

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, AUGUST 25, 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 STEVE NAPAOLITANO
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 ADELE LEWIS, BOARD SECRETARY

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EXHIBITS NOT RETAINED BY REPORTER

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1 CHAIRMAN GREET: Okay, we're here
 2 tonight to hear Case PB-21-02. It's North Avenue --
 3 75 North Avenue, Block 211, Lot 6. It's a
 4 continuation from the previous -- previous meeting.
 5 So with that, feel free to put...
 6 ATTORNEY FLANNERY: Yes. Good
 7 evening, Mr. Chairman, members of the board. I
 8 believe this microphone is working now. For the
 9 record, Peter Flannery, of the law firm of Bisgaier
 10 Hoff on behalf of the applicant Garwood Paperboard
 11 Associates Urban Renewal, LLC.
 12 This is an application for 124
 13 residential units as well as the self-storage
 14 facility at 75 North Avenue here in Garwood. This
 15 is the third hearing on this application. As the
 16 board will recall, the first hearing in June we had
 17 testimony from our engineer as well as the architect
 18 and -- architect for the residential component as
 19 well as the architect for the self-storage facility.
 20 There were various concerns by the board,
 21 specifically with respect to the self-storage
 22 facility, in terms of the design of the facade as
 23 well as the proposed signage.
 24 The applicant has made some
 25 improvements to those elements and this evening we

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1 have representatives of the self-storage facility
 2 partner, their architect, Jeffrey Moon of Tao
 3 Design, who will be presenting some new design
 4 elevations and signage for the board's review.
 5 Now, these materials were not submitted
 6 prior to the hearing. They were not developed in
 7 time, but we're presenting exhibits here this
 8 evening so the board can provide input and we can
 9 ultimately submit something formally to the board.
 10 We also have our engineer, Mr. Michael
 11 Dipple, here who will be addressing remaining
 12 engineering items, specifically the Harbor
 13 Consultants review memorandum that was issued most
 14 recently on, I believe, Monday or Tuesday of this
 15 week, addressing our resubmission that was submitted
 16 on August 4th.
 17 We also have the architect for the
 18 residential component, Avelino Martinez, here to
 19 address any issues with that component of the
 20 project as well.
 21 So without further ado, I'd like to
 22 bring up -- and he was not the same architect who
 23 was present at the June meeting so he will need to
 24 be sworn and qualified -- Mr. Jeffrey Moon of Tao
 25 Design.

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1 ATTORNEY FRASER: So preliminarily,
 2 just so I understand, Counsel, it's not your
 3 contemplation to push the matter to a vote tonight
 4 because you want the board to review the documents
 5 you're bringing with you now?
 6 ATTORNEY FLANNERY: Yes, Mr. Fraser,
 7 no vote tonight. And if you will recall, we also
 8 have traffic testimony which will not be presented
 9 tonight that will be for the next hearing, as well
 10 as our planning testimony.
 11 So our hope is for one more hearing to
 12 resolve all the issues and then perhaps a vote at
 13 that meeting in September.
 14 CHAIRMAN GREET: And just as a general
 15 -- and I would like to kind of make a general
 16 statement about the project now, generally speaking,
 17 the appearance of the property right now does not
 18 present itself very well. And I would like to see
 19 some kind of cleanup or, you know, just at least a
 20 cleanup of the -- of the property, so that it
 21 doesn't appear like it's overgrown and -- and
 22 continuing like that.
 23 And if there's broken, any kind of
 24 fencing or whatever, please --
 25 ATTORNEY FLANNERY: Sure, Mr.

Moon - Direct

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1 Chairman, we'll take a look into it and see what we
 2 can do in terms of -- we'll take a look at that.
 3 CHAIRMAN GREET: Thank you.
 4 ATTORNEY FLANNERY: Mr. Moon, if you
 5 want to be sworn in.
 6 ATTORNEY FRASER: Do you solemnly
 7 swear the testimony you are about to give before
 8 this board to be the truth, the whole truth, and
 9 nothing but the truth?
 10 JEFFERSON MOON: I do.
 11 ATTORNEY FRASER: Can you state and
 12 spell your name and give your address.
 13 JEFFERSON MOON: Jefferson Moon,
 14 J-E-F-F-E-R-S-O-N, Moon, architect and planner.
 15 ATTORNEY FRASER: Moon, M-O-O-N?
 16 JEFFERSON MOON: Yes, just like the
 17 moon above.
 18 ATTORNEY FRASER: Can I have your
 19 address, sir?
 20 JEFFERSON MOON: Beg your pardon?
 21 ATTORNEY FRASER: Address?
 22 JEFFERSON MOON: Oh, my address is 326
 23 Beechwood Avenue in Haddonfield, New Jersey.
 24 ATTORNEY FRASER: Your witness, sir.
 25 ATTORNEY FLANNERY: Thank you.

Moon - Direct

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1 EXAMINATION

2

3 BY ATTORNEY FLANNERY:

4 Q. Mr. Moon, just briefly for the record,

5 if you could just state your education, experience

6 and qualifications?

7 A. Graduated from the University of

8 Pennsylvania in architecture, and Drexel. I have

9 been a registered architect and a registered

10 planner, professional planner in New Jersey for over

11 30 years.

12 CHAIRMAN GREET: Thank you.

13 ATTORNEY FRASER: Your licenses are

14 current?

15 THE WITNESS: Yes.

16 ATTORNEY FRASER: And had you

17 previously provided testimony to land use boards

18 even if not this board?

19 THE WITNESS: Yes.

20 ATTORNEY FRASER: And you have been

21 qualified as an expert in the field of architecture

22 before those boards?

23 THE WITNESS: Yes, sir.

24 ATTORNEY FRASER: And this evening

25 your testimony is going to be in the field of

Moon - Direct

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1 architecture.

2 I heard you also say you have a

3 planning license. Are you also providing planning

4 testimony?

5 THE WITNESS: No. Strictly

6 architecture tonight.

7 ATTORNEY FRASER: Mr. Chairman, I

8 recommend that Mr. Moon be accepted as an expert in

9 the field of architecture.

10 CHAIRMAN GREET: As he should be.

11 ATTORNEY FLANNERY: Thank you, Mr.

12 Fraser and Mr. Chairman.

13 BY ATTORNEY FLANNERY:

14 Q. Mr. Moon, I believe you have some

15 exhibits to present this evening?

16 A. Yes.

17 Q. Maybe start with those.

18 A. Okay. We were here earlier and we

19 were -- I think we agreed that I put them on this

20 board facing the camera so the people at home can

21 see it, so.

22 CHAIRMAN GREET: We'll see how it

23 works and if we have to adjust it, we'll adjust it.

24 THE WITNESS: Certainly. Thank you.

25 CHAIRMAN GREET: But we'll try this.

Moon - Direct

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1 ATTORNEY FRASER: And these are

2 exhibits that are not already part of the record,

3 right, Mr. Flannery?

4 ATTORNEY FLANNERY: That's right.

5 These are entirely new exhibits being shown for the

6 first time.

7 CHAIRMAN GREET: Great.

8 ATTORNEY FLANNERY: This will be

9 Exhibit A-8.

10 (Exhibit A-8, Ground Floor Plan, was

11 marked.)

12 BY ATTORNEY FLANNERY:

13 Q. Mr. Moon, can you just briefly

14 describe --

15 ATTORNEY FRASER: All right, so it's

16 not marked as A-8 yet. It will be and it will be

17 given to Adele for the record before we leave

18 tonight.

19 ATTORNEY FLANNERY: Okay.

20 THE WITNESS: All right, I'm going to

21 go through these. There are eight boards, plans,

22 elevations, renderings and material boards. And

23 I'll go through them in that order. And I will just

24 give a brief synopsis of each one and then we can do

25 the questions, if that's okay.

Moon - Direct

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1 So this first board, this first exhibit

2 is the first floor and grade plan of the

3 self-storage building. The proposed office entry is

4 located on the east end of the lot along North

5 Avenue adjacent to the parking lot and on -- at the

6 sidewalk level. This area will feature windows

7 facing the parking lot and also along North Avenue.

8 The east end -- the east end will also

9 feature the entrance to a covered loading area in

10 here. So you will -- you will drive through here

11 and go through a covered area here. And that will

12 provide access to this main lobby and elevators and

13 all the storage building -- storage units above.

14 So that's the first-floor level.

15 ATTORNEY FLANNERY: And this will be

16 Exhibit A-9, this next board.

17 THE WITNESS: Okay. I have them

18 numbered so I will number them afterwards.

19 (Exhibit A-9, Floor Plan for Floors 2

20 through 4, was marked.)

21 THE WITNESS: This is a typical floor

22 plan that will occur in Floors 2 through 4. And the

23 floors will typically feature all storage units.

24 Notice that we have created some

25 display areas and certain areas that will appear as

Moon - Direct

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1 windows on the outside and they will display. So
 2 they'll be lit.

3 CHAIRMAN GREET: But they won't --
 4 they won't actually be windows; is that correct?

5 THE WITNESS: There will be some. It
 6 will be mixed. There will be some simulated windows
 7 and then there will be real windows.

8 You will see those in the renderings
 9 later.

10 ATTORNEY FLANNERY: Next we have
 11 Exhibit A-10.

12 (Exhibit A-10, East Elevation, was
 13 marked.)

14 THE WITNESS: Okay, this is the east
 15 elevation down here. At the corner of the building
 16 you'll -- you will see the main office, store-front
 17 glazing set in gray aluminum frames and display
 18 windows above.

19 The building will feature red brick
 20 with projected pilasters as recommended in the
 21 redevelopment plan. It will reflect those -- that
 22 vocabulary. And also a metal canopy, that will be
 23 blue for branding purposes, above that entry area.

24 The left side near the railroad tracks
 25 will have a stucco finish in three colors, dark

Moon - Direct

100

1 gray, light gray and white. And that will break
 2 down the massing so that it's not just a big flat
 3 wall.

4 MEMBER NIERSTEDT: Excuse me, Mr.
 5 Chairman, when you say "left side," you mean the
 6 rear of the building, right?

7 THE WITNESS: Railroad side.

8 MEMBER NIERSTEDT: Nearest rear, okay,
 9 good. Okay.

10 THE WITNESS: Now the north elevation
 11 along North Avenue will also feature the red brick
 12 piers and dark/light gray and white stucco areas
 13 that will simulate windows as you can see up there.

14 These are real windows in here and
 15 these are all real windows in here. These are
 16 simulated windows. It's stucco in different colors
 17 that will simulate windows, so it breaks up that
 18 massing.

19 ATTORNEY FLANNERY: Exhibit A-11.
 20 (Exhibit A-11, south elevation, was
 21 marked.)

22 THE WITNESS: Okay. This is the south
 23 and west elevations.

24 The south elevation, the railroad side,
 25 will simply feature kind of a stucco-finish flat

Moon - Direct

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1 wall of different colors. It will be broken down in
 2 dark gray, light gray and white. All stucco
 3 finished.

4 This down below here is the area that
 5 will be open where you can drive through. And there
 6 are storage units accessible back beyond.

7 ATTORNEY FLANNERY: Next we have
 8 Exhibit A-12.

9 (Exhibit A-12, rendering of office, was
 10 marked.)

11 THE WITNESS: All right. This is a
 12 rendering of the office at the corner at the east
 13 end of the site. You can see the red brick and
 14 windows are the prominent feature of the east
 15 elevation near North Avenue. The metal canopy held
 16 by structural rods is shown here. It's shown in
 17 gray, but the branding is actually blue.

18 But these are brick piers and you see
 19 this sort of reflects the redevelopment plan's
 20 suggestions, the redevelopment plan's suggested
 21 vernacular, sort of.

22 There was a question about the wall
 23 height here. So you will be able to drive here and
 24 then go through here. It's a 14-foot-high opening
 25 and you will be able to drive through.

Moon - Direct

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1 On this side there's sort of a gray
 2 cornice coming along. It breaks it up. There will
 3 be real windows here, here and down in here as well.

4 ATTORNEY FLANNERY: This will be
 5 Exhibit A-13.

6 (Exhibit A-13, rendering of south
 7 elevation, was marked.)

8 THE WITNESS: Okay. This is a
 9 rendering of the railroad side, the south elevation.
 10 This is where it is all stucco, different colors.
 11 And essentially it will be flat except the first
 12 floor will be open to the flex parking area along
 13 the back. And pretty simple.

14 ATTORNEY FLANNERY: This will be
 15 Exhibit A-14.

16 (Exhibit A-14, rendering of overall
 17 site, was marked.)

18 THE WITNESS: Okay, this is a
 19 rendering of the overall site. The storage building
 20 is shown in context with the -- with the residential
 21 building. And I think you can see that they work
 22 well together.

23 The red brick and stucco areas are the
 24 predominant theme and feature these loft-style
 25 windows or articulations. And we feel that the

1 vernacular of these buildings do hearken back to the
2 former Garwood Paperboard factory as in the way it
3 was suggested in the redevelopment plan. And we
4 think it also respects the castle as a centerpiece,
5 right here.

6 One more exhibit.

7 ATTORNEY FLANNERY: This will be A-15.
8 (Exhibit A-15, sample material board,
9 was marked.)

10 THE WITNESS: This is the material
11 board and you can see samples of the red brick and
12 the different stucco colors and branding colors of
13 the self-storage building. This is a Bowerstone
14 Harbor collection, Somerset-blend brick. Just a
15 beautiful red brick.

16 And that's basically it, so if you have
17 any questions.

18 CHAIRMAN GREET: And that red brick
19 will carry all the way through, both on the storage
20 unit and on the --

21 ATTORNEY FLANNERY: I think it's a
22 slightly different brick, Mr. Chairman, on the
23 residential, as they testified at the last hearing.
24 But they'll compliment each other, I believe was the
25 testimony.

1 THE WITNESS: Yeah, they'll compliment
2 each other. It's a beautiful brick.

3 ATTORNEY FRASER: Adele, when these
4 exhibits are marked will they then end up on the
5 website as well as with the other things that are
6 there?

7 BOARD SECRETARY: Well, I would
8 request that they be sent to me electronically, a
9 photo of at least the material board, but the other
10 items should be sent to me electronically.

11 THE WITNESS: I think we have those.
12 I have them now.

13 BAILEY OCCHIPINTI: Yeah, it's on the
14 website.

15 ATTORNEY FLANNERY: Okay. It was just
16 put on prior to the hearing.

17 ATTORNEY FRASER: So these exhibits
18 are already there on the website?

19 ATTORNEY FLANNERY: Correct.

20 ATTORNEY FRASER: Okay.

21 BAILEY OCCHIPINTI: Different numbers.

22 ATTORNEY FLANNERY: Yeah, they're --
23 they're labeled 1 through 8 as opposed to the A-8
24 through A-15.

25 MEMBER NIERSTEDT: Okay, then. I

1 guess I'll start. First off, I just want to make
2 sure, so that means that these plans that have been
3 given to us previously A-1.1 through A-2.2 done by
4 Tao, these can be recycled, correct?

5 ATTORNEY FLANNERY: I believe the --
6 yes. The prior plans, it's the same -- same group,
7 same architectural group.

8 MEMBER NIERSTEDT: These plans are now
9 worthless for this project?

10 THE WITNESS: I'm not sure which plans
11 you -- you have in your --

12 MEMBER NIERSTEDT: These are the
13 initial plans being provided, A-1.1, Garwood
14 Paperboard Redevelopment Proposal Self-Storage
15 Facility, dated 7/16/21.

16 THE WITNESS: I think they're still
17 correct. They're still correct. That's one of the
18 plans.

19 MEMBER NIERSTEDT: I want to -- I want
20 to make sure, since we don't have these yet, I want
21 to make sure of what I'm looking at.

22 COUNCILMAN GRAHAM: Mr. Chairman,
23 as -- as he was showing them I was looking at this
24 plan and they effectively look the same. And I was
25 going to ask that. They're -- they're basically the

1 same, right?

2 THE WITNESS: Same plan. No change.
3 BY ATTORNEY FLANNERY:

4 Q. So in terms of what you presented this
5 evening, what is different? What has not been
6 submitted as part of that set? Are we just talking
7 the renderings and the materials board?

8 A. I believe so, yes.

9 ATTORNEY FLANNERY: Okay. Thank you.

10 MEMBER NIERSTEDT: I appreciate that.
11 I want to make sure of what I'm looking at.

12 I'm not sure if it's A-9, A-10, I
13 apologize. Where I had asked the question earlier
14 about and, you said the left side and then you said
15 the railroad side.

16 THE WITNESS: Okay. Yeah, I might
17 have answered that.

18 MEMBER NIERSTEDT: Can you go back to
19 that? Then you brought up the railroad side, I said
20 wait a second, that's not the railroad side.

21 THE WITNESS: You want to see the
22 railroad side?

23 MEMBER NIERSTEDT: No. I want to see
24 A-8, 9, 10, one of those where you had said "left
25 side."

Moon - Direct
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1 ATTORNEY FRASER: Why don't we put up
2 Number 8 and let's go in order.
3 ATTORNEY FLANNERY: This is A-10, I
4 believe.
5 MEMBER NIERSTEDT: All right,
6 so that's -- so that's not it. So try 9.
7 ATTORNEY FLANNERY: 8 and 9 are the
8 floor plans that have been previously submitted. So
9 maybe A-11?
10 ATTORNEY FRASER: Now, wait a minute.
11 Hold on. Hold on. The first document that you
12 marked tonight was A-8.
13 ATTORNEY FLANNERY: Correct. Right.
14 ATTORNEY FRASER: Is that A-8?
15 CHAIRMAN GREET: No.
16 ATTORNEY FRASER: All right. Why
17 don't we start with A-8 and go in order and then let
18 Mr. Nierstedt --
19 THE STENOGRAPHER: Don, do you want to
20 put labels on them right now?
21 ATTORNEY FRASER: Yeah, why don't
22 we -- I agree with her, let's put the numbers right
23 on these so that we know what we're talking about.
24 What is that first document you have up
25 there. What is up there right now?

Moon - Direct
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1 ATTORNEY FLANNERY: This is A-8.
2 THE WITNESS: This is the ground-floor
3 plan.
4 ATTORNEY FRASER: All right.
5 Ground-floor plan is A-8. Let's put an A-8 on it.
6 MEMBER NIERSTEDT: Started out as a
7 simple question.
8 THE WITNESS: Did you have a question
9 on this plan?
10 MEMBER NIERSTEDT: That's not the one.
11 ATTORNEY FRASER: Let's go to A-9.
12 MEMBER NIERSTEDT: It won't be that
13 one either, but let's mark it.
14 ATTORNEY FRASER: A-9.
15 THE WITNESS: Okay.
16 ATTORNEY FRASER: Let's go to A-10.
17 THE WITNESS: This was A-10.
18 ATTORNEY FLANNERY: Correct.
19 ATTORNEY FRASER: So let's just for a
20 second describe what's on A-10. Let me try.
21 THE WITNESS: So this is the North
22 Avenue side.
23 ATTORNEY FRASER: The top of A-10 is
24 the elevation facing North Avenue of the -- of the
25 self-storage facility, correct?

Moon - Direct
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1 THE WITNESS: Correct. This is the
2 North Avenue elevation and this flattens out. It
3 bends a little bit. This is the end of the
4 building.
5 ATTORNEY FRASER: When you say --
6 THE WITNESS: So you're facing -- if
7 this is -- this is north, this is the North Avenue
8 side here and that's --
9 ATTORNEY FRASER: The record is going
10 to have problems with the word, "this."
11 THE WITNESS: East elevation.
12 ATTORNEY FRASER: Okay. The bottom
13 portion of A-10 is what you're describing when you
14 say "this," correct?
15 THE WITNESS: Yes.
16 ATTORNEY FRASER: Okay. And the
17 bottom portion of A-10, the part in the center,
18 which is sort of reddish brown with the gold
19 rectangles, that is the -- that is the east
20 elevation of the facility, correct?
21 THE WITNESS: Correct.
22 ATTORNEY FRASER: And the gray part on
23 the right on the bottom of A-10 is what?
24 THE WITNESS: This is sort of an askew
25 elevation of this part here, which bends.

Moon - Direct
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1 ATTORNEY FRASER: It's an askew
2 elevation of the north elevation?
3 THE WITNESS: Yes.
4 ATTORNEY FRASER: Okay. And the left
5 portion, which is in gray and white and at the
6 bottom black, is what?
7 THE WITNESS: That's the -- that's
8 still the east elevation. The materials change so
9 they -- this is the office area and these are
10 display windows above. This is brick. This is the
11 entrance to the parking area.
12 This side here would be the railroad
13 side. And this is all stucco. So it changes.
14 ATTORNEY FRASER: Bill, does that
15 answer your question?
16 MEMBER NIERSTEDT: Maybe. If we can
17 go to the next sheet I will know for sure.
18 THE WITNESS: Do you want to go to the
19 next board?
20 ATTORNEY FRASER: We've marked this
21 one A-10.
22 MEMBER NIERSTEDT: We have to mark it
23 anyway.
24 ATTORNEY FRASER: Okay. So this is
25 A-11?

Moon - Direct

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1 THE WITNESS: Um-hum.

2 ATTORNEY FRASER: Okay. Okay. And

3 what does A-11 depict?

4 THE WITNESS: This is the railroad

5 side, okay? This is all stucco. It's flat.

6 ATTORNEY FRASER: All right. When you

7 say "this," you're referring to the top portion of

8 A-11 which is in gray and white and black and has

9 the --

10 THE WITNESS: The south elevation.

11 ATTORNEY FRASER: That's the elevation

12 to the south, facing the railroad.

13 THE WITNESS: Correct.

14 ATTORNEY FRASER: Now, the bottom part

15 of A-11 depicts what?

16 THE WITNESS: This is the area --

17 MEMBER NIERSTEDT: Sir, don't say

18 "this." Say "the top," say "the bottom."

19 THE WITNESS: Beg your pardon?

20 ATTORNEY FRASER: The bottom half of

21 the exhibit depicts what?

22 THE WITNESS: The bottom half depicts

23 the west elevation that's facing the residential.

24 ATTORNEY FRASER: Okay. Thank you.

25 MEMBER NIERSTEDT: The west elevation

Moon - Direct

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1 is going to face the other building?

2 THE WITNESS: Correct.

3 MEMBER NIERSTEDT: You said the

4 residential. Okay. So the residential portion of

5 this project, okay.

6 This is the sheet that threw me off.

7 THE WITNESS: Okay.

8 MEMBER NIERSTEDT: All right. So the

9 top part of it -- it now makes sense -- is the

10 railroad. Okay.

11 THE WITNESS: Right. This is the

12 railroad side.

13 MEMBER NIERSTEDT: Somewhere along the

14 line, and I apologize, but somewhere along the line

15 you had said "the left side" and that's just what --

16 what threw me off.

17 THE WITNESS: Okay. Forgive me, I --

18 MEMBER NIERSTEDT: No, that's okay.

19 That's okay.

20 CHAIRMAN GREET: Yeah, it would be

21 helpful if we do north, south, east, west, left of

22 north or left of south.

23 MEMBER TARANTINO: Chairman, we have

24 been reminded to use the microphones when speaking.

25 CHAIRMAN GREET: Thank you very much.

Moon - Direct

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1 We have to share microphones, by the

2 way.

3 MEMBER NIERSTEDT: Can you go to A-13?

4 Okay, so A-13. I understand the building on the

5 right side of the -- of the screen is the

6 self-storage.

7 THE WITNESS: Yes.

8 MEMBER NIERSTEDT: Does the rendering

9 on the left -- is that an accurate depiction of the

10 apartments, the residential portion of the project?

11 THE WITNESS: Accurate.

12 MEMBER NIERSTEDT: Okay. The front of

13 it, I don't know what is trying to be depicted

14 there, but I always love how everyone, you know,

15 throws in the beautiful flowering trees and shrubs

16 and everything else. That's actually a view from

17 the railroad tracks, right?

18 THE WITNESS: Yes.

19 MEMBER NIERSTEDT: Okay. Thank you

20 very much. Appreciate it.

21 ATTORNEY FRASER: Well, where are the

22 railroad tracks? That looks like that's something

23 else in the foreground.

24 MEMBER VILLAGGIO: Looks like a river.

25 MEMBER NIERSTEDT: That's why I

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1 mentioned it. And I agree, Kathy, it looks like a

2 river or it looks like, I guess a river is probably

3 the best thing. That's what I'm saying, it's

4 actually railroad tracks. That's it. It's a train.

5 Now that you point it out, I see it.

6 So it's still -- it doesn't matter. I

7 understand what's being shown, but I just love

8 renderings that -- the buildings are accurate, but

9 the foreground is not. I just wanted to make sure I

10 understood where we're coming from, what we're

11 looking at.

12 THE WITNESS: I think the rendering

13 was focused on the building.

14 MEMBER NIERSTEDT: I understand. I

15 understand. Okay, thank you.

16 MEMBER VILLAGGIO: I have one

17 question. The back of the building --

18 THE WITNESS: This?

19 MEMBER VILLAGGIO: Yes. It's all

20 stucco except for the --

21 THE WITNESS: It is.

22 MEMBER VILLAGGIO: -- gray?

23 THE WITNESS: It's all -- it's all

24 stucco on this elevation, yes.

25 MEMBER VILLAGGIO: Even though it's

1 the back of the building, is there any way that you
 2 can make it more -- make it look nicer than -- than
 3 that stucco?
 4 I'm not a fan of stucco.
 5 THE WITNESS: What we're -- what we're
 6 showing is --
 7 ATTORNEY FLANNERY: Exhibit A-15, for
 8 the record.
 9 THE WITNESS: So these are three
 10 colors of stucco. That's what we're doing with that
 11 side of the building. It's flat. So we wanted to
 12 break down the massing using color, maybe some
 13 scoring. You know, it's basically --
 14 MEMBER VILLAGGIO: I understand.
 15 THE WITNESS: -- this is behind, you
 16 know, so we thought...
 17 MEMBER VILLAGGIO: Yeah, but people
 18 can -- can actually see that, like, from South
 19 Avenue. Even, you know, from South Avenue. And you
 20 have this nice building next to it, and then you
 21 have a flat wall.
 22 You know -- you know, maybe
 23 some -- maybe some indentations or, you know, or
 24 something coming out, like a column or something.
 25 I'm just throwing it out there because like if

1 you're saying, that's just one flat wall, well it's
 2 going to look like one flat wall.
 3 THE WITNESS: Well, don't forget
 4 the lowest level is open and it shadows back there
 5 to the activity.
 6 MEMBER VILLAGGIO: I understand. I
 7 fully understand what you're saying, but that's
 8 still one solid, flat wall. So if you can think of
 9 something, I would appreciate it.
 10 Thank you.
 11 THE WITNESS: Okay. We'll take that
 12 under advisement.
 13 MEMBER VILLAGGIO: You could take that
 14 under advisement? Thank you.
 15 THE WITNESS: Yes.
 16 MEMBER VILLAGGIO: Thank you.
 17 BOARD ENGINEER: I have a brief
 18 question. Is that -- is that stucco or EIFS?
 19 THE WITNESS: Stucco.
 20 MEMBER VILLAGGIO: Which one -- which
 21 one is more...
 22 BOARD ENGINEER: Stucco actually can
 23 be quite attractive, aesthetically pleasing, if they
 24 do the right color bands.
 25 MEMBER VILLAGGIO: Okay.

1 BOARD ENGINEER: EIFS is a light color
 2 of stucco over Styrofoam.
 3 MEMBER VILLAGGIO: Okay.
 4 BOARD ENGINEER: Real stucco is going
 5 to be wire mesh on a masonry background and then
 6 coated with a cement material and they can mix and
 7 match the colors.
 8 MEMBER VILLAGGIO: Yeah, but it's
 9 still one flat wall though.
 10 BOARD ENGINEER: Oh, yeah. The
 11 architect --
 12 MEMBER VILLAGGIO: Stucco is -- is
 13 what we're talking about?
 14 BOARD ENGINEER: Yeah. They're
 15 talking real stucco. It's a much better material
 16 than EIFS.
 17 MEMBER VILLAGGIO: All right. Thank
 18 you, Victor.
 19 THE WITNESS: Yeah, stucco can be a
 20 very beautiful material.
 21 MEMBER VILLAGGIO: Thank you.
 22 MEMBER TARANTINO: - I'm actually
 23 quite disappointed. I thought tonight we were going
 24 to see a new design for the storage building. I
 25 think our comments at the previous meeting were

1 quite clear that the -- the architecture vocabulary
 2 of this building was to match the residential
 3 apartment building. And I think what we're seeing
 4 tonight hasn't changed at all in that design.
 5 And I agree with Kathy, that one of the
 6 things that troubles me is the ratio of brick to the
 7 stucco on this building. I have to say, the stucco
 8 is probably more than the quantity of brick being
 9 used.
 10 BY ATTORNEY FLANNERY:
 11 Q. Mr. Moon, can you speak to that in
 12 terms of how much brick versus stucco, and how this
 13 compares to the previous design?
 14 A. Well, if you look at the elevation
 15 along North Avenue you'll see that there is a lot of
 16 brick right here and brick in -- in other areas and
 17 it's mixed, just the way the residential is also
 18 mixed.
 19 ATTORNEY FRASER: Is there anything
 20 that prevented a similar mixture on the south
 21 elevation of the building?
 22 THE WITNESS: You mean like brick
 23 on --
 24 CHAIRMAN GREET: Well, very similar to
 25 what you have up there.

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1 ATTORNEY FRASER: Right. In response
 2 to --
 3 CHAIRMAN GREET: Just carry that
 4 around.
 5 ATTORNEY FRASER: -- Mr. Tarantino's
 6 comment; is there any reason why we don't see a
 7 similar mix of brick and stucco on the south
 8 elevation?
 9 THE WITNESS: Well, well, we -- we
 10 thought since it was a storage building that, you
 11 know, the elevations that are perceived in context
 12 close --
 13 ATTORNEY FRASER: Well, how do people
 14 from the south perceive it?
 15 THE WITNESS: From the south, it's a
 16 little distance away, but it's -- I mean we
 17 can -- we'll take a look at it, but it's our plan.
 18 CHAIRMAN GREET: Quite honestly, I
 19 think the general comment about -- from quite a few
 20 of us up here, I didn't do a straw poll. Is
 21 basically that that does look kind of -- kind of
 22 blank. It's like a blank piece. And in -- in my
 23 opinion, if you carry that, that front portion
 24 around to the back, I think that would -- that would
 25 be much more appealing than what you have up there

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1 in the -- on the south side now.
 2 THE WITNESS: Okay. I think three
 3 sides have -- feature quite a bit of brick, but
 4 okay. We'll take it under advisement, the south
 5 side.
 6 ATTORNEY FRASER: Well, you didn't
 7 answer my question. Is there anything preventing it
 8 on the fourth side?
 9 BAILEY: I can address that.
 10 ATTORNEY FLANNERY: Yeah. Why don't
 11 we have -- we have another witness who is going to
 12 be testifying regarding signage for the self-storage
 13 facility. We'll have her sworn in at the time.
 14 ATTORNEY FRASER: Well, when she
 15 testifies, that's fine.
 16 ATTORNEY FLANNERY: Okay. Thank you.
 17 MEMBER NIERSTEDT: Is she going to
 18 testify?
 19 ATTORNEY FRASER: No, no. When --
 20 when he calls the witness.
 21 MEMBER NIERSTEDT: Oh, so we're going
 22 to come back to this?
 23 ATTORNEY FRASER: Let's finish this
 24 witness.
 25 MEMBER NIERSTEDT: Then, Mr. Chairman,

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1 let me add to what you and Paul said.
 2 One of the -- one of the issues that
 3 really disturbs me about this project is that this
 4 is supposed to be transit-oriented development. The
 5 whole Redevelopment Agreement, the whole
 6 Redevelopment Plan and yet what I just heard tonight
 7 is this transit-oriented development. You're
 8 treating the railroad users, which I am one, as
 9 second-class citizens. North Avenue gets this nice
 10 front. The south side, the railroad tracks -- and
 11 it's not a river -- are basically looking at a flat
 12 warehouse, which is what we looked at previously.
 13 If this is supposed to be an entryway
 14 into Garwood, if this is supposed to be an
 15 improvement over what we used to have, this
 16 rendering is not it.
 17 So I just want to concur with Mr.
 18 Tarantino and Ms. Villaggio that, you know, we all
 19 know the reason why the quote, unquote, "backside"
 20 -- and that terminology, in and of itself, says a
 21 lot to me, It's the backside. So, obviously, you're
 22 not going to spend money there if you don't have to.
 23 You know, that's the bottom line. We don't have to,
 24 you know, run around -- run around a lot.
 25 So we would appreciate if the quote,

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1 unquote, "backside" is treated the same as the front
 2 side. Recognize this is supposed to be
 3 transit-oriented development and treat it as such.
 4 I, for one, would really appreciate it.
 5 THE WITNESS: So perhaps we can
 6 articulate the areas that are smaller scale and use
 7 materials that are different than this?
 8 MEMBER NIERSTEDT: I'm going to leave
 9 that to Mr. Tarantino because he is a far better --
 10 far more experienced in architecture than I do. All
 11 that I will say is that, again, I see the rear of
 12 the property, rear of the building being treated as
 13 a second-class citizen. And I don't understand,
 14 going back to Mr. Fraser's question, other than cost
 15 there's -- there's no reason for it. So we would
 16 appreciate another -- a better look at it.
 17 Because I find it interesting, I asked
 18 the question before and I usually do ask questions
 19 for a reason. The building is depicted accurately.
 20 Obviously, the railroad tracks weren't depicted
 21 accurately. This is the rendering we were looking
 22 at before. The landscaping wasn't depicted
 23 accurately.
 24 And, you know, if -- first off, and I
 25 mean this very seriously, greatest respect for

1 whoever does these renderings because I don't know
 2 how they do them, they're terrific. These are
 3 terrific renderings. I don't like the design.
 4 And so if we're going to have accurate
 5 renderings, let's have accurate renderings. If not,
 6 then let us know they're not accurate.
 7 THE WITNESS: Okay. Thank you.
 8 CHAIRMAN GREET: Anyone else on the
 9 board have any questions?
 10 Are you finished with the witness?
 11 ATTORNEY FLANNERY: Yes. I don't know
 12 if the -- you just want to open to the public or
 13 we'll save that for --
 14 CHAIRMAN GREET: Yeah, we'll open it
 15 up to the public, yes.
 16 Seeing no comments from the Board or
 17 questions, I would open up to the general public for
 18 any questions specific of this witness.
 19 Seeing none, I will close that portion
 20 of the meeting and call your next witness.
 21 ATTORNEY FLANNERY: Thank you, Mr.
 22 Chairman. My next witness is Bailey Occhipinti of
 23 Johnson Development Group, representative of the
 24 self-storage facility operator.
 25 ATTORNEY FRASER: Do you solemnly

1 California, New Jersey, New York, Pennsylvania,
 2 Florida, Maryland, D.C., Virginia and South
 3 Carolina.
 4 ATTORNEY FRASER: All right. So
 5 she's being presented as a fact witness?
 6 ATTORNEY FLANNERY: Fact witness,
 7 correct. I just wanted to provide a little
 8 background for the board.
 9 ATTORNEY FRASER: That's okay. No,
 10 no, that's fine.
 11 BY ATTORNEY FLANNERY:
 12 Q. Ms. Occhipinti, I believe you will be
 13 referring to the exhibits that Mr. Moon had
 14 provided?
 15 A. Yes.
 16 Q. Okay. Regarding the signage, do we
 17 want to start with a particular exhibit at this
 18 point?
 19 A. Before I address signage, I wanted to
 20 address some of the questions and comments that were
 21 just raised.
 22 So, Ms. Villaggio, I will start with
 23 you. So your question was about the rear facade
 24 elevations. I think what we can do, because
 25 stucco -- so we have used stucco, sorry.

1 swear or affirm the testimony you are about to give
 2 will be the truth, the whole truth, and nothing but
 3 the truth?
 4 BAILEY OCCHIPINTI: I do.
 5 ATTORNEY FRASER: Please state and
 6 spell your name and give your address.
 7 BAILEY OCCHIPINTI: Sure. My name is
 8 Bailey Occhipinti, B-A-I-L-E-Y. Last name
 9 O-C-C-H-I-P-I-N-T-I.
 10 ATTORNEY FRASER: And your address,
 11 please?
 12 BAILEY OCCHIPINTI: 86 Summit Avenue,
 13 Suite 201, Summit, New Jersey 07901.
 14 ATTORNEY FRASER: Your witness,
 15 Counsel.
 16 ATTORNEY FLANNERY: Thank you.
 17
 18 E X A M I N A T I O N
 19 DIRECT BY ATTORNEY FLANNERY:
 20 Q. Just briefly, describe your position
 21 with -- with the company for the board.
 22 A. Sure. So I'm the director of
 23 entitlements for Johnson Developments. So I handle
 24 all of the permitting nationally for our storage
 25 division. So I have testified before boards in

1 ATTORNEY FRASER: Identify the exhibit
 2 number, please, that you're referring to.
 3 THE WITNESS: A-13.
 4 ATTORNEY FRASER: Thank you.
 5 THE WITNESS: Sure, I'll do that.
 6 So the materials we're using were
 7 specifically called out in the Redevelopment
 8 Agreement. So the reason why we didn't go with the
 9 alternative was for that reason. But I think what
 10 we can try to do is, to show some deviation, is do
 11 pops of color or some differentiation that way.
 12 In terms of materials on the rear
 13 facade, cost was a big factor. To carry brick
 14 around, traditional brick to the rear, would be
 15 cost-prohibitive for the project. We tried to look
 16 at the guidance of the Redevelopment Agreement and
 17 we really just had a front elevation to work on. So
 18 we were kind of trying to blend what we could both
 19 afford to do, but really focus on the front
 20 elevation.
 21 So I would like to go back to Exhibit
 22 A-14, and just highlight that's why we tried to be
 23 in keeping with, but compliment, the multi-family
 24 project right next door. We don't want to be
 25 identical, we are a different program, but we do

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1 want to compliment, which is why the brick is
 2 similar red brick, but not identical.

3 In terms of the transit-oriented
 4 development, I'm going to go back to A-13. What we
 5 have done is thinned out some of the landscaping.
 6 So I know when I'm on the train -- I don't get a
 7 chance to really look up, but what this will be is
 8 more landscaped than what you see now.

9 The reason we thinned it out is because
 10 we wanted the board to be able to see how the
 11 building will function underneath. So we tried to
 12 be really sensitive to that elevation for similar
 13 reasons. It may not be perfect. You can't render a
 14 design you don't like, but that's kind of what is
 15 depicted here in terms of inaccuracy. So some of
 16 the landscaping is -- is different than what the
 17 civil plan shows, for that reason.

18 And I think I hit all the points.

19 ATTORNEY FLANNERY: I think so.

20 THE WITNESS: So going to signage, I
 21 see Exhibit A-12.

22 ATTORNEY FLANNERY: This is Exhibit
 23 A-12.

24 THE WITNESS: So we removed all the
 25 signage variances based on the first hearing. We

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1 heard you loud and clear. We didn't, you know, we
 2 don't want to distract from -- distract the driver
 3 from the pedestrian experience and have a
 4 larger-than-life sign. So we, in response to the
 5 board, we created a monument sign element.

6 The sign that you see here is meant to
 7 be code-compliant, but we removed it from the
 8 elevations because we didn't want to distract from
 9 the conversation.

10 A question I have for Victor is,
 11 whether we are reading the correct part of the
 12 signage code? So the redevelopment plan calls for
 13 just a reference to the signage ordinance, but no
 14 reference to the specific provision.

15 I think what was called out in the
 16 comment letter was maybe from the general commercial
 17 guidelines, but the underlying zoning is light
 18 industrial. So the calculations we have on the plan
 19 are based on that.

20 So I just wanted to call your attention
 21 to it and we can talk about it here or after.

22 BOARD ENGINEER: What we have had done
 23 in the past, this board has given waivers from some
 24 of the requirements from the sign ordinance because,
 25 again, the sign ordinance didn't project or

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1 contemplate a building of this size and nature. So
 2 again, we're looking for a signage package from the
 3 architect or from the applicant, and we don't mind,
 4 in fact, we were encouraging other developments to
 5 sign the railroad side.

6 There's nothing better than people
 7 identifying your -- your use and having the name of
 8 the facility on the backside. We don't mind that.
 9 Treat it like, as Bill said, two frontages.

10 We requested that the project across
 11 the street put signage along their parking deck to
 12 identify themselves, so when you're on the train you
 13 recognize items within Garwood. Because of the
 14 height too.

15 So really the signage ordinance was
 16 written that the developer comes up with a signage
 17 package to be reviewed by this board. So may not
 18 meet the ordinance, but it comes in with a package
 19 that meets the architectural style of the buildings.

20 THE WITNESS: I guess, my point is
 21 we -- we think we meet the code. I just want to
 22 make sure we're reading the correct portion.

23 ATTORNEY FLANNERY: Right. There's a
 24 question whether we need a variance from this board
 25 for --

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1 THE WITNESS: Yeah.

2 ATTORNEY FLANNERY: -- because you're
 3 putting a sign in.

4 THE WITNESS: Because we don't want to
 5 request unnecessary or frivolous relief.

6 BOARD ENGINEER: I would really call
 7 that a design waiver. I really wouldn't call it a
 8 variance because you're going to place signage
 9 there. You're looking to waive the amount of square
 10 footage. So that's, you know, the proofs of square
 11 footage on signage are much less than they are for a
 12 variance of no signage.

13 THE WITNESS: Okay. Well, I
 14 definitely -- I would be interested to hear the
 15 board's comment on rear signage or signage on the
 16 rear elevation. I'm not sure if that would really
 17 bring our customer in. Our signage, we find, is
 18 more wayfinding because people generally Google or
 19 keyword search before, but we don't intend to
 20 include signage in the variances. So I guess beyond
 21 that, really what I --

22 BOARD ENGINEER: Is it going to be
 23 EIFS or stucco?

24 THE WITNESS: Stucco. I'm so used to
 25 EIFS. EIFS is not permitted. It is stucco, what is

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1 allowed by the development agreement.

2 Okay. And then the reason why I'm

3 really here is -- is just to really talk about the

4 operations of the facility so --

5 MEMBER NIERSTEDT: I was going to say,

6 before you get into operations, do we ask questions

7 about what you just said, if that's all right?

8 THE WITNESS: Sure.

9 MEMBER NIERSTEDT: Okay. All right.

10 Going back to your comments about the landscaping on

11 the -- the rendering, and I understand and you, you

12 know, you can't see, obviously, our facial -- facial

13 expressions here, but I smiled when you said that

14 you can't render a design -- you can't render well a

15 design you don't like, and I appreciate you saying

16 that because that's exactly -- that's exactly where

17 I was.

18 And I understand what you're saying

19 about the landscaping. Obviously the rendering is

20 going to show it better. I don't know if we

21 received amended or revised landscaping plans.

22 Victor's and his firm's comments on the

23 first engineering sheet, first engineering review,

24 were right on in terms of the landscaping. It was

25 the most boring designs that I had ever seen. And

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1 it'll look like -- I'm making up this number, and I

2 apologize -- it's like, you know, I see 1,000

3 arborvitaes, it just takes away any sense of respect

4 for the designer because they're so ubiquitous.

5 They're all over the place. Please come up with

6 something else. And just a screen along the

7 railroad tracks of evergreens really doesn't improve

8 the appearance of the building.

9 I understand what you're saying. I

10 look forward to your rendering and the revised

11 architecture coming back with the full landscaping.

12 I look forward to seeing that.

13 As far as the signs, I really rely

14 greatly on Victor's office in terms of signage. As

15 Victor said, we're not opposed to the signs. What

16 we have learned over the course of time, you know,

17 sign regulations are extremely difficult to write

18 page after page after page and you never end up with

19 what you really want anyway.

20 And so what our sign regulations

21 basically go with or recommend is signage that is

22 consistent and in character and in size with the

23 architecture itself. So whether it's a variance or

24 whether it's a waiver, I look to see Victor's

25 comments on that. And I'm sure, based upon what you

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1 have been saying, that you will be able to do that.

2 We do love monument signs. I agree

3 with what you said, that people -- just as we had

4 said to ShopRite years ago when they wanted to put a

5 huge sign. It isn't as if people go down the block

6 and say, "Oh, hey, there's a ShopRite, let's stop."

7 It's a destination. And people aren't going to go

8 down the block and say, "Oh, hey, there's a storage

9 facility, let's put our stuff there." As you say,

10 they're going to look it up. They're going to know

11 where it is.

12 So we don't need large signs. We need

13 signs in character with the building. I agree with

14 Victor and would recommend signage along the

15 railroad tracks. As you said, an awful lot of

16 people go back and forth. Well, a lot of people

17 will go back and forth on the railroad. And so

18 seeing it from that perspective, you know, I think

19 will help your business also.

20 So I look forward to seeing those

21 signs. Thank you.

22 THE WITNESS: Thank you. I think I

23 got a couple of head nods on the railroad signage so

24 I'll take that back. Okay.

25 If I may, I will move on to operational

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1 testimony so we're not here all night.

2 So Johnson Development, this will

3 probably be our 110th storage facility that we've

4 owned, operated, developed since 1985. We have been

5 in this business a long time. I think I sat with a

6 few of you in this room on another project four or

7 five years ago, so we have been really eager to get

8 into Garwood. There is more demand than you could

9 imagine. You could build two more of these

10 facilities and the supply still wouldn't catch up.

11 In terms of the customer experience,

12 I'll use Exhibit A-12 as an example. So our

13 customer is either going to reserve online or

14 they're going to just stop by. We do still have

15 drop-in customers. Once they sign a lease they'll

16 be given an access code. The office is here, but as

17 Jeff, our architect, pointed out, the customer is

18 really going to try to park as close to the loading

19 door as they can.

20 So I'm going to take this exhibit down

21 and move it to A-13. This is not a great depiction

22 of the first floor, but I'm going to do my best if

23 we can zoom in.

24 So the loading door is central to the

25 building because our customers don't really want to

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1 push their stuff more than 150 feet in either
 2 direction. So it's centrally located in the middle.
 3 And either side flanking that loading door are going
 4 to be drive-up units.
 5 In this market you cannot find a single
 6 drive-up unit that is available. They're all fully
 7 occupied with a wait-list. They're usually a
 8 larger-unit size as well so that's really more for
 9 the office or commercial customer.
 10 We have a few flex parking/loading
 11 spaces along those units and the loading door. I
 12 know this came up at the first hearing and the
 13 second hearing somewhat. And the reason for that is
 14 because customers, if you park them further away
 15 from the door, they're -- they're still going to
 16 pull up to the door. So we want to give them a safe
 17 place to park where they're not bringing their stuff
 18 across the drive aisle into traffic, even though we
 19 don't get that much traffic. So we try to locate it
 20 more centrally.
 21 Now somebody may park in front of
 22 somebody's unit. But on average we get two to three
 23 customers visiting a day and six to seven on like a
 24 busy weekday -- or weekend, excuse me, Saturday or
 25 Sunday.

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1 So our office manager is staffed there
 2 seven days a week to help, you know, move people or
 3 deal with that if it needs to be, you know, if they
 4 need it. People usually figure it out themselves.
 5 So once you're a customer, you will punch in a key
 6 code, you'll go through the first floor. If your
 7 unit's on the second, third, or fourth floor, your
 8 going to have to punch in your access code again in
 9 the elevator. That's only going to bring you to
 10 the -- to your floor.
 11 Our buildings are very secure. They're
 12 fully surveilled. We have a PTI security system
 13 that the managers can log into at any time. So what
 14 that allows them to do is make sure nobody is in the
 15 building after hours. Our security systems are live
 16 and if there is an issue they can respond and go to
 17 the site.
 18 Our managers are local to the building
 19 so even though we only have one to two per store, we
 20 try to create as many job opportunities as we can,
 21 but storage is not a busy use so they are local and
 22 they can come if there's an alarm that goes off or
 23 something like that.
 24 I did have a question, I think
 25 originally I've heard, which I didn't know if the

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1 board wanted this as an exhibit, but it's a copy of
 2 the lease the LiveStorage will present to their
 3 customer. It has all of the prohibited uses; you
 4 can't live in your unit. You can't work in your
 5 unit.
 6 We also have a zero-tolerance policy
 7 with the operator so if they find, for any reason,
 8 the tenant is in non-compliance with the lease, the
 9 eviction is effective immediately, so.
 10 CHAIRMAN GREET: Maybe we can get an
 11 electronic copy maybe to put --
 12 THE WITNESS: Oh, sure.
 13 CHAIRMAN GREET: -- on our web page.
 14 ATTORNEY FLANNERY: We'll provide that
 15 under separate cover to the board.
 16 CHAIRMAN GREET: Okay. Thank you.
 17 THE WITNESS: So that is kind of the
 18 high notes. So this is A-16.
 19 ATTORNEY FLANNERY: Do you want that
 20 as an exhibit?
 21 ATTORNEY FRASER: It's your call,
 22 Counsel.
 23 ATTORNEY FLANNERY: I was thinking
 24 maybe we submit it to the next hearing and have it
 25 marked then.

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1 ATTORNEY FRASER: That's fine.
 2 THE WITNESS: Okay. I just want to
 3 make sure the board has a copy.
 4 ATTORNEY FLANNERY: Thank you.
 5 THE WITNESS: So with that said,
 6 I'll -- I can go into more of the supply-and-demand
 7 study. I think that's kind of boring and already
 8 proven, but I can answer any questions.
 9 MEMBER NIERSTEDT: Can you answer a
 10 little bit, because I am curious what the demand is
 11 around here?
 12 THE WITNESS: Sure.
 13 MEMBER NIERSTEDT: Not for long.
 14 THE WITNESS: Yeah. No, okay. So our
 15 trade area is we do not expect a transient customer.
 16 A customer's coming from one and a half to three
 17 miles away.
 18 In that one and one-and-a-half-mile
 19 trade mile -- trade area we have two facilities we
 20 would be competing with. One is 100 percent
 21 occupied. It was built in 1994. CubeSmart in
 22 Cranford is the next closest. It was built in 1987
 23 and it's 95 percent occupied with a wait list for
 24 most units.
 25 In the two-to-three-mile trade area

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1 there are six more facilities; 92 percent,
 2 97 percent, 98 percent, 91 percent occupied. The
 3 units that are available are like a smaller 5-by-5
 4 locker-style units. They're just not popular, we're
 5 finding, in the suburban markets.
 6 Those facilities, the average age is
 7 about 25 years old. So in the list I just
 8 mentioned, there is one facility built in 2015 which
 9 is the Metro Storage. They've leased out at
 10 record -- the record pace.
 11 So a lot of that has to do with the
 12 population. The population has grown. Also there
 13 are strong incomes in this area. And the rates are
 14 strong. They can support like a median household
 15 income in this area is \$123,495. That can support a
 16 storage unit for, you know, one to two or
 17 six months, if needed.
 18 A residential or a customer base is 55
 19 percent residential, 30 percent office. And then we
 20 have a mix of some student and military for the
 21 balance.
 22 So let me just kind of drive the point
 23 home in this area, we have 131,000 population in the
 24 three.
 25 CHAIRMAN GREET: How many individual

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1 storage units do you have at this -- at this
 2 facility at this site?
 3 THE WITNESS: Sure. So at this site,
 4 I think we're going to have about 850 units.
 5 CHAIRMAN GREET: 350?
 6 THE WITNESS: 850 units.
 7 CHAIRMAN GREET: 850, okay.
 8 THE WITNESS: So we -- these
 9 buildings, as much as we would love everybody to
 10 show up at once, they don't. They lease up over the
 11 course of four years. And so in that time we
 12 usually lease about 18 units a month, more in the
 13 summer months because it's a little busier than
 14 winter, but.
 15 CHAIRMAN GREET: And your clientele,
 16 do they -- do they most -- well, I'm sure the
 17 majority of them rent single units, but do you
 18 get -- do you get quite a few who rent multiple
 19 units?
 20 THE WITNESS: We do. We do. A lot of
 21 our commercial or office tenant base, rents
 22 multiple. Some of our tenants include, like
 23 McDonald's, when they need to store paper products
 24 and they have overflow and they can't hold it at the
 25 stores, they'll rent. And they'll have a revolving

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1 account, for example.
 2 So we do have -- in our East Hanover
 3 location we have a warehouse tenant, he had to move
 4 out. He has been there, I think, 18 months with us
 5 now and he has seven units.
 6 CHAIRMAN GREET: And how do you
 7 control -- how do you control or do you have -- what
 8 type of controls do you have on someone or a group
 9 attempting to store nefarious items, then, that
 10 should not be obviously stored?
 11 THE WITNESS: Yes. I mean, the
 12 first -- the first is a sniff test. So our managers
 13 walk the building five to seven times a day. They
 14 check locks on each unit. If they smell something
 15 that is suspect, for example, fertilizer, fertilizer
 16 cannot be stored in the storage facility. That's a
 17 state law in New Jersey. If they smell that they'll
 18 try to contact the tenant. If the tenant does not
 19 pick up, they will put a double-lock on their unit,
 20 and after so many days they'll have the right of
 21 entry. I think it's 48 hours.
 22 And so they'll enter the unit. They'll
 23 see -- just do visibly if they can see anything and
 24 if maybe -- maybe it's not fertilizer, maybe it's
 25 something else that's --

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1 CHAIRMAN GREET: That's my concern,
 2 like weapons.
 3 THE WITNESS: -- like weapons. We
 4 have not had that experience, knock on wood, but if
 5 it is something like that we do cooperate with the
 6 police, for example, and we will again, double-lock,
 7 so locking the tenant out, but we'll make sure
 8 it -- if it doesn't need to be reported, the locker
 9 is vacated. So we'll dispose of it. But that's
 10 really up to the -- the store operations team.
 11 CHAIRMAN GREET: Thank you.
 12 MEMBER TARANTINO: Would you say that
 13 part of the branding of these storage facilities is
 14 to have these large windows and being able to see
 15 the brightly colored roll-up doors. Like Safeguard
 16 and CubeSmart where it's yellow or it's red?
 17 Is that part of your branding?
 18 THE WITNESS: So as an
 19 owner/developer, no. But as the operator that we're
 20 building for, yes. There usually is a window corner
 21 element that is a preference amongst all operators
 22 for the -- this generation storage and so at least
 23 for a corner element, yes, that's very eye-catching
 24 for a customer.
 25 MEMBER TARANTINO: Okay. So then can

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1 you speak to the hours of operation that the lights
2 will be on?

3 THE WITNESS: Sure.

4 MEMBER TARANTINO: Because I -- I do
5 see if you drive up, you know, 22 that they're on
6 24 hours, during the night.

7 THE WITNESS: So it's really what the
8 jurisdiction permits. We don't -- we're not open
9 24 hours a day, seven days a week because nothing
10 good happens in the middle of the night.

11 We're open -- our office hours are 9 to
12 5 every day. Except for Sunday, we have limited
13 hours. And then our customers that have access
14 codes can enter the building 6:00 a.m. to 10:00 p.m.

15 For example, if this board did not want
16 the lights on backlit for those units in the corner
17 element, we would be happy to put those on a timer.
18 It really -- we would leave -- basically we'll leave
19 them on until we hear otherwise. So if that's a
20 preference we can take that.

21 MEMBER TARANTINO: And then just to
22 confirm, the color you're proposing is yellow?

23 THE WITNESS: LiveStorage branding is
24 like a royal blue and yellow.

25 We tried to minimize it where we could

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1 by trying a neutral color palette for the building,
2 but -- but yes.

3 MEMBER NIERSTEDT: Aren't Garwood's
4 colors blue and yellow?

5 MEMBER VILLAGGIO: Yes.

6 MEMBER NIERSTEDT: Our colors, you
7 can't see anything in here but --

8 THE WITNESS: Oh, I see them.

9 MEMBER NIERSTEDT: Are you sure?

10 THE WITNESS: Yeah.

11 MEMBER NIERSTEDT: I guess. I guess.
12 So I actually -- I actually thought, oh, they picked
13 our colors, so...

14 THE WITNESS: Oh, shoot.

15 MEMBER NIERSTEDT: So congrats.

16 THE WITNESS: All right.

17 CHAIRMAN GREET: Anyone else have any
18 questions for this witness? Okay, seeing none, I
19 will open it up to the general public.

20 Any questions specific of this -- any
21 questions specific of this witness?

22 Seeing none, I will close that portion
23 of the meeting. Thank you.

24 ATTORNEY FLANNERY: Thank you.

25 THE WITNESS: Thank you very much.

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1 ATTORNEY FLANNERY: Thank you, Ms.
2 Occhipinti.

3 Before we proceed with Mr. Dipple, I
4 just want to address a housekeeping matter. At the
5 request of the board, I did submit a letter, we did
6 it August 12th, to the Chairman of the Board
7 regarding the Redevelopment Agreement requirements
8 for the community space. And I believe it has been
9 posted on the website, but --

10 CHAIRMAN GREET: It has. I downloaded
11 it.

12 ATTORNEY FLANNERY: I can go into it
13 in more detail or if the board members have any
14 questions about those requirements, I can address
15 those as well.

16 Essentially there's a 4,000-square-foot
17 shell, an outdoor space being provided with
18 electrical service, HVAC, center-top ceiling,
19 restrooms for men and woman. Also there's an
20 allowance of \$150,000 which can be paid in kind
21 improvements to the space with any remainder going
22 back to the Borough.

23 CHAIRMAN GREET: And I know Mr.
24 Nierstedt had some questions on how it was going to
25 be fitted out or outfitted for our needs and I think

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1 that's being addressed.

2 MEMBER NIERSTEDT: Well, I'm trying to
3 find Victor's response. I'm trying to find the
4 actual -- apologize for the delay.

5 CHAIRMAN GREET: Take your time.

6 MEMBER NIERSTEDT: I will, but I knew
7 I had it. Yes, great. Thank you. I do have it.
8 Okay.

9 All right. I know -- and I wish the
10 Mayor was here because I know she was much more
11 involved than I or anyone else, I believe, sitting
12 here -- you there, Kathy?

13 MEMBER VILLAGGIO: No.

14 MEMBER NIERSTEDT: Okay -- about the
15 space. Well, let me hold off then.

16 ATTORNEY FLANNERY: Certainly, we can
17 address that question at the next hearing.

18 MEMBER NIERSTEDT: Because I know
19 there were different -- different groups, I know the
20 library among them, that was talking about, you
21 know, using space over here. And I know you're kind
22 of bound and so are we, by what the Redevelopment
23 Agreement says.

24 ATTORNEY FLANNERY: Correct.

25 MEMBER NIERSTEDT: So I do have a

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1 sheet. Hopefully, Mayor will be here next time and
 2 we can go over that and make sure, but the bottom
 3 line that I understand is that you're providing the
 4 money, we have to provide the labor.
 5 CHAIRMAN GREET: Right.
 6 ATTORNEY FLANNERY: Well, I believe
 7 that we can actually make improvements up to a
 8 certain amount with the approval of the borough.
 9 MEMBER NIERSTEDT: Right. I think --
 10 I think -- are you including the kitchen?
 11 ATTORNEY FLANNERY: Yes.
 12 MEMBER NIERSTEDT: Okay. I knew that
 13 was one of the main items. All right, thank you.
 14 And we can talk, then, next time.
 15 MEMBER TARANTINO: So I just have a
 16 follow-up question to that.
 17 So the \$150,000 tenant improvement
 18 allowance, are there any limitations to how that
 19 money is used? Because if the mayor and council do
 20 choose to customize that space and an architect and
 21 an engineer is needed to be involved, could that
 22 money be used for architectural consulting fees,
 23 permit fees, or, you know, would that be rolled up
 24 into your team during the build-out?
 25 ATTORNEY FLANNERY: I don't know if

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1 that's covered. That's something that we could look
 2 into and address at the next hearing. But the
 3 agreement seems to just address actual improvements,
 4 cost of flooring, kitchen appliances and that sort
 5 of thing. But we'll look into it and we can address
 6 that at the next hearing.
 7 Okay, sorry, my client is telling me
 8 that we would provide the architectural services.
 9 MEMBER TARANTINO: Thank you.
 10 ATTORNEY FLANNERY: Next, I would like
 11 to bring up Mr. Michael Dipple, our site civil
 12 engineer, who was previously sworn and qualified,
 13 testified at the last two hearings.
 14 He did resubmit some plans, I believe
 15 it was August 4th. And he is also going to be now
 16 addressing those plans but also responding in part
 17 at least to the most recent August 23rd review
 18 letter by Harbor Consultants.
 19 ATTORNEY FRASER: Mr. Dipple, you're
 20 still under oath and your licenses are still
 21 current, correct?
 22 MICHAEL DIPPLE: It is, yes. Thank
 23 you.
 24 ATTORNEY FRASER: Counsel?
 25 ATTORNEY FLANNERY: Thank you.

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1 EXAMINATION
 2
 3 REDIRECT BY ATTORNEY FLANNERY:
 4 Q. Mr. Dipple, I believe you have some
 5 renderings based on the submitted or resubmitted
 6 plan set.
 7 Do you want to just introduce those?
 8 A. Yes. And I think we should mark this.
 9 It's a colored exhibit. It appeared, you know, at
 10 one or both of the prior hearings, but it's been
 11 revised. So I think it's entitled Overall Site
 12 Plan, Sheet C05. It's a colored rendering of Sheet
 13 C05 of my plan set. And the landscaping has been
 14 added to the plan.
 15 Q. What are we up to? A-16?
 16 (Exhibit Number A-16, Overall Site
 17 Plan, Sheet C05, was marked.)
 18 THE WITNESS: So A-16, I'm going to
 19 date this 8/25/21 for tonight's date. It is dated
 20 August 4th, 2021, Revision Number 2. So I don't see
 21 it up there on the screen.
 22 So again, I'll just describe it
 23 quickly. You can see the two proposed buildings.
 24 And I think we heard a lot of the testimony, the
 25 residential to the west side -- to the left side of

Dipple - Redirect

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1 the page and the storage unit to the right side of
 2 the page, or the east. Green, of course, is grass
 3 and landscaping. And the brown is the -- the
 4 orange-brown is the buildings. And the light gray
 5 is the parking and drive aisles. North Avenue runs
 6 across the top of the page. And the railroad, of
 7 course, runs across the bottom of the page.
 8 So that's -- that's the rendering.
 9 Where do you want to go from here?
 10 Q. Do you want to provide any more
 11 exhibits or do you want talk about --
 12 A. Well, I have -- I have the plan set
 13 for now. I have blowups. But maybe we'll see where
 14 it goes and I can introduce those if need be.
 15 Q. Okay. Sounds good.
 16 A. I don't know if the plan set needs to
 17 be marked as an exhibit.
 18 Q. No. It was submitted as part of the
 19 submission set. The policy here is that it won't be
 20 marked as an exhibit.
 21 A. Okay. So that's the other thing I
 22 have up on the board so.
 23 Q. Okay.
 24 A. Thank you.
 25 So do we want to go through the changes

Dipple - Redirect 151

1 or --

2 Q. Yeah, let's go through, just broad

3 brushstrokes here, and the changes to the plan.

4 A. Okay. So I think -- so one of the --

5 one of the changes we made, you know, recently and

6 I'm not so sure if this was between Hearings 1 and 2

7 or 2 and 3, but we moved a couple of parking spaces,

8 or we eliminated two parking spaces rather, in the

9 front west side of the site, the westernmost access

10 drive.

11 Q. Mr. Dipple, sorry to interrupt. Please

12 speak into the microphone.

13 A. Oh sorry.

14 Okay. In general, we changed the

15 landscaping. We basically tried to address the

16 prior professional's reports, you know, in terms of

17 stormwater management, landscaping, access, ADA

18 access, you know, parking and things like that.

19 So we worked with the architect and --

20 both architects, for the residential and for the

21 self-storage, to try to address all of the comments

22 and try to come up with some responses, some of

23 which I can give in testimony tonight.

24 So those were the general changes. The

25 number of units didn't change, obviously. The

Dipple - Redirect 152

1 access points didn't change.

2 We added some stormwater management in

3 working with Mr. Vinegra at Harbor. And that's

4 depicted on this rendering. You can see these

5 rectangular boxes here in the front near the access

6 drives. There are three of them going west to east.

7 Those will be our underground stormwater management

8 facilities in order to provide a better stormwater

9 management plan. Listening to Mr. Vinegra and to

10 the board, we did incorporate some of that.

11 And I think there's more to discuss in

12 the review letter.

13 Q. There was a mention of landscaping,

14 too.

15 A. Yes.

16 Q. Again, we touched on that a little bit

17 at the last hearing, but if we can just go through

18 that again.

19 A. Right.

20 Q. Mr. Nierstedt had questions on that.

21 A. So we had our landscape architect --

22 he's not here tonight, but he works under my

23 direction. We had our landscape architect look at

24 the landscaping in general. It didn't get a very

25 good review from the Board, we understand that. So

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1 we tried to mix a lot more species.

2 So along the railroad tracks we have a

3 mix of different evergreens throughout the area. We

4 want to try to keep that area dense and keep that

5 area -- keep it very opaque throughout all seasons.

6 So in general we mixed, you know, some arborvitae,

7 some Norway spruce and a number of other plants. So

8 I know I'm getting the head shakes on the

9 arborvitae, but we eliminated the long rows where we

10 could. And that's along those residential.

11 So I have to say, though, the green

12 giant does -- it is pretty impressive. It's not --

13 and I should point out, the green giant is not the

14 arborvitae that you see that splits at the top, and

15 looks very -- the green giant is big and gets really

16 big. It's a very impressive evergreen tree.

17 So we did that. We looked at the

18 front. We added some landscaping, we changed some

19 of the -- with the architect, changed some of the

20 access ways and things like that. And we can touch

21 on some of those. So that's a generalization of the

22 landscaping changes that were made.

23 Q. I think lighting, again, we discussed

24 at the last hearing we just want to reiterate for

25 the board.

Dipple - Redirect 154

1 A. We submitted lighting and I testified

2 at the last hearing when I was up on the screen. My

3 apologies for not being able to attend in person.

4 But I did testify to the modified lighting plan. We

5 did receive very few comments on that. Maybe one

6 more wall sconce might be necessary but we did

7 enhance that.

8 And I think that seems to be relatively

9 satisfactory to your professionals but I'm open for

10 comments on that.

11 Q. Thank you. That's all the main points,

12 I think, in terms of our submission.

13 A. Yeah, I think we tried to address.

14 So where do you want to go, through the

15 letter and --

16 ATTORNEY FLANNERY: Well, yeah, we can

17 go through the letter, if the board would like. You

18 know, certainly I think there are lots of comments

19 in the letter that should be addressed this evening

20 or touched upon. But if the board members have any

21 questions before we do that, we would welcome them.

22 CHAIRMAN GREET: Okay. Questions from

23 the Board?

24 Let's proceed.

25 BY ATTORNEY FLANNERY:

1 Q. Okay. So Harbor Consultants had
2 prepared a revised review letter, dated August 23rd,
3 2021.

4 A. Yes.

5 Q. And we were able to review that and
6 have initial responses to that letter.

7 A. That's correct. And a lot of these
8 comments, we're going to split between myself and
9 the project architect because there are pages
10 addressing architecture. So if anyone is following
11 along I'm going to start on Page 9, which starts
12 with Site Plans, Residential Building.

13 So we have and I guess, you know, for
14 maybe to expedite this process instead of going one
15 by one, we have no issue with, you know, revising
16 plans. If we miss something or a typo we have a
17 better idea, of course, we have always had a great
18 working relationship with Mr. Vinegra and we will
19 address that.

20 There are some things that require
21 testimony in here and I can -- and I'm now on Number
22 8A with the waste hauler and --

23 BOARD ENGINEER: Could you briefly
24 address 5 because that's a comment I really -- that
25 came from one of my planners. And I'm not opposed

1 of like the walking path that one might take for the
2 entryway. So if you're walking along the sidewalk
3 and want to enter into this door you go this way.
4 And what you find is that's kind of the way people
5 wear the path if you leave it as lawn. So we kind
6 of created those paths for them, more direct if
7 you're coming eastbound. You can use that side and
8 that provides access into all the doorways. So that
9 was the general intent of it.

10 That's kind of -- I understand you're
11 looking for testimony regarding that and --

12 BOARD ENGINEER: Just for the board to
13 know, because I'm not opposed to the way you have it
14 now. One of my planners brought it up that via ADA,
15 they want it more direct and -- but I don't mind the
16 way it is now.

17 MEMBER NIERSTEDT: I like the way it
18 is.

19 CHAIRMAN GREET: Yeah, I do to.

20 BOARD ENGINEER: That's why I want to
21 see Number 5. We would strike Number 5. But I
22 wanted the board to strike Number 5, not myself.

23 CHAIRMAN GREET: I would agree. I --
24 I think it's more efficient and more attractive.

25 BOARD ENGINEER: Isn't the ADA rules

1 to your design. I would like the board to see it
2 briefly. The comment -- I'm not opposed to not
3 doing 5.

4 THE WITNESS: So Comment Number 5, I
5 didn't mean to skip over it. I have it marked for
6 the architect. We kind of, you know, we worked
7 together and follow their lead. Is that correct on
8 that? Okay. I just want to make sure that I'm not
9 selling him out.

10 But yeah, together I understand the
11 comment. It looks like the -- the layout didn't go
12 over very well in terms of the V-shaped access ways.
13 We were trying to provide access from the sidewalk
14 on the parking lots.

15 BOARD ENGINEER: It's a little more
16 greater distance but...

17 MEMBER NIERSTEDT: Can we see it?

18 BOARD ENGINEER: Can you zoom in it?

19 THE WITNESS: Zooming in and looking
20 at the plan.

21 ATTORNEY FLANNERY: Exhibit A-17.

22 THE WITNESS: So what you see is the
23 access ways were now done in a V-shape to provide --
24 I think they were just kind of straight up before to
25 provide access from different directions, more kind

1 and regs, they're supposed to be the most -- the
2 direct path, but it's not that much more indirect to
3 go where they are.

4 MEMBER NIERSTEDT: You know I kind of
5 -- I kind of see this as the more direct path. I
6 think --

7 BOARD ENGINEER: In a way it is. It's
8 all according to which way you're coming from.

9 BOARD ENGINEER: I know. Exactly. So
10 if the board likes, I would strike that --

11 MEMBER NIERSTEDT: For what it's
12 worth, I know I like this better. I think it's more
13 realistic.

14 BOARD ENGINEER: We'll strike it.

15 MEMBER NIERSTEDT: Americans are lazy.
16 You know, we have all this storage that we, you
17 know, we buy and we don't know what to do with. And
18 we also have -- we cut across grass to get from
19 Point A to Point B along the shortest line. So
20 yeah, these people are going to walk this way
21 anyway, so this looks better.

22 MEMBER VILLAGGIO: Yeah, it does.
23 That is much better. I like it too.

24 THE WITNESS: Okay. So I think we can
25 move on. We worked out the grading to make sure it

1 works ADA-wise, and I think this -- this helps us
2 all.

3 With that being said, the first few
4 comments are all about the sidewalks and the ADA.
5 And then we get into the waste hauler. Let me just
6 reiterate some of the testimony because I think
7 there was a little bit of confusion, possibly on my
8 part, regarding the waste hauler.

9 So we talked -- the architect talked
10 about the trash chutes in the building and how that
11 works. And the trash comes down, goes into a
12 compactor and gets pushed out. So the general rule
13 there is that the -- the people on staff who -- the
14 superintendent or whoever is on staff, is
15 coordinating with the trash company on the time.
16 The trash gets pushed out, the truck does not go
17 under the building, okay.

18 One of my exhibits depicted the
19 possibility with the turning movements to go under,
20 but speaking with the architect they won't have the
21 clearance to do so.

22 So what we looked at is the ability to
23 kind of get in, do their move and then get back out
24 and we modelled the truck. I'm going to point to
25 the rendering again. Over here on the west side the

1 truck has the ability to come in, going in a
2 southbound direction, turning his truck to eastbound
3 direction up against the building where he would be
4 met by the enclosure, which gets pulled out from the
5 trash chute a short distance. The truck makes its
6 move, puts the trash in there. The truck has the
7 ability to back up. If I modified this island just
8 slightly, he'll be able to pull up, pull back again,
9 he just makes one little K-turn.

10 Over on the other side, kind of central
11 to the development between the two buildings, the
12 truck comes in, has the ability to turn, go in a
13 southbound direction, turning in a westbound
14 direction. It's met by the trash chute, which is
15 originating from a location nearby the building,
16 makes his move and backs up into the access way
17 which comes out of the storage which, of course,
18 again, from the testimony, very low traffic area,
19 and then makes his move.

20 So it is a -- it is a site where we
21 have parking underneath. We have very little
22 surface parking. And I think anyone in that
23 business knows that we might have to jockey a little
24 bit. We can try to make it better for him. And
25 then there's some other ideas, but that's -- that's

1 how we figured it would work.

2 So I just want to correct that
3 testimony and it was requested that I provide more
4 regarding waste hauling.

5 BOARD ENGINEER: Is there going to be
6 a compactor on site? Will there be a trash
7 compactor on site?

8 THE WITNESS: Yes. There are two
9 compactors. The architect testified that as the --
10 as the trash comes down the trash chutes, goes into
11 a room where it does get compacted. That is dense
12 and heavy and gets wheeled out into the containers.
13 So it's not a lift or anything like that. It has to
14 be in the containers so that the truck can lift it
15 and put it down.

16 And because of that, the truck gets
17 tall, the truck can't go under the building and
18 that -- that was the difference in my testimony from
19 the last time.

20 BOARD ENGINEER: Okay.

21 THE WITNESS: In terms of those minor
22 items, like wheel stops -- and the reason I'm going
23 to go over a few of these is because at the end of
24 the day you're going to say, Mr. Dipple, can you
25 comply with everything in this letter? And I have

1 done this enough that I know I'm getting that
2 question at the end of all this. So I want to point
3 out the ones that, frankly, we're not going to
4 comply with and I'll tell you the reason why.

5 And that is, we have a guide rail
6 across the back of that entire building. It's shown
7 on my plans. The architect can testify to it. We
8 try to avoid the wheel stops. They're just a
9 maintenance headache. So at the back of the
10 building, up against the railroad, there is a guide
11 rail there. There is no need for the -- for the
12 wheel stops.

13 Okay, I'm going to --

14 MEMBER NIERSTEDT: Mr. Dipple -- Mr.
15 Chairman, let's stick with that.

16 Why do we have any wheel stops at all?
17 I agree with you a 1,000 percent. Let's get rid of
18 all of them.

19 THE WITNESS: Well, just to protect
20 the building.

21 MEMBER NIERSTEDT: Does the curbing --
22 doesn't the curbing protect the building?

23 THE WITNESS: So the comment was, you
24 have them here. And again, I'm pointing, on --
25 okay, if your car is facing in the northbound

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1 direction.

2 MEMBER NIERSTEDT: So you're talking

3 about inside?

4 THE WITNESS: Yeah, they're

5 underneath. I'm sorry. Yes, they're underneath.

6 MEMBER NIERSTEDT: Are there any --

7 are they any outside? I'll phrase it that way.

8 THE WITNESS: No, no, we have none

9 outside.

10 MEMBER NIERSTEDT: Good.

11 THE WITNESS: So they're the ones that

12 get banged up by the plows. But, even so, when you

13 hit these things often they do kind of jogged, they

14 do come off, they do get dislodged, you know.

15 So, anyway, we do have them there. We

16 are not proposing them there. I think -- I think

17 there's a good reason why not.

18 MEMBER NIERSTEDT: No, I agree with

19 you 100 percent. Inside the building, I understand.

20 Shouldn't be much snow plowing in there. And

21 outside there's none. That's terrific.

22 THE WITNESS: I'm going to skip down

23 to Page 10. I think it's Item 4, Site Plan and

24 Self-Storage. The reason I'm skipping it is because

25 another team member will answer any other questions

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1 regarding loading, bike rooms, mechanical equipment.

2 Something that's more for the architect. I'm going

3 to skip down to what I marked, which is the private

4 waste hauler and circulation. So we already

5 addressed that I think with the private waste.

6 That, getting to the self-storage

7 building, my apologies, he could -- the truck could

8 enter on the east-most driveway and go through the

9 building. They have the clearance. They can do any

10 move they want, go through the building and continue

11 on. The residential building does not have the

12 clearance. And that's the difference.

13 Okay, in terms of grading, drainage and

14 utilities -- grading and utilities at the

15 Residential Building, Number 5, these are really

16 cleanup items which we have no issue with

17 whatsoever. There's one comment about why didn't we

18 take utilities from a pole that was near the

19 driveway and that is we added a drainage system. We

20 added a detention system so we didn't want to bring

21 the electric in past that, so we'd like to keep it

22 just right where it is. But again, we work with the

23 power company. They're going to tell us where

24 they're coming in, regardless of what we say here

25 tonight so.

Dipple - Redirect
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1 MEMBER NIERSTEDT: If I understand

2 that, and those of us involved with development

3 understand on the board, and Victor does, too, PSE&G

4 is not God. So I know they come in and they say,

5 here. But too many times, you know, we've been beat

6 because they'll stick it in front of the building.

7 So I just ask you, please, during construction, if

8 you could have someone from Harbor there to make

9 sure that PSE&G doesn't -- I'm making this up --

10 stick it in front of the castle or put it somewhere

11 else that it's, you know, more visible.

12 We want it on the side. We want it

13 screened.

14 THE WITNESS: Yes. I wasn't speaking

15 of the transformer. The comment had to do with

16 where we pull the power from.

17 But I agree with you, sir, that, yeah,

18 the transformer should be hidden. And I think we

19 depict them very far away and back in the corner

20 where we think they go, but I understand.

21 MEMBER NIERSTEDT: I agree with you.

22 I like where you depict them from. PSE&G, please

23 just don't let them...

24 CHAIRMAN GREET: How does that -- how

25 does that coordinate?

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1 Bill brings up a good point and you

2 bring up a good point, in that you have -- you have

3 or we have, by a list of specs, where it should be

4 laid out. So what point -- what point do you

5 coordinate with PSE&G to say, okay, this is where

6 we're going before any work starts?

7 THE WITNESS: So generally, so we,

8 when you have -- when you file an application, when

9 you're ready to go you file an application that

10 kicks PSE&G into motion and now there's some money

11 being spent. They know they have a customer. They

12 know they're bringing the power here. And we show

13 it on the plan. We show the transformer location.

14 And we say, we need it here because -- because the

15 planning board of Garwood said we have to have it

16 there and we like it there. So we'll put it there.

17 And it's really a matter of whether

18 they're pulling the power from, I think is the

19 general question. You know, you need someone like,

20 you know, Mr. Di Giovanni and myself to be forceful

21 and tell them, this is where it has to go.

22 CHAIRMAN GREET: That's what -- that's

23 what I'm getting at, yeah.

24 THE WITNESS: Okay. So that's --

25 that's how it works, to answer your question, Mr.

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1 Chairman.

2 CHAIRMAN GREET: Okay, thank you.

3 THE WITNESS: Very minor comments. I

4 don't think it's worth addressing a lot of the

5 comments, you know, on Page 11, which have to do

6 with --

7 BOARD ENGINEER: I would like to go

8 back to Page 10, Comment 12.

9 THE WITNESS: Sure. Page 10, 12. I

10 have it marked for the architect but I can do my

11 best because he has a parking allocation plan.

12 BOARD ENGINEER: Yeah, but you also --

13 so do you, on your plans. So far, I guess, when the

14 architect testified last week there was no drop-off

15 zone within the building because it's really kind of

16 difficult, it's a tight building.

17 The applicant can't -- cannot mandate

18 but the municipality has the authority to do the

19 drop-off zone if council approves it, in front of

20 the building. So, you know, I feel strongly there

21 should be a drop-off zone. Not only for people

22 moving into the building and moving out of the

23 building, but people moving furniture, the food

24 deliveries, maintenance personnel, anybody who

25 doesn't drive, who can't park in the 9-by-18 parking

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1 space.

2 So I really, you know, I feel very

3 strongly about that comment. This area -- a

4 building of this size and nature probably needs two

5 drop-off zones.

6 THE WITNESS: So I will, while I'm up

7 here, I'll just introduce the topic and I'll do my

8 best. So we would prefer that a lot of the

9 drop-offs -- so we're talking about the people who

10 move in, they need to have a place to load and put

11 and park and get their stuff into their unit when

12 they rent a spot and they move in. So we prefer a

13 lot of that to happen on North Avenue. But we also

14 know that the building manager can give them a spot

15 so that when they move in under a certain number of

16 hours, and this is very common where you schedule

17 your move-in -- I just had to move my daughter to

18 college and we had a scheduled move-in date that she

19 had and she was off-campus. So it wasn't on campus,

20 but it was an apartment building just like this.

21 And that's very common.

22 So you get -- you get a spot and you

23 work with the building manager to make sure it's

24 open. And that's how it would work. Drop-offs for

25 food, then we're talking about -- this comes up in a

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1 lot of hearings, we're talking about --

2 BOARD ENGINEER: Let's stay with the

3 move-in. I'm not talking about somebody moving into

4 a dorm. I'm talking about someone moving furniture

5 from a box truck. And I'll give you an example.

6 They just finished the Meridian in Roselle Park.

7 They're triple-parked on move-in day. There is no

8 drop-off zone. There's no move-in zone. There was

9 U-Haul trucks that were triple-parked the other day,

10 blocking the travel way on North Avenue.

11 There has to be an area, at least to

12 hold the box truck, with someone moving in with a

13 moving van. That's my opinion.

14 CHAIRMAN GREET: Yeah.

15 THE WITNESS: No, I don't -- I don't

16 agree -- I mean, I don't disagree. I'm sorry.

17 You'd be surprised how much a 19-year-old brings to

18 college, I will say that.

19 MEMBER NIERSTEDT: Don't you have any

20 place to store it?

21 ATTORNEY FLANNERY: You still have to

22 move it.

23 THE WITNESS: So yeah, I agree. I'm

24 afraid that I'm not -- I'm not prepared to give the

25 testimony, to be the best guy. I'm sorry. I may

Dipple - Redirect

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1 want to stop here because we have a better witness

2 for this. And that's -- I'm not trying to dodge the

3 question, Mr. Vinegra.

4 ATTORNEY FLANNERY: Mr. Martinez is

5 also going to be addressing comments in the review

6 letter so he can certainly address that comment.

7 THE WITNESS: I just feel like I'm

8 going to get myself in trouble on that. So can we

9 agree to just come back on that one?

10 So where I was going was really

11 Comments 10. We're getting up through page 11 --

12 I'm sorry, on Page 10. Page 11, we have no issue

13 with grading comments.

14 We have no issue with some of the

15 drainage in the self-storage building and -- and

16 proving that -- that it works, that it's part of the

17 storm water management rule for that.

18 Landscaping, I'm on Page 12. I'm here

19 representing the landscape architect who worked

20 under my direction. I briefly described the

21 landscaping. These comments deal with more of the

22 bike racks and some of the details and things like

23 that. The only comment I saw on species was the

24 winter king hawthorne with the thorns on it. We can

25 change that out to a different species of that tree

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1 and then it won't have the thorns on North Avenue.
2 I agree with that.
3 BOARD ENGINEER: So do you agree, for
4 the most part, with the comments from our landscape
5 architect?
6 THE WITNESS: I do. Yeah, I don't --
7 are you -- you're referring to comments that appear
8 here?
9 BOARD ENGINEER: One, two, three, four
10 you're on Page 12.
11 THE WITNESS: So, right, I have
12 benches, receptacles in the front, the bike racks,
13 you know, you're asking me to specify the model and
14 number and color. Right, so all of those things I
15 think we're fine with. I just -- I think --
16 BOARD ENGINEER: How about the tree
17 pit, do you think again, you know, I think -- what
18 does your landscape architect say?
19 THE WITNESS: Our guys thought it was
20 enough of a tree pit but that really -- I don't
21 think this project should rise or fall on the size
22 of the tree pit.
23 BOARD ENGINEER: Yeah, 4-by-4 instead
24 of 3-and-a-half-by-4.
25 THE WITNESS: I don't want it to

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1 encroach in the -- it's very difficult to see in
2 this scale but I think if we can accommodate more,
3 we'll make it more, all right? It's less brick we
4 have to do anyway so.
5 MEMBER NIERSTEDT: Mr. Chairman, let's
6 just stay there for a second. And I have to say
7 this, in their initial landscape review, if you
8 looked at my comment -- it was just terrific, okay.
9 Every one of their comments I felt was really good,
10 really appropriate. The landscape architect really
11 went through it. I apologize for this, you saw
12 head-shaking before. I guess, knowing the plants, I
13 should have seen the revised landscape plan and
14 somehow I haven't. I apologize for that. But if
15 you continue to work with Victor's firm and make all
16 the rest of the changes, you know, that would really
17 be appreciated.
18 What we've learned and, you know, the
19 urban areas, the soil is just so compacted, if you
20 can make the pit bigger, you know, it's better for
21 long-term for the plants.
22 If we can, though, I just -- we jumped
23 into landscaping, which is fine and I do not make it
24 my specialty to go over stormwater. As you know, I
25 do not pretend to be an expert but, Victor, since we

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1 did touch upon it could I just ask, I believe last
2 time we spoke about there's a difference of opinion
3 as to whether or not to post -- post Q is going to
4 be more than the -- I'm sorry, confused on my
5 letters, the post-runoff is actually going to be
6 more than before when they were using -- they're
7 taking the existing site as 100 percent impervious
8 and, therefore, they didn't have to do anything.
9 Where do we end up with that discussion, in terms of
10 the stormwater management plan?
11 Are we retaining water on-site or
12 what's happening?
13 CHAIRMAN GREET: Can I just hold off
14 for a second because there are -- I think there are
15 quite a few questions that I would like to see
16 Victor ask regarding stormwater. So I would like to
17 take a five-minute recess and then we'll get back to
18 the stormwater.
19 (A recess is taken at 9:07 p.m.)
20 (The record resumes at 9:18 p.m.)
21 CHAIRMAN GREET: We're back from
22 recess. Okay, please continue with your next
23 witness -- or the same witness.
24 ATTORNEY FLANNERY: Thank you, Mr.
25 Chairman. We're still on Mr. Dipple.

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1 I don't know if you finished up on
2 landscaping, but we do need to discuss stormwater.
3 THE WITNESS: If the board wants to
4 move on, I was just going to, you know, see if
5 landscaping -- anyone had any other concerns? We
6 did revise it.
7 And the next item that I was going to
8 get to was stormwater management on Page 16. The
9 rest of it, between the landscaping and stormwater
10 was -- we agreed to everything there. So when I --
11 when I get to stormwater management, if I could
12 maybe introduce some of what happened recently
13 regarding stormwater management.
14 So we met with Mr. Vinegra. And just
15 so, you know, to go back a little bit in my
16 testimony, this site creates 37,000, roughly, square
17 feet of new grass area. So it takes the existing --
18 and you can see it in the green on my rendering,
19 where it was a fully developed site -- and we
20 provide some green space. So there is an inherent
21 benefit there, just -- just so you know.
22 ATTORNEY FRASER: Excuse me. Mr.
23 Chairman, I notice that our screen up there says,
24 "Meeting in Recess," which I guess is maybe what the
25 people who are --

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1 CHAIRMAN GREET: Yeah, that's a good
2 point. Do we know if we're -- if we're on -- if
3 we're visual to the public?
4 MEMBER NIERSTEDT: Stormwater is so
5 interesting, the meeting went to sleep.
6 ATTORNEY FLANNERY: I think we need
7 some noise.
8 MEMBER NIERSTEDT: Mr. Dipple, how
9 much of the site --
10 THE WITNESS: It's the display on the
11 TV.
12 CHAIRMAN GREET: And before we even
13 start with that I just have a comment, or more than
14 a comment. But anyway, I'm also a commissioner on
15 the Rahway Valley Sewerage Authority representing
16 Garwood, and there was some specific concerns, or
17 not concerns, but questions about the capping of the
18 existing sanitary lines that are on-site at
19 Paperboard.
20 Can you verify and validate that
21 those -- that those lines have been adequately
22 capped so that we're not getting any I&I into the
23 that system?
24 THE WITNESS: I don't know what's
25 taken place on the demolition. But can I say that

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1 they will be capped under construction, that we
2 won't leave any open pipes so that there could be an
3 I&I problem.
4 CHAIRMAN GREET: So when you're
5 completed, is that what you mean?
6 THE WITNESS: I think during
7 construction it's going to be one of the first
8 things that happens. During the demolition I don't
9 know what happened. I'm sorry, I don't know.
10 It will be addressed.
11 CHAIRMAN GREET: You will look at
12 that, right?
13 THE WITNESS: Yes. Yes.
14 CHAIRMAN GREET: Thank you.
15 BOARD ENGINEER: Normally, because the
16 site is so large -- normally because the site's so
17 large I really would like them to TV the line to
18 make sure there -- there could be 50 old connections
19 from those buildings. Because the older buildings
20 took roof leaders, everything into the sanitary
21 sewer.
22 So we should cap everything or TV
23 everything, to make sure we don't have -- because I
24 have seen huge I&I's -- as a municipal engineer, I
25 worked a lot in the City of Elizabeth, City of

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1 Newark, that's all we see is tremendous inflow.
2 So I would recommend that the line be
3 televised and then the new lines connected.
4 CHAIRMAN GREET: Can you put that in
5 your commentary?
6 BOARD ENGINEER: Yes. But we would
7 need them to agree to that, though.
8 CHAIRMAN GREET: Is that something you
9 would be willing to approve?
10 UNKNOWN SPEAKER: Yes.
11 CHAIRMAN GREET: Okay. Yeah, I put it
12 on here. He can put it in the comments.
13 THE WITNESS: So then going back to
14 the stormwater, we then met with Harbor Consultants
15 after their first review and then we agreed to
16 provide further detention.
17 So in furtherance to the reductions
18 that we were getting from just the added green
19 space, we provided a reduction in peak flows to the
20 railroad and to North Avenue up to -- of 20 percent,
21 as the letter indicates, going to North Avenue and
22 back to the railroad, and we continue from there.
23 So I believe there's some things, in
24 terms of the analysis and some of the things that we
25 don't really agree with. However, this last storm

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1 shed a little light on some things. And what we
2 would like to do is provide a little more detention
3 to the rear. I think it's easily done. And
4 speaking with Mr. Vinegra, we agree that a little
5 more can be done to -- to try to stop some of the
6 flow going toward the railroad right-of-way. And
7 speaking with my client we agree to do that.
8 I will say that there's a lot of stuff
9 in here about analysis and analysis of the DOT
10 right-of-way which we're going to get an analysis
11 from the -- from the DOT when we go for the -- to
12 the DOT for a permit. There's a lot of difficult
13 analysis that might -- that is suggested here in
14 this letter.
15 So we're kind of getting to the points
16 of the letter that I said that I might not agree
17 with some of them. But I think if you allow me to
18 work with Mr. Vinegra on the additional detention in
19 the rear to try to stop some of that flow going onto
20 the railroad right-of-way and potentially causing a
21 problem which Mr. Vinegra, you know, is correct,
22 could exist back there, that that will help it.
23 But a lot of this analysis is
24 unnecessary, I think, because what we are doing is
25 detaining a lot of flow from the initial grass

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1 coverage, from the additional detention and now a
 2 third round of even more detention.

3 So we're making it better in all
 4 aspects. We're going better to the DOT, better to
 5 the railroad right-of-way. A lot of analysis,
 6 maybe, we think is unnecessary. But when it comes
 7 to the letter that's -- those are the points I'm
 8 referring to, okay.

9 And keep in mind, this is analysis of
 10 existing conditions that are being requested. So I
 11 think this is going to be a positive for everyone if
 12 we allow -- you know, if you allow us to do that,
 13 work with him to continue to make the stormwater
 14 better. Okay?

15 So I'm referring to analysis brought up
 16 in Comments 14-A, B, 3 -- I'm sorry, 1-A, 2-A, 3-A
 17 and 4-A. And in terms of -- we'll work with Mr.
 18 Vinegra on pretreatment. I think we're trying to
 19 capture roof runoff and we have forms of
 20 pretreatment which I think they're acceptable to the
 21 DEP. So we would like to continue on that path but
 22 we can work that out.

23 So in general, I think we're on the
 24 same page, he and I. I think we would just like
 25 to -- if you asked me to comply with everything in

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1 his letter, those are the items that I think I just
 2 take exception to. Okay.

3 CHAIRMAN GREET: Victor, would you
 4 agree with that?

5 BOARD ENGINEER: I wouldn't agree with
 6 removing any of the comments, but what I would agree
 7 that we study it holistically.

8 So the engineer, Mike, has increased
 9 the amount of detention from -- compared to the
 10 initial submittal. Based on discussions with his
 11 office, they're agreeing to add to more detention,
 12 they are improving, probably dramatically improving,
 13 the storm drainage for the area.

14 So we have to make sure we don't affect
 15 anybody next door, behind us, in front of us. So
 16 we're still working through some of this. And
 17 eventually we're going to acquiesce, our office, to
 18 NJDOT, because they do control the storm sewer in
 19 front of the roadway. But we are handling
 20 everything internally.

21 And they have agreed to add reductions
 22 to the flow by 25 percent. And we may go further
 23 now, with some impermeable underground to recharge
 24 the aquifer in certain areas. So we are chipping a
 25 little away at this. And it's a little bit of a

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1 complicated site because it does have railroad
 2 property behind us, who do not give you permission
 3 to put storm sewer in their right-of-ways. And you
 4 have DOT in front of us, which they need permission
 5 from.

6 So we are chipping away. I don't want
 7 to say that I want to strike any of these comments
 8 at this point in time. But we, after we come up
 9 with a holistic design, that, you know, even more
 10 reductions, then we can delete some of these
 11 comments.

12 CHAIRMAN GREET: Okay. Thank you.

13 THE WITNESS: I appreciate that.

14 MEMBER NIERSTEDT: Victor, are you
 15 saying -- is all the water being directed, you know,
 16 I know we're going to be reducing it and putting in
 17 additional retention and all that. But is all the
 18 water eventually heading into North Avenue?

19 BOARD ENGINEER: No. We're
 20 hopefully going to capture some of the water that's
 21 going towards the rear and put it directly to an
 22 aquifer they're going to do, and they're going to
 23 agree to do permeable studies -- permeability
 24 studies of the soil. If we have some permeable
 25 soils in the back that are not located in

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1 environmentally sensitive areas because of previous
 2 environmental conditions, we're looking to put more
 3 into the aquifer. So you'll have less going to the
 4 rear, to the sides and to the front. So we're
 5 looking to do what's called permeability basins or
 6 recharge basins.

7 MEMBER NIERSTEDT: All right. When
 8 you say, "less" you mean less going into the pipes?

9 BOARD ENGINEER: Less going into the
 10 pipes.

11 MEMBER NIERSTEDT: And more going into
 12 the aquifer.

13 BOARD ENGINEER: Exactly.

14 MEMBER NIERSTEDT: All right.

15 BOARD ENGINEER: Less. Less, what we
 16 call less point discharge.

17 THE WITNESS: So I think there's a
 18 number of other comments that I don't want to bore
 19 the board with. It's kind of engineer-to-engineer,
 20 we're splitting hydrographs. And we agree to make
 21 sure our analysis is correct.

22 And then that's the remainder, I think,
 23 of the stormwater. I don't know if Mr. Vinegra
 24 wants me to focus on any other comments here but
 25 after that, it kind of wraps up my testimony because

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1 there's a few general comments that deal with
 2 parking and that is Mr. Martinez.
 3 BOARD ENGINEER: Just to clarify,
 4 there's two pages, I guess 17 and 18. These
 5 comments were written by one of my drainage
 6 engineers who is a designer. And he gets -- he gets
 7 very engineer-to-engineer, kind of lot of little
 8 items. So we're working through all these comments.
 9 CHAIRMAN GREET: Okay. Anyone from
 10 the board have any -- any questions of this witness?
 11 Seeing none, I'll open it up to the
 12 general public. Any questions of this particular
 13 witness from the public?
 14 Seeing none, I'm going to close that
 15 portion of the meeting. Any your next, your next
 16 witness.
 17 ATTORNEY FLANNERY: Thank you, Mr.
 18 Chairman.
 19 CHAIRMAN GREET: Just a question for
 20 you, how many -- how many more witnesses are you
 21 working with?
 22 ATTORNEY FLANNERY: One more, Mr.
 23 Chairman.
 24 CHAIRMAN GREET: Perfect. Thank you.
 25 ATTORNEY FLANNERY: Thank you. And

A. Martinez

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1 is not utopia we talked about, and I understand,
 2 getting a council resolution to allow parking in the
 3 street -- I'm sorry, loading in the street. Since
 4 this is DOT, they need to approve that also?
 5 BOARD ENGINEER: Well, I think we
 6 have -- DOT controls for the roadway but parking,
 7 they normally acquiesce to the municipality.
 8 So DOT tells the municipality, if
 9 you're going to put metered parking, that's your
 10 deal. If you're going to put permit parking, it's
 11 your, you know -- just as you go through Cranford,
 12 there's meters on DOT property. But they acquiesce
 13 to the municipality.
 14 So if we can get DOT, I think they will
 15 agree to place parking in front of the building.
 16 Instead of having two of those spaces, we should
 17 just make them a loading space.
 18 Now that will cut down on the amount of
 19 parking for people visiting the community center
 20 that we agreed to. But I mean, hopefully, you know,
 21 people could park across the street if they had to.
 22 But I think loading is an important aspect.
 23 If we don't supply a loading zone, they
 24 will -- people, they will double-park. The Ubers of
 25 the world will double-park. The Grubhubs will

A. Martinez

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1 then my last witness for this evening is Mr. Avelino
 2 Martinez, the project architect for the residential
 3 development. He was previously sworn and qualified
 4 by this board and had testified at both of the
 5 previous hearings. He's here to address some of the
 6 remaining items in the August 23rd Harbor
 7 Consultants review memorandum.
 8 ATTORNEY FRASER: Mr. Martinez, you
 9 understand that you're still under oath and your
 10 licenses are, in fact, still current?
 11 AVELLINO MARTINEZ: Yes.
 12 ATTORNEY FRASER: You can proceed.
 13 AVELLINO MARTINEZ: So I think I'll
 14 just cover a few of the report comments. I guess,
 15 with respect to the loading zone, I do agree with
 16 Mr. Vinegra and everyone else, I think that having a
 17 loading zone in the street makes sense to me. I
 18 don't know if the board has any additional comment
 19 on that but...
 20 CHAIRMAN GREET: You're going to have
 21 to speak up a little bit more than that.
 22 AVELLINO MARTINEZ: I'm sorry. Is
 23 that better?
 24 CHAIRMAN GREET: Yeah, that's better.
 25 MEMBER NIERSTEDT: Mr. Chairman, that

A. Martinez

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1 double-park. And that becomes an issue. That
 2 becomes an extreme safety issue. So I would rather
 3 see less community parking and a loading zone for
 4 safety.
 5 But this board would have to approve
 6 that because, you know, what we're doing is we're
 7 cutting down on the overall spaces, especially
 8 spaces that are going to be allocated for the
 9 community center. But it also will be utilized by
 10 the community center. If someone at the community
 11 center is unloading something, or there's a food
 12 delivery at the community center, they'll be using
 13 that loading space. If someone's doing a
 14 presentation at the community center, they can use
 15 it to load and unload.
 16 I think for the magnitude of this site
 17 I believe it's very imperative that we have an
 18 unloading zone.
 19 MEMBER NIERSTEDT: And I 100 percent
 20 agree with the loading and unloading zone. I'm
 21 still not sold on it being in the street.
 22 You know, I'm going to go back to the
 23 transit-orientated development. I think there are
 24 way too many parking spaces on this site. I think
 25 they should be reduced. And I think the loading and

A. Martinez
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1 unloading should be on-site.
2 I don't want people loading and
3 unloading in the street. I just don't see that as
4 making safety sense. So I'm not sold yet, just to
5 let you know.
6 AVELLINO MARTINEZ: So I guess Page 6
7 of the report talks about the signage regulations.
8 I think we were referencing a different section of
9 the ordinance as well as Bailey mentioned. So to
10 clarify the area of the sign, it is 17 square feet.
11 Now that's the sign on the canopy for the Garwood
12 Community Center.
13 So I believe those variances would
14 apply to the sign. I think the sign is appropriate
15 given the size of the building and identify the
16 character but we look to the board if you have any
17 comments in terms of that sign.
18 BOARD ENGINEER: Do you supply a sign
19 package?
20 AVELLINO MARTINEZ: We did as part of
21 the material board, there was -- there was a sign
22 elevation, which I'm happy to produce again.
23 BOARD ENGINEER: That was part of the
24 official submittal?
25 AVELLINO MARTINEZ: That was -- that

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1 was part of the exhibit of testimony in the last
2 hearing, was on the material board.
3 BOARD ENGINEER: I think you should
4 make that part of the official submittal, 11-by-17,
5 to the board members.
6 AVELLINO MARTINEZ: Sure. We can do
7 that.
8 BOARD ENGINEER: Or a PDF.
9 AVELLINO MARTINEZ: So Page Number 7,
10 I guess, with respect to the minimum electric car
11 charging stations. I believe two are required. The
12 applicant is proposing ten electric car charging
13 stations in the garage.
14 Exact locations haven't been determined
15 but the intent is that there will be ten within the
16 parking garage.
17 CHAIRMAN GREET: So we're committing
18 to ten; is that correct?
19 AVELLINO MARTINEZ: That is correct,
20 yes.
21 CHAIRMAN GREET: Okay. Yeah, that was
22 one of my main -- main questions earlier on and it
23 still is. Because I haven't seen it on the drawings
24 and, you know, we had -- we talked about it but we
25 didn't get any submittal. But if you're committing

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1 to ten that's good.
2 Thank you.
3 AVELLINO MARTINEZ: Just to clarify,
4 Number 3 on Page 8, which is requesting the height
5 of the parapet walls on the roof. I think we
6 discussed previously that is the confirmed values
7 3'6", so that's 42-inch parapet walls that extend
8 above the roof.
9 ATTORNEY FRASER: Well, the roof
10 height is at what?
11 MEMBER NIERSTEDT: It's on the
12 previous page.
13 MEMBER NIERSTEDT: I understand. I
14 just want to get it...
15 AVELLINO MARTINEZ: 47'8" is our total
16 building height. So that is measured from the
17 garage floor to the top of the roof. And then our
18 parapet will extend 42 inches above that, so 3 and a
19 half feet.
20 ATTORNEY FRASER: So the parapet is
21 42 inches on top of 47'8".
22 AVELLINO MARTINEZ: That's correct.
23 ATTORNEY FRASER: So the total is a
24 little bit over 51?
25 AVELLINO MARTINEZ: Yes. And I

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1 believe the balance of these report items were
2 covered in civil testimony, in prior testimony,
3 unless there's something specific.
4 MEMBER NIERSTEDT: Are you talking
5 about the entire letter? I'm sorry.
6 AVELLINO MARTINEZ: Yes.
7 MEMBER NIERSTEDT: The entire letter?
8 Unless I missed something, and again I apologize,
9 the parking management plan, we didn't resolve that
10 at the last meeting.
11 AVELLINO MARTINEZ: So in terms of
12 parking management we had just a summary of that if
13 that helps in clarifying that. The park -- the
14 management -- well no the management plan, so to
15 speak. We have a parking allocation plan which we
16 introduced last time, which just identified the
17 number of spaces, which are tandems, assigned and
18 unassigned parking. And then also clarifies which
19 is residential versus Garwood Community Center.
20 MEMBER NIERSTEDT: I apologize again,
21 I mean, you actually submitted -- other than the
22 site plan -- I'm sorry. Other than the site plan
23 there's a parking allocation plan?
24 AVELLINO MARTINEZ: There is a
25 building floor plan identifying the types of

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1 parking.

2 MEMBER NIERSTEDT: Right. But do you

3 have that written out anywhere?

4 AVELLINO MARTINEZ: In terms of a

5 drawing?

6 MEMBER NIERSTEDT: No, not in terms of

7 a drawing, in terms of verbiage, in terms of -- I

8 apologize, I'm not being fresh -- words on a page?

9 You know, writing it out as opposed to a plan?

10 MEMBER OCCHIPINTI: A narrative form?

11 AVELLINO MARTINEZ: In a narrative

12 form?

13 MEMBER NIERSTEDT: Narrative form.

14 Whoever said "narrative" that's a good word. Better

15 than mine.

16 Could you do that? I think that's what

17 I've been asking for.

18 AVELLINO MARTINEZ: I don't understand

19 the question. I don't understand the narrative.

20 It's always numbers.

21 MEMBER NIERSTEDT: I can explain. I

22 can explain. A parking management plan really lays

23 out how you are going to -- and I apologize again,

24 how you're going to manage all the parking on-site.

25 How are you going to make sure that the person that

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1 lives in Apartment 3 doesn't park in Apartment 5.

2 How are you going to make sure that the person that

3 lives there doesn't have three cars and is trying to

4 squeeze in on-site when you only allocated two. How

5 are you going to make sure that people use what

6 they're supposed to use?

7 I have been through too many of these.

8 I've just been through one recently where, you know,

9 variance is granted for parking. Next thing you

10 know, they're approaching the municipality to buy

11 additional property for parking.

12 And I'm going to go back to those magic

13 words, transit-oriented development. There's too

14 many parking spaces on this site. And --

15 ANTHONY DIGIOVANNI: If you don't mind,

16 I would like to comment.

17 MEMBER NIERSTEDT: -- I want to know

18 how you're going to manage the parking. I don't

19 want people from this development parking on Anchor,

20 parking on Winslow, parking on North.

21 How are you going to manage the parking

22 on-site?

23 ANTHONY DIGIOVANNI: Can I respond?

24 Anthony DiGiovanni, Garden Homes.

25 ATTORNEY FRASER: Mr. DiGiovanni, you

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1 have already been sworn, right?

2 ANTHONY DIGIOVANNI: Yes.

3 ATTORNEY FRASER: And you're still

4 under oath. Go ahead.

5 ANTHONY DIGIOVANNI: Okay. It's very

6 confusing because over several times you say you

7 think there's too many parking spaces and then at

8 the same -- two sentences later you comment that

9 you're afraid that we're going to have more people

10 park off-site.

11 So we're proposing something that we

12 would like to build. And we are long-term owners.

13 We've been only doing this for 60 years or so. And

14 part of our luxury product, our branding, is that we

15 like to provide parking because there still are

16 quite a significant empty-nesters that -- that do

17 not commute that rent these products. The reality

18 is, especially today, there are less and less people

19 who are commuting and working from home and have

20 multiple cars.

21 So in all our situation we have what we

22 have is the tandem. So allocating 2.1 spaces in

23 RSIS for a three-bedroom unit and a 1.8 for a

24 one-bedroom unit. I can't carve up 1.8 spaces and I

25 can't carve up 2.1. So we don't assign -- let's

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1 just go back.

2 This is the narrative. It's not

3 verbiage but it's in numbers in which would be

4 hopefully self-explanatory.

5 ATTORNEY FRASER: All right. Let's

6 hang on for just -- let's hang on for just a second.

7 All right. A document is being handed

8 up to us. This document has been marked, Counsel?

9 ATTORNEY FLANNERY: No, it's not.

10 We're going to mark it now. So it'll be Exhibit

11 A-17. A parking summary prepared by Black Bird

12 Group Architects.

13 (Exhibit A-17, Parking Summary, is

14 marked.)

15 Mr. Martinez, if you want to try a

16 little more detail. You prepared this?

17 AVELLINO MARTINEZ: So this document

18 is a one-page, entitled "Parking Summary." And it

19 basically summarizes the total amount of parking

20 spaces.

21 ANTHONY DIGIOVANNI: So what we did is

22 we tried to put it all on one place so you wouldn't

23 have to run through the plans. And so what you have

24 here is, the first section is RSIS parking required

25 and what the redevelopment plan says. The second is

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1 how we allocate it. And then the third section is
2 simply the Garwood Community Center.

3 There was some prior testimony that was
4 incorrect. The simplest -- let's start from the
5 bottom of the page. The Garwood Community Center is
6 required to have 24 to 27 parking spaces. We are
7 providing 27 completely dedicated spaces to the
8 Garwood Community Center.

9 So, you know, I can't manage that.
10 That would be managed with police, signage,
11 et cetera, that, you know, they're striped only for,
12 you know, the Garwood Community Center. And they
13 could be fined, if an ordinance is established
14 there.

15 Any questions on the Garwood Community
16 Center?

17 MEMBER NIERSTEDT: That's good. Just
18 to let you know, this is what I have been looking
19 for.

20 ANTHONY DiGIOVANNI: Okay. Well,
21 that's why we're here. Perfect.

22 MEMBER NIERSTEDT: My words were
23 poorly chosen before. I like the narrative. You
24 may not say this is a narrative. This is good.

25 ANTHONY DiGIOVANNI: Perfect. Okay.

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1 So then, as to the requirement, right, you have a
2 one-bedroom, 1.8 ratio for 28 one-bedrooms, 92
3 two-bedrooms, four three-bedrooms. And we have a
4 requirement to provide 243 parking spaces for the
5 residential development. Okay?

6 What we're proposing is to provide 253
7 parking spaces for the residential development. So
8 we're over-parking by, you know, the mere ten
9 spaces. Now in doing that, how we allocate, we're
10 going back to say we have a total of 222 tandem
11 spaces, or if you want to say 111 spaces at tandem.
12 And the right-hand -- excuse me, the left-hand
13 column is the total number of spaces for 253 in a
14 residential development and then the right column is
15 how we allocate the 253 spaces.

16 For 111 units we provide tandem spaces.
17 That eats up the 222 of the 253. We are then
18 providing single spaces, two single spaces to
19 11 units, for a total of 220. And then we're only
20 providing two units with one dedicated space. So
21 out of the 253 total residential spaces, we're
22 dedicating 246 in a lease agreement for every one of
23 the tenants.

24 So what we do is we have a lease
25 exhibit, parking garage. The parking spaces are

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1 numbered, painted on. We take the license plate, we
2 give them a sticker and that's how we monitor.

3 We've had no difficulty in six or seven of the same
4 projects where I have tandem spaces. It works very
5 well. We have had no issues. We've had no -- it
6 makes it simpler.

7 I'm not a traffic engineer but I'm a
8 witness. It's, you know, you go to your space and
9 you know where your space is and you don't jockey
10 and you don't have any issue, you know, the neighbor
11 to the left and to the right of you, who scratches
12 your car, if they do, and you kind of make it all
13 work out.

14 So, you know, there's seven spaces that
15 are unallocated and those are for overflow,
16 including guests, drop offs or whatever. But we
17 feel we would not like to reduce any of those spaces
18 because we don't think it's excessive.

19 Most of our developments are high-end.
20 We have people moving from homes. Some of the cars
21 are in these parking developments that are, you
22 know, in excess of \$75,000. They want covered.
23 They want parking spaces. And that's our product.

24 So we're proposing to keep the parking
25 just as it is. We eliminated two tandem spaces

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1 closest to one of the entries, as Mr. Vinegra's
2 office requested. I think he wanted a little bit
3 more but we're only proposing to eliminate the plan
4 by the two spaces.

5 MEMBER NIERSTEDT: Okay. And I
6 understand that and I appreciate this. And what you
7 have further said now in regards to the stickers and
8 regards to where the people are supposed to go, and
9 I apologize for putting it this way, you know,
10 that's a part of the parking management plan I was
11 looking for.

12 ANTHONY DiGIOVANNI: Okay.

13 MEMBER NIERSTEDT: So that's what I
14 meant by that. And what I meant by experience is,
15 you know, I have been doing this a long time too and
16 developers many times come in and request variances.
17 Oh, you know, we're only going to -- we don't need
18 -- and they say "we don't need those spaces" because
19 basically they can't provide them, so they're
20 required for that because of the variance. In your
21 case you're not requesting that variance.

22 ANTHONY DiGIOVANNI: That's correct.

23 MEMBER NIERSTEDT: And we appreciate
24 that. On the other hand -- I guess I will be a
25 broken record, I apologize again -- you know, this

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1 whole transit-oriented approach is supposed to be,
 2 don't buy three cars, take the train, take the bus.
 3 And I have said the same thing to Russo, so it's not
 4 anything new that I'm just picking on you guys. I
 5 don't see any attempt to providing more spaces.
 6 There's no attempt to satisfy or in any way go down
 7 a path to transit-oriented development where you're
 8 saying, hey, we're not going to provide all that
 9 parking because we don't want you to have all those
 10 cars.

11 You know, I don't want to get into
 12 global warming and all the other stuff, okay. But
 13 we're trying to move away from that.

14 There is a huge project -- there's a
 15 huge project in Union. And I believe it is Russo
 16 and I've spoken to Russo about this, okay, I'm not
 17 talking behind their back. They're right across the
 18 street from the Union station, right across Morris
 19 Avenue. And what's the first thing you see? I
 20 don't know the numbers of spaces, but it's a 100-car
 21 parking lot. And it just baffles my mind that this
 22 is TOD.

23 So that's what I'm harping on. I'm
 24 harping on, I'm going to ask you directly, for ten
 25 additional spaces. The idea you need for guests, I

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1 understand that --

2 ANTHONY DiGIOVANNI: To increase? I'm
 3 sorry.

4 MEMBER NIERSTEDT: No, no, no, I'm
 5 saying the ten spaces that you have for guests, the
 6 additional. I understand your purpose and your goal
 7 in doing that. My question is, I don't want loading
 8 on North Avenue. What about those ten spaces?

9 ANTHONY DiGIOVANNI: Well, I mean
 10 there's no question that a truck could park in that
 11 spot and against the side, but it would make traffic
 12 in and out of the facility for all the other 253
 13 spaces more difficult. So what we do with our
 14 move-ins, I don't know necessarily, you know, just
 15 kind of a play on words, I would prefer that there
 16 be two parking spaces in front of the building and
 17 trust that when I want my tenant to have a positive
 18 move-in experience, I would have my manager put two
 19 cones. Because they give them a key and they have
 20 the ability to lock the elevator and use it for only
 21 three or four hours, and that's all they move in it.
 22 And we never have more than one person move in, in a
 23 three to four hour.

24 So you would have the benefit, in my
 25 opinion, that you wouldn't stripe it for loading.

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1 You would have the spaces marked there, allow us to
 2 cone it off when we have move-ins. And at night,
 3 when no one is moving in, you would have the right
 4 to use the spaces for the community center.

5 So I would prefer not to have a striped
 6 area in the front of the castle. But I'm here to
 7 get the job approved under everyone's, you know,
 8 advisement.

9 I think it's the same thing. It's
 10 semantics. Two parking spaces in the front that we
 11 could cone off during move-ins allows us to move
 12 people in. We pride ourselves in trying to have a
 13 high-retention rate. We, you know, don't want
 14 people moving out. It costs money to have people
 15 move out. Yes, sometimes the rents go up, sometimes
 16 they go down. We like to --

17 MEMBER NIERSTEDT: They go down?
 18 THE WITNESS: They haven't but --
 19 ANTHONY DiGIOVANNI: They have not.
 20 It's been a good situation, trust, me, but you
 21 know...

22 ATTORNEY FRASER: I might move in
 23 there if they go down.

24 ANTHONY DiGIOVANNI: Vacancy factor,
 25 if you include, you know, if you try to get the

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1 upper rents all the time, some of the developers do.
 2 I think, on average, if you look at our website,
 3 compared to other markets our rents are typically
 4 below market, in my opinion.

5 We can drive them up but we don't. We
 6 like to have a higher retention, less turnover. You
 7 don't have to paint. You don't have to carpet. You
 8 don't have all the other aggravation.

9 Our point is, I think our parking plan
 10 works. It works for us and our high-end product.
 11 We just finished, I think a great project in
 12 Cranford, 225 units. Tandem parking. We don't
 13 really have any issue. The parking standard there
 14 was, I believe was 1.85.

15 You could only design a site once and
 16 then build it. And if you under-park it in the
 17 beginning, you have a big problem. Our position is
 18 always to park it appropriately.

19 Now if I give someone a tandem space
 20 and they have one car and it's an electric car and
 21 they have an extra space, if they're child comes
 22 over to see them and, you know -- you know, they're
 23 a grandparent or vice-versa, that space is basically
 24 a dedicated visitor spot. So that's why we also
 25 provide those tandem spaces. Gives you the ability

1 to have one car and one reserve spot, or have two
2 cars or whatever it may be.

3 But we really, you know, we believe the
4 extra spaces on the side are necessary for visitors.
5 And we think we have a very good parking management
6 plan.

7 MEMBER VILLAGGIO: Bill? Bill, I like
8 the idea of the move-in in front of the building,
9 especially like in light of what he just said, that
10 they have specific, you know, days and times that
11 they have people move in. It's better management.
12 It's more efficient. And if we don't allow it,
13 right, then, you know -- would the moving van would
14 have to park on the side of the building and then
15 walk to the front of the building, you know.

16 So it's -- like efficiency-wise, you
17 know, I don't know that much about it, but it would
18 be, you know, my personal opinion, you know,
19 efficiency.

20 ANTHONY DiGIOVANNI: I think you have
21 to look at also for us, we typically, you know, it's
22 a 125 -- 124-unit project. That's not a very large
23 project. You're not going to have even in turn
24 over, all right. So we typically would move in --

25 BOARD ENGINEER: Let me go back to the

1 not used by a truck -- or let me use this point,
2 actually having a loading in front of the castle,
3 nine out of ten times it's not going to be parked by
4 a car, so you're going to see the castle.

5 BOARD ENGINEER: Bingo. So you're
6 going to see the castle. And then hopefully if the
7 Uber driver gets to drop somebody off, it's a
8 drop-off zone.

9 This way I'm not worried about the van.
10 I'm worried about -- I mean, the box truck. I'm
11 worried about the single-person Uber, which is a
12 very common use to be a drop-off area. Handicap
13 drop-off area, et cetera, et cetera. Handicap van,
14 the county van system. There's so much. You know,
15 that's what I'm talking about.

16 MEMBER NIERSTEDT: I hear you and I'm
17 listening and the more I hear, the more I get
18 confused as to what exactly what you're talking
19 about in the street.

20 So rather than belabor the point, can
21 you guys work on that? Okay. You heard -- I agree
22 that there needs to be -- I agree that there needs
23 to be some kind of loading, designated loading on
24 North Avenue. You're talking about Uber and
25 everybody else, let's forget about Uber. You're

1 initial comment. It wasn't so much about move-in.
2 It was about Uber. It was about UPS. It was about
3 FedEx. It was DHL. It was about Grubhub. That's
4 what it's about.

5 And you can't have a private person
6 going out and putting cones. Because I can park my
7 car there, and he has zero jurisdiction in closing
8 that road off. You can't close the road off because
9 I can put my car there then and say you can't tell
10 me I can't park there. I'm going across the street.
11 You have zero jurisdiction of putting a cone out.

12 So if you have a loading area, a
13 designated loading area by the municipality, then
14 someone can't park there. Then the police can
15 enforce it.

16 ANTHONY DiGIOVANNI: So can a truck
17 park there?

18 BOARD ENGINEER: Right. Yeah, a
19 truck, a delivery, anything.

20 Now, you know, if someone parks there
21 at night because a citizen needs it and there's no
22 deliveries, I don't think an officer is going to
23 ticket.

24 ANTHONY DiGIOVANNI: If you want to
25 have it to the left and right of the castle so it's

1 talking about UPS, and I hate to say the word
2 Amazon, but all those.

3 BOARD ENGINEER: There's Uber also.

4 MEMBER NIERSTEDT: And so I understand
5 that. What I don't want is mom and pop on North
6 Avenue emptying the truck with two cones behind
7 them. I just don't see that as --

8 ANTHONY DiGIOVANNI: Then you would
9 prefer Victor's, which is a true loading zone.

10 MEMBER NIERSTEDT: That's what I said.

11 ANTHONY DiGIOVANNI: And that's why I
12 think that makes sense. And I'm agreeable to a
13 loading zone. I mean I didn't want to, you know,
14 take away additional spaces.

15 BOARD ENGINEER: Loading means
16 loading.

17 MEMBER NIERSTEDT: I'd rather -- I'd
18 rather it on-site. Having it limited and you can
19 have it managed, you said. We're talking about
20 having the on-site parking managed, then maybe it
21 will work.

22 ANTHONY DiGIOVANNI: Given the size of
23 the building, the location, trying to wrap the
24 building around the castle, all those things, you
25 know, made it situated that there's a center lobby.

1 And I think a loading zone in the center where the
2 elevators are and equidistant to the center of the
3 whole project on the residential side, it makes
4 sense.

5 So I don't think we need to really
6 belabor it. I think whether, a show of hands, so we
7 can show it on the next plans, who's for a
8 designated loading zone in the front of the castle
9 and who's not, and then we could decide if it goes
10 on the plans or not.

11 CHAIRMAN GREET: I would agree with
12 that, yeah.

13 MEMBER VILLAGGIO, me, too.

14 ANTHONY DiGIOVANNI: So to vote?
15 Straw poll. Anyone want to count the votes and put
16 them on the record?

17 ATTORNEY FRASER: It's not a vote.

18 MEMBER TARRANTINO: I just want to
19 make a follow-up statement. I do agree with the
20 loading zone in the front of the building. A
21 loading zone, though, for trucks, for deliveries and
22 furniture, is not going to work in the front of this
23 building when you have to come up a set of stairs
24 through a main residential lobby. They're going to
25 try to pull in through the garage and go right into

1 the freight elevator.

2 ANTHONY DiGIOVANNI: So our elevators
3 are not on the corners of it. On all our buildings
4 we have signage that, you know, we typically have a
5 yellow hanging, you know, pole with chains, has that
6 very clear. We have a move-in day. On lease
7 signing we particularly tell the tenant on move-in
8 that the hours of operation they have to come in,
9 where they -- which elevator they use. We don't
10 give them free reign.

11 We've only had one incident in my
12 12 years of apartment ownership where someone didn't
13 follow the rules and ran into the side of the
14 building and, you know, took the roof off their
15 truck. So one out of 12, which is probably is over
16 1,500 move-ins. Most people will follow.

17 MEMBER TARANTINO: So are you saying
18 that when people do have move-ins with furniture
19 trucks they are going to come through the front
20 lobby?

21 ANTHONY DiGIOVANNI: That's the only
22 place where the elevators are, yeah.

23 MEMBER TARANTINO: But I thought you
24 could get to the elevators though the parking
25 garage?

1 ANTHONY DiGIOVANNI: You can but they
2 wouldn't be designated to do that. The truck -- and
3 the trucks wouldn't be able to go underneath the
4 building. Anything above, you know, I believe our
5 finished ceiling height will be around 11 feet. So
6 the trucks are designed not to go into the building.

7 MEMBER TARANTINO: Thank you.

8 MEMBER NIERSTEDT: And, Paul, that's
9 exactly what I meant, okay, because this is why the
10 access, the drop-off should be in the back. That's
11 why we had a six-to-one vote. I'm not -- it's not
12 rare that I am the only one. But, anyway, that's
13 why I wanted -- that's why I wanted it to go in the
14 back.

15 And there is -- there is an ADA ramp in
16 the front, right?

17 ANTHONY DiGIOVANNI: There is a ramp
18 there. It's signed.

19 MEMBER NIERSTEDT: All right. So they
20 will be able to do that. It's not perfect but, you
21 know.

22 CHAIRMAN GREET: I won't comment but I
23 mean, I've -- I've just moved my kids many, many
24 times and most of the time whenever they've moved
25 into a large apartment complex, especially in

1 Brooklyn or Manhattan, it's directly in front. And
2 they do have an area that you can -- you can unload
3 and load. Most of the time it's also ticketed, so
4 you have to wait your turn.

5 ANTHONY DiGIOVANNI: Yeah, I mean,
6 it's not uncommon, right, if I drove down Central
7 they're going to probably have some driveways and
8 there's no parking zones. It's the same situation
9 here. You're allowing access to parking or use of
10 loading vehicles. I believe -- I know there's got
11 to be three or four in here in Garwood. And I know
12 for a fact, a lot of loading zones in Cranford on
13 the main streets, North and South Avenue, North and
14 Union.

15 So I mean, it's pretty typical in that
16 this is somewhat suburban/urban. So that's the use
17 of the castle, it's just to be in a lobby. So it's
18 the center point to come through.

19 MEMBER NIERSTEDT: Totally a side
20 question and I will let all that go. You just you
21 said you just finished the project in Cranford,
22 which one is that?

23 ANTHONY DiGIOVANNI: On Birchwood --
24 on Birchwood Avenue.

25 MEMBER NIERSTEDT: Oh, you did that?

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1 ANTHONY DiGIOVANNI: I also did
2 Riverfront.
3 MEMBER NIERSTEDT: You might have said
4 it before, but I didn't know that.
5 ANTHONY DiGIOVANNI: I also did
6 Riverfront on South Avenue.
7 MEMBER NIERSTEDT: Yeah, Riverfront.
8 You did that too?
9 ANTHONY DiGIOVANNI: Yes.
10 ATTORNEY FRASER: You're telling me
11 Riverfront had enough parking?
12 ANTHONY DiGIOVANNI: Riverfront, I'll
13 go back. I agree --
14 ATTORNEY FRASER: Speaking as a
15 three-year tenant --
16 ANTHONY DiGIOVANNI: Riverfront does
17 not. It only has 1.125.
18 BOARD ENGINEER: Exactly. Exactly.
19 ANTHONY DiGIOVANNI: And, you know, how
20 many cars do you have?
21 ATTORNEY FRASER: I had one. I lived
22 by myself. Every time I had a guest I had a
23 problem.
24 ANTHONY DiGIOVANNI: There you go.
25 So, you know, we were forced -- the same situation

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1 there, it was the opposite. It's urban, we don't
2 want to park here, we don't want to park here. We
3 want to have low density, low number of spaces so we
4 can approve other projects when they don't have
5 parking. And, you know, that is one of the few
6 locations where we have a parking problem. And I've
7 mentioned it several times to the town but, you
8 know, our -- our mixed-use developments are
9 requiring closer to RSIS.
10 We're not getting that commuter. We're
11 getting more empty-nesters and, you know, people who
12 have potentially two vehicles. We're not getting
13 the person who works in New York.
14 The person working in New York wants to
15 live in Jersey City and have no cars. You know,
16 that's the difference. Until this rail line becomes
17 direct, I don't think it's a true, you know,
18 commuter urban center line.
19 CHAIRMAN GREET: Any other questions
20 of anyone from the Board for this witness?
21 Okay, I do have -- I do have one, one
22 other request. And that is, we're looking to get,
23 and this is also requested from our mayor, to get a
24 projected number of young students that might be
25 entering our school system based on whatever

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1 projections you would use.
2 ANTHONY DiGIOVANNI: So I'm another
3 person, as a developer, that will never give you
4 that because it's different for every situation.
5 It's different for every school system. I would
6 never use the Rutgers study because when it was
7 done, it was done based upon modern apartments being
8 built, and they were only built in the inner cities
9 and the numbers were horrifically low.
10 On the other hand, I could say what
11 happens on another project. In Cranford, we have
12 225 units. We had 35 affordable units. The units
13 there were skewed to have more two- and
14 three-bedrooms for the affordable because Cranford
15 had too many ones, but I believe there are less than
16 30 total children in the complex.
17 I haven't checked Cranford Downtown,
18 Riverfront, but if you're there there's -- there's
19 usually very, very few, you know, kids.
20 CHAIRMAN GREET: Could you give us
21 some kind of -- something?
22 ANTHONY DiGIOVANNI: So I would say
23 as -- as, you know, your 124 units here, you're
24 going to be well under 20 children.
25 MEMBER NIERSTEDT: And I don't want to

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1 speak for anybody else but I think we --
2 ANTHONY DiGIOVANNI: That's an
3 estimate, right.
4 MEMBER NIERSTEDT: We tend -- we tend
5 to agree with you, okay. We know what the
6 projection is for Russo, but we need to get a number
7 from you.
8 ANTHONY DiGIOVANNI: I'd say that based
9 on --
10 CHAIRMAN GREET: In writing.
11 MEMBER NIERSTEDT: Narrative. We need
12 something in writing. But I don't want to speak for
13 anybody else but I agree with you.
14 CHAIRMAN GREET: No, I am speaking for
15 everybody at this point in time, yes, we need a
16 number.
17 ANTHONY DiGIOVANNI: The narrative
18 would be a couple of sentences, based upon the
19 occupancy of our similar projects in Union County,
20 we would assume that it would be about 20 school-age
21 children for a 124 complex.
22 Most of those would be coming from the
23 affordable units because they're obligated to have
24 multiple occupants, right; a one-bedroom can have
25 one or two, but a two-bedroom has to have at least

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1 two occupants. A three-bedroom has to have, I
 2 think, maybe five occupants.
 3 So you're going to get school-age
 4 children on the affordables but that's why they made
 5 COAH. And not having a high school, you might
 6 actually have less even though it's -- you know,
 7 you're going to Clark on a regional plan or
 8 something. It depends on each town.
 9 So we'll put that in writing.
 10 CHAIRMAN GREET: Okay, great. So just
 11 to recap, a few deliverables that I'm asking for,
 12 that's one of them.
 13 ANTHONY DiGIOVANNI: Right.
 14 CHAIRMAN GREET: Also a cleanup of the
 15 area concurrently.
 16 ANTHONY DiGIOVANNI: Yes.
 17 CHAIRMAN GREET: And the capping and
 18 the video monitoring.
 19 ANTHONY DiGIOVANNI: We'll put that in
 20 writing.
 21 CHAIRMAN GREET: Okay, great.
 22 ANTHONY DiGIOVANNI: Just one other
 23 comment while we're here on that, that could be on
 24 the plan. So it's, you know, it's just a note on
 25 the plan, prior to any sewer connections you have to

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1 camera the old.
 2 And then the same thing on the
 3 utilities, typically we have before installation of
 4 any utility, you need a sign-off from the township
 5 engineer.
 6 CHAIRMAN GREET: But you can also
 7 verify that the existing sanitary caps are still
 8 intact on-site, right?
 9 ANTHONY DiGIOVANNI: Right. I mean, I
 10 think you're going to need a camera.
 11 CHAIRMAN GREET: Absolutely.
 12 ANTHONY DiGIOVANNI: I know we capped
 13 but there might, as Victor said, that building has
 14 pipes coming out at different levels for over
 15 100 years. So there could even be connections from
 16 -- there used to be a building along the trail, the
 17 rail line behind the Garwood Paperboard.
 18 So, you know, you just have to go back
 19 to the main sewer line and see where it leads you.
 20 CHAIRMAN GREET: Okay. All right,
 21 thank you.
 22 ANTHONY DiGIOVANNI: Thank you.
 23 CHAIRMAN GREET: Anybody else from the
 24 public have a question -- a question for this
 25 witness? Seeing none, I will close that portion.

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1 Okay.
 2 MEMBER NIERSTEDT: Mr. Chairman? I
 3 apologize, I'm forgetting your last name, the
 4 engineer?
 5 MICHAEL DIPPLE: Dipple.
 6 BOARD ENGINEER: Mr. Dipple, there
 7 were some things that you were putting off to the
 8 architect. Did the architect -- did the architect
 9 address everything you put off?
 10 MICHAEL DIPPLE: I believe I deferred
 11 most of the parking and loading comments to the
 12 architect.
 13 MEMBER NIERSTEDT: Was there -- was
 14 there anything else?
 15 MICHAEL DIPPLE: Unless there was --
 16 there was something about a parapet I think --
 17 ATTORNEY FLANNERY: I think he
 18 addressed all the issues, if I'm keeping track
 19 correctly.
 20 MEMBER NIERSTEDT: Thank you.
 21 ATTORNEY FLANNERY: Mr. Chairman,
 22 that's all I have this evening from my witnesses.
 23 Obviously, we'll be back with additional testimony
 24 from many of these witnesses as well as traffic and
 25 planning.

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1 I don't know if there's availability at
 2 the next meeting at the end of September for a
 3 hearing?
 4 CHAIRMAN GREET: We should -- we
 5 should have the availability for the end of
 6 September. The only -- the only caveat to that is
 7 I'm not 100 percent sure whether we're going to be
 8 virtual or whether we're going to be in person.
 9 ATTORNEY FLANNERY: Okay.
 10 CHAIRMAN GREET: So that is going to
 11 remain to-be-determined.
 12 ATTORNEY FLANNERY: Okay. We'll play
 13 it by ear then.
 14 CHAIRMAN GREET: I will let you know
 15 through Don and through Adele.
 16 ATTORNEY FLANNERY: Agreed.
 17 ATTORNEY FRASER: Let's just look at
 18 this from a notice perspective.
 19 CHAIRMAN GREET: Sure.
 20 ATTORNEY FRASER: Adele, where are we
 21 in terms of when Russo is coming back?
 22 BOARD SECRETARY: So Russo is
 23 scheduled for a Special Meeting on September 8th.
 24 And I believe we left the September 22nd meeting
 25 open for the possible continuation of Paperboard.

1 ATTORNEY FRASER: Okay. So what we're
 2 doing now is we still have to address the question
 3 of whether we're going to be virtual or in person.
 4 But we're going to be carrying the continuation of
 5 the Paperboard application to the September 22nd
 6 meeting.

7 For the benefit of the public, check
 8 the website of the planning board to ascertain
 9 whether it's going to be in person or virtual. But
 10 other than that, there will not be further notice
 11 because the board is just carrying the continuation
 12 of this application.

13 CHAIRMAN GREET: That would be
 14 correct.

15 ATTORNEY FLANNERY: Thank you. And
 16 just a housekeeping matter, I believe the engineers
 17 are going to meet beforehand, I guess, sooner rather
 18 than later. They can certainly coordinate off-line
 19 on that, but we would like to have a meeting and
 20 possibly even a resubmission before the next
 21 hearing.

22 CHAIRMAN GREET: That would be fine,
 23 yes.

24 ATTORNEY FLANNERY: Thank you.

25 CHAIRMAN GREET: Thank you. Okay,

1 very good. Thank you very much for your input and
 2 we look forward to maybe finishing this up on -- the
 3 23rd, is it?

4 ATTORNEY FLANNERY: Chairman, it's the
 5 22nd.

6 BOARD SECRETARY: 22nd.

7 CHAIRMAN GREET: 22nd. Thank you.

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 9 (Application adjourned at 10:09 p.m.)
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CERTIFICATE



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

9 I DO FURTHER CERTIFY that the foregoing is a
 10 true and accurate transcript of the deposition 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

23 Angela C. Buonantuono, CCR, RPR, CLR
 24 NJ State Board of Court Reporting
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