VILLAGGIO: Okay. Thank you

5 very much for answering my question.

6 MEMBER NIERSTEDT: I'm sorry. I

7 apologize. 1 through 7.

8 I apologize, you said 8 would be okay,

9 too.

10 AVELINO MARTINEZ: 8 was the civil

11 engineer.

12 MEMBER NIERSTEDT: Thank you very

13 much. Appreciate that.

14 MEMBER CAPOBIANCO: Can I ask

15 something about the fire safety systems as it is, in

16 light of the recent fire in Carteret.

17 How much room is between the

18 third-floor ceiling and the roof of the building; do

19 you know that?

20 AVELINO MARTINEZ: In terms of like an

21 open void or --

22 MEMBER CAPOBIANCO: Yes.

23 AVELINO MARTINEZ: Zero. So we will

24 be filling that entirely with insulation,

25 non-combustible.

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1 MEMBER CAPOBIANCO: So there's going  
 2 to be nothing -- you don't, okay. There will be  
 3 nowhere for fire to go across the whole building and  
 4 take everything out?  
 5 AVELINO MARTINEZ: That's correct,  
 6 there will not.  
 7 MEMBER CAPOBIANCO: And is there  
 8 sprinklers in that area or only in the living areas?  
 9 AVELINO MARTINEZ: So the system we're  
 10 proposing for the project is an NP13, not a 13R  
 11 system. So the 13R system is more of a reduced  
 12 system, if you will. This one, if there's a  
 13 combustible cavity, it's either entirely filled with  
 14 insulation or it has a sprinkler head in it.  
 15 CHAIRMAN GREET: Does anybody else  
 16 have any questions of this -- this applicant?  
 17 Are you wrapped up?  
 18 MEMBER NIERSTEDT: I mentioned green  
 19 building before, and I was really saying it just for  
 20 Mr. Dipple and the engineering, but did this go on  
 21 in the last meeting, and I apologize if it did; what  
 22 types of quote/unquote green building provisions  
 23 you're doing in the -- in these buildings?  
 24 Did we have this discussion last time?  
 25 I apologize.

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1 BOARD ENGINEER: I don't think we had  
 2 this discussion.  
 3 MEMBER NIERSTEDT: Are you doing  
 4 anything?  
 5 AVELINO MARTINEZ: So we're not  
 6 applying for one of the programs as in Energy Star  
 7 or LEED, or something to that effect. What we are  
 8 is we typically upgrade beyond the minimum  
 9 requirements of the code, so we utilize low-flow  
 10 plumbing fixtures, all Energy Star rated appliances,  
 11 improved insulation values above the minimum code  
 12 requirements.  
 13 From a site perspective, I understand  
 14 the demolition materials were recycled and utilized  
 15 on-site, and all LED lighting and lighting control  
 16 systems where possible. So we have, basically,  
 17 motion sensors where -- where they can so you don't  
 18 have lights running 24/7 or things like that.  
 19 MEMBER NIERSTEDT: And I'm asking  
 20 this, not a trick or something because I have an  
 21 answer, I don't. When you say LED where possible,  
 22 is there -- like where isn't it possible?  
 23 AVELINO MARTINEZ: I meant lighting  
 24 control systems where possible, but all of our --  
 25 all of our lighting will be LED.

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1 MEMBER NIERSTEDT: Oh, okay. That's  
 2 good.  
 3 And you raised a very good point, and I  
 4 appreciate that. Everything on site I don't pretend  
 5 to know. You know, everything is demolished. I  
 6 mean, is everything -- you know, and I'm sorry, as  
 7 many times you go past the site you forget after a  
 8 while if the pile is there, if the pile isn't there,  
 9 if it's knocked down -- is all of the material from  
 10 the building that was demolished that can be used,  
 11 is that being reused on site?  
 12 AVELINO MARTINEZ: Yes.  
 13 MEMBER NIERSTEDT: Okay. Great.  
 14 CHAIRMAN GREET: And I have another  
 15 question. Just was there any talk or any  
 16 consideration for solar panels on the -- on the  
 17 roof?  
 18 ANTHONY DIGIOVANNI: It's still in  
 19 discussion.  
 20 CHAIRMAN GREET: Okay.  
 21 ANTHONY DIGIOVANNI: It's not  
 22 definitive "yes" or "no."  
 23 CHAIRMAN GREET: Okay. Thank you.  
 24 BOARD ENGINEER: What type of heating  
 25 system are units going to have?

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1 AVELINO MARTINEZ: For the dwelling  
 2 units?  
 3 BOARD ENGINEER: Yes.  
 4 AVELINO MARTINEZ: So basically,  
 5 they're similar to what you would find in a  
 6 residential home. It's a split system, so a furnace  
 7 inside the apartment and a condensing unit on the  
 8 roof.  
 9 BOARD ENGINEER: Okay. So you're not  
 10 going with a wall-mounted PTAC?  
 11 AVELINO MARTINEZ: No.  
 12 BOARD ENGINEER: But that's one way  
 13 they're saving a lot of energy, Bill.  
 14 MEMBER NIERSTEDT: Okay.  
 15 BOARD ENGINEER: You're going with a  
 16 gas fired?  
 17 AVELINO MARTINEZ: That's correct,  
 18 yes.  
 19 MEMBER NIERSTEDT: Gas fired?  
 20 AVELINO MARTINEZ: Natural gas.  
 21 MEMBER NIERSTEDT: That's a negative.  
 22 BOARD ENGINEER: No, no, it isn't.  
 23 MEMBER NIERSTEDT: Okay.  
 24 BOARD ENGINEER: The electric PTAC  
 25 units, which some of the lower-end developers use,

1 are much less efficient. So heating with  
 2 electricity, using electricity as resistance is a  
 3 much less efficient system.  
 4           So this is a much more efficient and  
 5 probably costs, I don't know, maybe \$5- to \$10,000  
 6 more per unit to use this type of system.  
 7           MEMBER NIERSTEDT: That's a  
 8 compensation I believe --  
 9           BOARD ENGINEER: So that's actually a  
 10 more efficient system.  
 11           ATTORNEY FRASER: I notice we don't  
 12 have Mr. Dipple on our screen anymore, our  
 13 witness -- oh, okay, he's coming back.  
 14           MICHAEL DIPPLE: I'm sorry. I was  
 15 told to turn my camera off if I'm not speaking.  
 16           ATTORNEY FRASER: No problem, Mr.  
 17 Dipple. I was just sitting here wondering if you  
 18 were still the witness here. And I appreciate that,  
 19 I didn't know if it was a technical issue.  
 20           THE WITNESS: No, no, I'm still here.  
 21           ATTORNEY FLANNERY: While we have Mr.  
 22 Martinez here, I would just like to have him go over  
 23 waste management, which was raised at the last  
 24 hearing, but I don't think we addressed it.  
 25           MEMBER NIERSTEDT: So this is in lieu

1 of an actual plan? Because I would still like to  
 2 have a written plan submitted.  
 3           ATTORNEY FLANNERY: Yes, we'll still  
 4 work on that, but I guess we'll describe verbally --  
 5           MEMBER NIERSTEDT: All right. And I  
 6 appreciate that. And you're going to change from  
 7 apartment to off the site, right?  
 8           AVELINO MARTINEZ: Yes.  
 9           MEMBER NIERSTEDT: Okay.  
 10           AVELINO MARTINEZ: So I don't know how  
 11 we do this. I guess, so on every floor we have two  
 12 trash rooms, like we spoke about, and one on each  
 13 end of the building. So that trash room contains  
 14 two trash chutes. One of them is for the  
 15 conventional trash, the second would be for  
 16 recycling bottles and cans. And then separate to  
 17 that, we have the cardboard, which I'll explain in a  
 18 moment.  
 19           But the conventional trash, the way  
 20 that works is if you deposit your trash into the  
 21 chute, that goes down into the compactor on the  
 22 lower level. That is compacted and directly fed  
 23 into a two-yard dumpster, wheel dumpster. The  
 24 recycling goes through a similar chute into a  
 25 recycling dumpster.

1           Now once those are filled, the --  
 2 there's doors on that room, that dumpster is wheeled  
 3 out of the compactor room and wheeled to the  
 4 driveway where the trash truck would then come pick  
 5 that up. Similar operation with the recyclables.  
 6 Cardboard is a little bit different because  
 7 there's -- there's bins on every floor within that  
 8 same trash room, one on each end of the building,  
 9 and that is managed by -- management would take that  
 10 down to the trash room, so that doesn't go in the  
 11 chute.  
 12           So we expect, based on similar  
 13 projects, that those dumpsters get picked up twice a  
 14 week, two to three times per week, and again a  
 15 private hauler, so that frequency gets adjusted  
 16 depending on the actual usage.  
 17           CHAIRMAN GREET: So you basically --  
 18 you will have two dumpsters for garbage,  
 19 specifically compactors, one on the east side and  
 20 one on the west side?  
 21           AVELINO MARTINEZ: Yes, within the  
 22 compactor room. And each one of those rooms can  
 23 house at least one extra dumpster. So if there's a  
 24 situation where that compactor fills the dumpster,  
 25 it can be swapped out and held until pick-up day.

1           So the intent is that dumpster  
 2 enclosures on the outside of the building really  
 3 should see very little usage because all of that  
 4 gets held within the building. Where you do see  
 5 that is overflow, holidays, move-ins, things of that  
 6 sort.  
 7           CHAIRMAN GREET: Okay, thank you.  
 8 Bill?  
 9           MEMBER NIERSTEDT: So how far -- what  
 10 is the furthest walk -- Americans are lazy. We also  
 11 generate more garage per capita than anybody else in  
 12 the world. So how far does someone have to walk --  
 13 what's the furthest walk to the dumpster -- to a  
 14 chute?  
 15           AVELINO MARTINEZ: I'd have to scale  
 16 that for you to give you a rough dimension.  
 17           MEMBER NIERSTEDT: Roughly. Yeah, and  
 18 can they ride their bikes from their apartments down  
 19 to -- is there any bicycle racks.  
 20           Roughly.  
 21           AVELINO MARTINEZ: Roughly, 250 feet.  
 22           MEMBER NIERSTEDT: About 250 feet?  
 23           AVELINO MARTINEZ: Roughly, yes.  
 24           MEMBER NIERSTEDT: I guess to the  
 25 board members, if you think your apartment dweller

1 is going to walk 250 feet --  
 2 MEMBER VILLAGGIO: But what are they  
 3 going to do?  
 4 MEMBER NIERSTEDT: I understand. I've  
 5 been through, you know -- we all know what people  
 6 do.  
 7 MEMBER VILLAGGIO: Yeah, but --  
 8 MEMBER NIERSTEDT: They can put  
 9 additional chutes.  
 10 MEMBER VILLAGGIO: Yeah, but --  
 11 MEMBER NIERSTEDT: They're proposing  
 12 two. They can put additional.  
 13 I'm just mentioning it to fellow board  
 14 members. It's 250 feet.  
 15 MAYOR TODISCO: I don't believe  
 16 they'll want to keep it in their own unit, nor will  
 17 they put it in their hallway. So I think they'll  
 18 make it there.  
 19 MEMBER NIERSTEDT: That's fine.  
 20 MEMBER VILLAGGIO: And I'm sure that  
 21 if they do put it in the hallway they'll be in  
 22 violation of their lease.  
 23 MEMBER NIERSTEDT: Sounds good.  
 24 So you mentioned it gets taken  
 25 downstairs, and you mentioned the garbage truck.

1 And I think actually Mr. Tarantino brought this up  
 2 last time. And I don't have any -- I'm sitting here  
 3 with all these plans, I don't have, Mr. Dipple, I  
 4 don't have your site plan in front of me.  
 5 The dumpster that is -- I see it now.  
 6 I see it now. The dumpster that's in the back here.  
 7 I see the one on the western side. So a garbage  
 8 truck is going to come in off of North. The  
 9 maneuvers they have to make to get that material,  
 10 and then do they go through the building or they do  
 11 a K-turn and back out?  
 12 THE WITNESS: We have actually --  
 13 ANTHONY DiGIOVANNI: If you wouldn't  
 14 mind, my cooperation --  
 15 THE WITNESS: I think they can do -- I  
 16 think they do whatever opportunity presents them.  
 17 I'm just trying to go through my plan set here and  
 18 see if I can describe it better off of our truck  
 19 turning plan, which I think is part of the set.  
 20 Excuse me.  
 21 ANTHONY DiGIOVANNI: If you wouldn't  
 22 mind, Mike. As far as the garbage truck would not  
 23 travel through the building. Operationally, we use  
 24 local haulers. So we have -- usually, the haulers  
 25 within 30 minutes make a conversation that they're

1 coming to the site. The two-yard containers that  
 2 are full, we have room to store at least two of  
 3 those containers in each of the garbage rooms. And  
 4 they're pulled out to the side when the hauler comes  
 5 and they're loaded and the hauler takes them away.  
 6 So we're not leaving them out to, you know, have any  
 7 traffic issues. It's direct communication.  
 8 It's done at every single one of our  
 9 properties in Clark, Cranford, Bloomfield the same  
 10 way. Typically, we do, you know, one trash for 60-  
 11 to 70-unit building. Considering the size of  
 12 124 units, we have two trash rooms. We've had no  
 13 issues. We have at least one employee that's sole  
 14 responsibility is to manage garbage and be in charge  
 15 of that.  
 16 As you can be aware there's, you know,  
 17 cardboard becomes an issue in the holiday. And  
 18 that's why we have the location of two dumpsters,  
 19 one on the east and on the west. There was some  
 20 earlier comments at the first meeting that the  
 21 location on the west side of the dumpster was in a  
 22 poor location. We want to leave it there. We  
 23 disagree that that -- that location is perfectly  
 24 suited and can be with a block wall and brick to  
 25 match the building, and it's really, you know, the

1 best location to serve the building, as well as to  
 2 be hidden from North Avenue.  
 3 MEMBER NIERSTEDT: And that's fine. I  
 4 don't doubt anything you're saying. We all just  
 5 know how sometimes garbage piles up. And I  
 6 appreciate what you're saying about, you know,  
 7 holidays' cardboard. And now cardboard -- God, I  
 8 don't even want to say that word, three syllables,  
 9 six letters, you know, that everybody gets delivered  
 10 to their house every day, you know, it's a lot of  
 11 cardboard. So obviously, I get kicks that Garwood  
 12 is the former Paperboard Company. I want to make  
 13 sure we pick it all up.  
 14 So the answer to my question, it's a  
 15 K-turn. You indicated conversations. That's  
 16 interesting because I've never heard that before  
 17 about 30 minutes before. You've indicated a  
 18 receptionist or somebody who will be at the front  
 19 desk regular business hours. You know, the garbage  
 20 haulers are usually out there at like, you know,  
 21 4:00, 5:00, 6:00 in the morning --  
 22 ANTHONY DiGIOVANNI: So we have  
 23 on-site representatives. At least one person would  
 24 live at this facility, you know, 24/7 --  
 25 CHAIRMAN GREET: So you have a super

1 there?  
 2 ANTHONY DiGIOVANNI: We do have a  
 3 super, yes.  
 4 And then again, the relationship and  
 5 proximity to others and the garbage hauler wanting  
 6 to keep those contracts, is very interested in  
 7 making sure that it's monitored and controlled.  
 8 MEMBER NIERSTEDT: Great.  
 9 CHAIRMAN GREET: Great.  
 10 MEMBER NIERSTEDT: Thank you.  
 11 CHAIRMAN GREET: Thank you.  
 12 MEMBER CAPOBIANCO: Is that -- excuse  
 13 me, is that going to block the ingress and egress  
 14 while the garbage truck is making its pickup?  
 15 ANTHONY DiGIOVANNI: They're two-yard  
 16 containers, so they're easily wheeled by our  
 17 employee and would be brought to the proximity  
 18 prior, where it's a straight drop-in.  
 19 MEMBER CAPOBIANCO: Right. But  
 20 then -- so then how does -- how is the garbage truck  
 21 going to get out? It's going to have to back out,  
 22 back down the driveway --  
 23 THE WITNESS: I'm sorry, I'm having  
 24 trouble hearing that question.  
 25 MEMBER CAPOBIANCO: -- out onto North

1 CHAIRMAN GREET: Okay, just to --  
 2 MEMBER CAPOBIANCO: There's not that  
 3 much room.  
 4 CHAIRMAN GREET: Just a note, I want  
 5 you to watch your time because I don't want you to  
 6 be caught -- so if you, you know, if we want to  
 7 progress and maybe stage your -- finish I guess for  
 8 tonight, that's fine.  
 9 ATTORNEY FLANNERY: Thank you, Mr.  
 10 Chairman. Yeah, actually, we're concluded at this  
 11 point. I don't have any further questions of either  
 12 witness.  
 13 CHAIRMAN GREET: Oh, great.  
 14 ATTORNEY FLANNERY: Unless there are  
 15 any more questions from the board?  
 16 CHAIRMAN GREET: Yeah, anyone else  
 17 from the board have any questions of these  
 18 witnesses?  
 19 Seeing none, I will open it up to the  
 20 general public. Anybody from the -- from the public  
 21 have any questions of this witness or these  
 22 witnesses?  
 23 Seeing none now, very good. What I  
 24 would like to do is -- is just to wrap up a little  
 25 bit on what we can expect on your next visit to us

1 Avenue?  
 2 AVELINO MARTINEZ: I think the  
 3 question, Mike, is, how does the truck maneuver once  
 4 it gets the pick-up? Does it block the drive aisle?  
 5 THE WITNESS: I think -- I think as  
 6 Mr. DiGiovanni said, you know, if you look at the  
 7 trash enclosure also, I think you have to notice  
 8 that there's a good 7 or 8 feet in front of it  
 9 that -- that is that concrete pad that allows that.  
 10 That the truck can maneuver and use that, and then  
 11 once he does maneuver he goes right back out on the  
 12 north end. I understand from Tony's testimony,  
 13 they're not going to go under the building.  
 14 Sometimes these guys come in very small trucks.  
 15 They don't always come in the big, you know, dump  
 16 truck. Especially when you use a private hauler,  
 17 they adjust the size of the vehicle based upon what  
 18 they do every single day, so if they have any  
 19 problems with a large vehicle, they go to the  
 20 smaller vehicle. The -- the guy who picks up the  
 21 garbage in front of my house comes in a truck the  
 22 size of a small landscape truck, dumps it in the  
 23 back, and then he leaves. It's not that big  
 24 traditional dump truck all the time, but there is a  
 25 lot of room there so --

1 on -- what is it, the 28th, I think it is, of  
 2 August?  
 3 MAYOR TODISCO: It's the 26th.  
 4 CHAIRMAN GREET: I believe it's the  
 5 26th of August. What can we expect to see on your  
 6 revised plans, based on what we talked about tonight  
 7 and based on some of the omissions that we didn't  
 8 have completed for tonight?  
 9 It's the 25th, I'm sorry.  
 10 ATTORNEY FLANNERY: Yeah, Mr.  
 11 Chairman, regarding that, you know, the submission  
 12 of revised engineering drawings is really dependent  
 13 on, you know, whether we can resolve the drainage  
 14 and landscaping issues in time to submit, and  
 15 provided we can do that, you know, we'll resubmit.  
 16 But otherwise, we will be submitting architectural  
 17 documentation for the self-storage facility and  
 18 planning, as well as, I think, the chart for RSIS  
 19 that Mr. Nierstedt requested, and also the waste  
 20 management plan, probably. As well as a submission  
 21 probably from my office regarding the redevelopment  
 22 agreement and certain requirements therein.  
 23 CHAIRMAN GREET: Victor, do you see  
 24 anything else that has to be done in preparation for  
 25 the next meeting by this applicant?

1 BOARD ENGINEER: Yeah. They have a  
2 lot of work, and I've been working with their  
3 office.

4 CHAIRMAN GREET: We'll be able to  
5 define it for them so we know --

6 BOARD ENGINEER: I have been  
7 available, yeah. You know, they have their work cut  
8 out.

9 CHAIRMAN GREET: Okay. All right.  
10 Yeah, because we would like to see, you know -- see  
11 it in advance of our meeting, so we can review it  
12 too.

13 ATTORNEY FLANNERY: Certainly.

14 CHAIRMAN GREET: And that would be --  
15 that would be beneficial.

16 ATTORNEY FRASER: Okay, so let's  
17 address that. First of all, for the record, the  
18 date would be Wednesday, August 25.

19 CHAIRMAN GREET: Correct.

20 ATTORNEY FLANNERY: Correct.

21 ATTORNEY FRASER: So the question is,  
22 and I think we should clarify it, are we going to  
23 receive enough of a submission in advance of that  
24 application -- or that date, I should say, to make  
25 that worthwhile?

1 can't address their -- I think they need to be  
2 worked out together; is that correct, Victor?

3 BOARD ENGINEER: Yes.

4 CHAIRMAN GREET: So our questions that  
5 we have also will be addressed --

6 ANTHONY DIGIOVANNI: We're willing to  
7 work with both sides. It's just that if there's,  
8 you know, probably not the forum to address one, if  
9 he has comments. So I think, like Peter said, we're  
10 ready to come to the next meeting without question  
11 with testimony for architectural and planning and  
12 the miscellaneous items, but it's whether or not we  
13 can kind of continue to work with the landscape and  
14 drainage in Victor's office with the revisions in  
15 time.

16 CHAIRMAN GREET: Okay, understood.  
17 Thank you.

18 ATTORNEY FRASER: Mr. Flannery, I  
19 don't know if the transcript from the first hearing  
20 has been produced and disseminated yet?

21 ATTORNEY FLANNERY: It has, yes.

22 ATTORNEY FRASER: Okay. I just would  
23 ask that both that, if it was not already, and this  
24 one be e-mailed to me directly.

25 ATTORNEY FLANNERY: Oh, sorry, yes.

1 ATTORNEY FLANNERY: I think so, Mr.  
2 Chairman. We'll at least have -- I'm sorry, Mr.  
3 Fraser. I just promoted you. I believe we'll have  
4 architecture for the self-storage facility that will  
5 be complete and submitted. We'll also have the  
6 planning testimony, probably --

7 CHAIRMAN GREET: You also have a  
8 traffic engineer, right?

9 ATTORNEY FLANNERY: And a traffic  
10 engineer.

11 CHAIRMAN GREET: Yeah.

12 ATTORNEY FLANNERY: So I think there's  
13 plenty to present at that hearing.

14 CHAIRMAN GREET: I have a question  
15 from one of the board members here, Kathy. And she  
16 mentioned about the police report, that they  
17 submitted recommendations, and who would that fall  
18 under?

19 ANTHONY DIGIOVANNI: The police, in  
20 our meeting with Harbor Consultants, trying to  
21 address that with the traffic. And I think there  
22 was some conversation that needs to happen between  
23 Victor and police because it was, maybe, a little  
24 different idea.

25 So we're happy to address it, but we

1 We will make sure that happens.

2 ATTORNEY FRASER: Make my life easier.

3 ATTORNEY FLANNERY: Certainly.

4 ATTORNEY FRASER: Thank you.

5 CHAIRMAN GREET: Okay. With that, if  
6 there's nothing further, thank you very much for  
7 presenting tonight.

8 ATTORNEY FLANNERY: Thank you. And  
9 just to clarify, we're continued to August 25th at  
10 7:30 p.m. at this location with no further notice.

11 ATTORNEY FRASER: That's not to say to  
12 the members of the public all present and watching  
13 this over the magic of RingCentral or whatever it is  
14 that we're watching it on, there will be no further  
15 notice. This application is continued to the  
16 August 25, 2021 meeting of the board at 7:30 p.m.

17 You will not be getting a notice in the  
18 mail or in the newspaper.

19 ATTORNEY FLANNERY: Thank you.

20 CHAIRMAN GREET: Thank you. Ken, did  
21 you have a question?

22 MEMBER CAPOBIANCO: I wondered about  
23 whether or not we're going to be meeting in person.

24 CHAIRMAN GREET: Well, yeah,  
25 obviously, we haven't resolved totally that. I

1 assume that we're going to be meeting in person, but  
2 the way things are developing, I don't know. And if  
3 things change, we'll have to -- we'll have to  
4 change, as well.

5 MAYOR TODISCO: Right.

6 CHAIRMAN GREET: Correct?

7 MAYOR TODISCO: Exactly. We'll follow  
8 whatever the state guidelines --

9 CHAIRMAN GREET: Right, we'll follow  
10 whatever guidelines we have to follow and...

11 ATTORNEY FRASER: All right. Well  
12 then, let's just clarify that for the record for  
13 people that might be interested in this application.  
14 You should also check on the Borough website to see  
15 whether or not there's going to be virtual  
16 proceedings on the 25th or in-person.

17 Either way, this is your notice. We're  
18 anticipating presently that it will be an in-person  
19 meeting, but in the event that that changes, then it  
20 will be virtual. So check your local listings.

21 CHAIRMAN GREET: Again, I'm just going  
22 to -- I'll surmise that, that if we're in person,  
23 that there will be masks involved, and that the  
24 folks who come here in person, it would be greatly  
25 appreciated, if not mandated, that you wear a mask

1 while you're in the room. Thank you.

2 ATTORNEY FLANNERY: Thank you.

3  
4 (WHEREUPON, the application is  
5 adjourned at 8:57 p.m.)  
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CERTIFICATE



2  
3 I, ANGELA C. BUONANTUONO, a Notary Public  
4 and Certified Court Reporter of the State of New  
5 Jersey and Registered Professional Reporter, do  
6 hereby certify that prior to the commencement, the  
7 witnesses were duly sworn to testify the truth, the  
8 whole truth and nothing but the truth.

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

13 I DO FURTHER CERTIFY that I am neither a  
14 relative, nor employee, nor attorney, nor counsel of  
15 any of the parties to this action, and that I am  
16 neither a relative, nor employee of such attorney or  
17 counsel, and that I am not financially interested in  
18 the action.  
19  
20  
21  
22

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23 Angela C. Buonantuono, CCR, RPR, CLR  
24 NJ State Board of Court Reporting  
25 License No. 30XI00233100 Dated: August 11, 2021



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