

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

REGULAR MEETING FOR:

QUICK COPPER HOLDING, LLC
55 SOUTH AVENUE (and WILLOW AVENUE)
BLOCK 504, LOTS 2 & 13

CASE NO. PB18-04

TRANSCRIPT OF PROCEEDINGS
PUBLIC HEARING

WEDNESDAY, OCTOBER 10, 2018

B E F O R E:

KATHLEEN VILLAGGIO, Acting Chairman
CHARLES LOMBARDO, Mayor (Recused)
JOHN MALCOLM
STEVE NAPOLITANO (Recused)
WILLIAM NIERSTEDT
DENISE RIDENTE
PAUL TARANTINO
MICHAEL VENA

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

DONALD B. FRASER, JR., ESQUIRE, Board Attorney
MICHAEL DISKO, P.E., Board Engineer
ADELE LEWIS, Board Clerk

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TRANSCRIPT of the stenographic notes of the proceedings in the above-entitled matter, as taken by and before ANGELA C. BUONANTUONO, a Certified Court Reporter, Registered Professional Reporter, Certified LiveNote Reporter and Notary Public of the State of New Jersey, held at THE BOROUGH OF GARWOOD MUNICIPAL BUILDING, 403 South Avenue, Garwood, New Jersey 07027 on Wednesday, October 10, 2018, commencing at 7:15 in the evening.

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

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PUBLIC COMMENT:

(None)

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1 CHAIRWOMAN VILLAGGIO: We have one
2 application on now, it's a use variance, 55 South
3 Avenue.

4 MAYOR LOMBARDO: Madam Chair, I'm
5 excused.

6 MR. HEHL: Thank you, Mayor.

7 CHAIRWOMAN VILLAGGIO: Steve?

8 MR. NAPOLITANO: I have to recuse
9 myself, too.

10 CHAIRWOMAN VILLAGGIO: No, that Steve.

11 MAYOR LOMBARDO: You have to stay.

12 MR. FRASER: So that the record is
13 clear, Mr. Napolitano has recused himself from the
14 application.

15 MR. NAPOLITANO: Yes.

16 MR. FRASER: Mr. Hehl, the floor is
17 yours.

18 MR. HEHL: Thank you very much. This
19 is an application for redevelopment of a piece of
20 property, it's right up the street at 55 South
21 Avenue. I think you will see from the presentation
22 this evening and the site plan, the renderings, that
23 it's an exciting reuse of this piece of property.
24 It's a one-story building now that has a partially
25 graveled and constructed parking lot to the rear.

1 We're before this board not for the
2 main structure, the main structure that we're
3 proposing is permitted in that zone. The office and
4 retail uses are a permitted use. It's that the rear
5 portion of the property is located in a residential
6 zone. But historically it's been used for a parking
7 lot and we feel that the improvements that we're
8 making to that parking lot by way of lighting,
9 landscaping, paving and the like are -- represent a
10 great improvement to that property.

11 The building itself, as I say the use
12 is permitted for that structure and we're adding a
13 second floor where my client will house his offices
14 and the first floor will be either an office or a
15 retail-type use.

16 There are some variances, bulk
17 variances associated with the application but we
18 feel that these are certainly outweighed by the
19 benefits of this redevelopment.

20 We have had an opportunity to review
21 the letter from Mr. Disko. They were kind enough to
22 send it to us in plenty of time for our
23 professionals to review that letter and respond to
24 all of those items. And as usual Mr. Disko does a
25 great job providing an overview of the application

1 before rendering his comments. So that's again why
2 we're before this board seeking again the use
3 variance for the rear parking lot. It's not really
4 a split-zone application because the one property is
5 in the business zone, the rear property is in the
6 residential zone, but ultimately we assume that
7 we're going to be, if the application is granted,
8 consolidating these two lots into one lot.

9 Historically there was an old -- which
10 didn't make a whole lot of -- an old deed
11 restriction that when we searched the title revealed
12 that there was, even though the property, the rear
13 property had been historically been used for
14 parking, that there was a deed restriction for
15 residential use. And we made application to the
16 council and through Bob Renaud and that was, in
17 fact, discharged and I know we did supply that
18 documentation to Mr. Disko.

19 So that's an overview of what we're
20 before the board on this evening. And what I would
21 like to do is first have Thomas Quinn, site
22 engineer, provide his testimony which will give the
23 board an overview of both the existing conditions at
24 the site and then what is proposed by way of
25 improvements. And I think most of the comments that

1 are in Mr. Disko's letter are directed to our
2 engineer and he will be able address those comments.

3 MR. FRASER: Two preliminary matters
4 if I might, Mr. Hehl.

5 MR. HEHL: Sure.

6 MR. FRASER: I know that you and I had
7 a telephone conversation, I think it was on Friday
8 evening, about this application and the question of
9 whether or not there was going to be a full quorum
10 or a full complement I should say as a quorum, a
11 full complement of the board members available for
12 this use variance. I was paying attention a little
13 bit. We have six here; is that correct, Adele?

14 MS. LEWIS: Yes.

15 MR. FRASER: So as you know, Mr. Hehl,
16 you practically wrote the book, five affirmative
17 votes are necessary. Is it the applicant's desire
18 to proceed with less than a full complement knowing
19 that the applicant would need five out of six rather
20 than the normal five out of seven?

21 MR. HEHL: Yes. I have discussed that
22 with my client, he is here and he has elected to
23 move forward.

24 MR. FRASER: The second thing I note
25 for the record is as I'm reviewing this right now, I

1 see that your architect is Mr. Waga?
 2 MR. HEHL: Yes.
 3 MR. FRASER: I want to disclose
 4 specifically that Mr. Waga personally did work for
 5 me within the last year on my personal residence
 6 here in Garwood. He did a great job. I don't
 7 believe that it presents a conflict in any way, I'm
 8 not a voting member on the application, but I do
 9 want to disclose that relationship with the
 10 architect.

11 MR. HEHL: I certainly have no
 12 objection to Mr. Fraser sitting as counsel to the
 13 board and I wouldn't deem that to be a conflict.

14 MR. FRASER: I don't think it is but I
 15 think it's appropriate to disclose.

16 MR. HEHL: It is appropriate to
 17 disclose. So I would like to call upon Mr. Thomas
 18 Quinn. Mr. Quinn?

19
 20 T H O M A S Q U I N N, sworn.

21 MR. FRASER: And please state and
 22 spell your name and give your address.

23 THE WITNESS: Sure. It's Thomas
 24 Quinn, Q-U-I-N-N. Business address: 328 Park
 25 Avenue, Scotch Plains.

1 DIRECT EXAMINATION BY MR. HEHL:
 2 Q. And, Mr. Quinn, I know you have been
 3 before this board before but if you can please give
 4 the board an overview of your qualifications
 5 including educational background, area of expertise,
 6 licenses that you hold?

7 A. Sure. I'm a 1993 graduate of NJIT
 8 Institute of Engineering. I received my P.E.
 9 license in 1997 and have been licensed to practice
 10 engineering in the State of New Jersey since then,
 11 so 21 years.

12 I have served as borough engineer on
 13 probably eight or ten boards, mostly in Morris
 14 County. I have also presented before dozens and
 15 dozens of boards throughout the State including this
 16 body.

17 MR. FRASER: Your licenses are
 18 current, right?

19 THE WITNESS: Yes, sir. Yes, they
 20 are. Thank you.

21 MR. FRASER: Madam Chair, first I
 22 recommend Mr. Quinn be accepted as an expert in the
 23 field of engineering.

24 CHAIRWOMAN VILLAGGIO: Okay, accepted.

25 THE WITNESS: Am I to understand that

1 if I walk to the board I will be picked up; I won't
 2 have to carry a microphone with me?

3 CHAIRWOMAN VILLAGGIO: Correct.

4 THE WITNESS: Just in case, I have
 5 four kids, I'm used to being loud if I have to.
 6 BY MR. HEHL.

7 Q. So, Mr. Quinn, as I indicated, if you
 8 could first take the board through an overview of
 9 the area, the site and your Site Plan, explaining
 10 the existing conditions, site location and then we
 11 can move on to what is proposed by way of
 12 improvements.

13 A. I would be happy to. I am going to be
 14 referring to the set of drawings that you have
 15 before you. They're not new exhibits so I don't
 16 intend to mark these unless there's some need to
 17 mark them. This is the same set you have.

18 MR. FRASER: Same set does not need to
 19 be marked.

20 THE WITNESS: Okay. So, for the
 21 record, we're talking about two lots. One
 22 identified as Lot 2 which fronts on South Avenue, it
 23 contains about 5,000 square feet and is located in
 24 the GB zone. The other lot that we're talking about
 25 tonight is Lot 13 which is located on the other side

1 of the zone boundary separating the GB Zone from the
 2 RB Zone. This is a 9,000 square foot lot that
 3 exists in the RB Zone. It has frontage on Willow
 4 Avenue.

5 I'm going to flip to the Existing
 6 Conditions Plan which basically gives you a
 7 snapshot, an overhead snapshot of the site as it
 8 exists currently.

9 So again you see that the property has
 10 a pinch point about halfway through, this property
 11 line is separating Lot 2 from Lot 13. It's also the
 12 zone boundary. North of this property line, Lot 2
 13 exists entirely within the GB Zone. It contains a
 14 single-story building approximately 3,350 square
 15 feet. It's got an active driveway, paved driveway
 16 to South Avenue located on the westerly side. It's
 17 also got a small bituminous area between the
 18 property line and the building about three feet
 19 wide. The building currently has access in the
 20 front of the building with a sidewalk that leads to
 21 the sidewalk along South Avenue.

22 This Lot 2, before I leave Lot 2, is
 23 94 percent impervious coverage. There is two little
 24 green areas located in the front of the building,
 25 but by and large it's nearly entirely impervious.

1 We've also got existing relief from the variance
2 associated with this lot. This lot is 50 feet wide
3 where 70 feet is required. We've got a front yard
4 setback currently of 4.79 feet where ten feet is
5 required. We've also got a rear yard setback
6 coincidentally of 4.79 feet where ten feet is
7 required. We've got a side yard setback of
8 2.83 feet where three is required. We've got a
9 building coverage of 67.4 percent where 30 percent
10 is required. Lastly we've got an Open Space of
11 3.7 percent versus the 15 percent that is required
12 for this zone.

13 Lot 13, immediately behind it,
14 contains a roughly 700 square foot block garage
15 building. The bulk of the rest of the property is
16 either bituminous or gravel area such that this lot
17 is about 97 and a half percent impervious cover. So
18 the two lots combined are 97 percent impervious
19 cover. The existing lot, 13, also has a couple of
20 variances associated with it, one is impervious
21 cover obviously, you have 97.4 where 60 percent is
22 permitted in the RB Zone.

23 We've also got a host of setback
24 violations associated with this block garage which
25 because it's the only structure on this lot is

1 considered to be the principal structure. So we
2 applied the principal structure setback to that
3 which creates front yard, rear yard and side yard
4 setback violations, again relative to the principal
5 structure requirement in the RB Zone.

6 I'm going to flip, and please stop me
7 any time if you have questions. My intent is to go
8 through this broadly and then ask questions and I
9 will address any of the items that we need to
10 address in Mr. Disko's letter.

11 So now onto the proposed. I'm going
12 to flip to Sheet 2, which is the site plan. Again
13 an overhead shot of the improvements as you might
14 see them if you took a balloon over the top of the
15 site.

16 So as you heard Mr. Hehl say we are
17 going to be the -- the plan proposes to consolidate
18 the lots. So we're now showing Lot 2.01 which is a
19 total of 14,000 square feet which includes 5,000
20 square foot Lot 2, and a 9,000 square foot Lot 13.

21 In terms of the building, the building
22 footprint is to remain. There will be and we're
23 adding a second floor -- actually a second and a
24 third floor. The first floor is proposed to be for
25 a retail use. We haven't decided who yet but it's

1 parked for a retail use. The second floor is parked
2 for an office use. The third floor, as you'll hear
3 more from the architect, it is attic storage
4 essentially.

5 In reconstructing this building, even
6 though we've had the footprint of the building at
7 the ground penetration level, we have provided some
8 overhangs. In the front yard in particular the
9 second floor will overhang the floor area, will
10 overhang the first floor by a foot. And we've also
11 got -- so our 4.79-foot setback becomes 3.79 to the
12 floor area of the second floor. There is also a
13 canopy proposed, a roofed area over the door, the
14 front door, as well as a wide eave that traverses
15 the front of that. The setback, that extends
16 three-foot from the ground penetration area. So
17 that creates a 1.9 foot setback to the right-of-way.
18 So whereas we currently have now 4.79 where ten is
19 required, this is the awning and the canopy -- not
20 an awning but the canopy, we've reduced that 3 feet
21 to 1.79.

22 The other improvements, we've got just
23 on the building portion we have a set of steps that
24 are providing an evacuation means for the second
25 story. And we've also got a ramp out front because

1 the handicap accessible route, because of the way
2 this downstairs is configured we don't know how it's
3 going to be cut up, we have the residential or the
4 second floor access will be to the front of the
5 building. So there will be a ramp out front that
6 leads to the second door.

7 You will hear more from the architect
8 about this. We have two main doors. The door in
9 the middle of the facility provides access to the
10 first floor, as does the door in the back and the
11 door on the side. So we have three doors that
12 provide access to the ground floor. Then we've got
13 this stairway that provides ingress mostly egress
14 from the second story. And we have a ramp here that
15 provides ADA-compliant access to the door located on
16 the easterly side of the building which provides
17 access, elevator and stairway up to the second
18 floor. And again you will hear more about this and
19 see the plans from the architect.

20 The other site improvements involve
21 the construction of the parking area. This is a
22 curbed parking area which provides 16 stalls,
23 ordinance-conforming stalls, but we show 19 on here.
24 And we have done that by providing three tandem
25 stalls at the back corner, basically the southwest

1 corner. The six stalls, the three tandem and the
 2 three in front of those are going to be designated
 3 for employee spaces so that they can be managed,
 4 since these tandem stalls in the back would be cut
 5 off by vehicles parking in front of them. So there
 6 has to be some management of those stalls and the
 7 proposal is to use those for employee parking.
 8 We've also got -- we're eliminating
 9 the 700-plus-or-minus square foot garage and
 10 proposing a 440 square foot garage, essentially the
 11 size of a two-car-bay garage. This garage is
 12 proposed to be used -- we haven't encountered any
 13 parking from that facility because the applicant has
 14 been trying to figure out what is going to be going
 15 on with that. We originally were proposing it all
 16 for equipment, snow blowers, whatever maintenance
 17 equipment would be required to maintain the grounds.
 18 But there is a possibility that at least one of
 19 these stalls would be occupied by a car and the
 20 other half will be occupied by equipment such as
 21 snow blowers and the like.
 22 So we've got a total of 19 on the
 23 site: 16 what I would call ordinance-compliant
 24 spaces, we've also got a seventeenth that could be
 25 in the garage, we've also got an eighteenth stall.

1 This driveway now is proposed to be curbed and not
 2 be provided as an access to the property so there
 3 will be opportunities for an additional parking
 4 stall in the property frontage located in the area
 5 where the driveway, the present curb cut is.
 6 So we've got an opportunity for 18
 7 ordinance-conforming stalls with three of the tandem
 8 stalls that will be matched. So we've got a total
 9 of 21 potential parking stalls on the property.
 10 We're also showing a dumpster pad, an
 11 enclosure, six-foot-high fenced enclosure. We're
 12 also showing air conditioning and condenser pads in
 13 the back. We're also showing a concrete pad for a
 14 generator.
 15 We're also providing -- the design
 16 shows a single ingress/egress driveway. And I know
 17 that your ordinance actually requires a single
 18 ingress and single egress, ingress and egress, so
 19 two separate driveways not a combined driveway.
 20 When we tried to lay that out, because this lot is
 21 so narrow we couldn't get anywhere near the amount
 22 of parking that we were able to achieve here.
 23 Largely because the most efficient way to park is a
 24 doubly loaded aisle so when you come in the driveway
 25 you park on either side. Obviously that's the most

1 efficient use of pavement. If we were to do two
 2 drives we could not get two doubly loaded access
 3 aisles that were not ten feet apart. So to utilize
 4 that criteria that your ordinance required means
 5 that there was no way to maximize the parking on
 6 this rear yard, we couldn't get anywhere near close.
 7 So this was the most efficient use of the space.
 8 And this is a 24-foot driveway. This is most
 9 typically what you see for a commercial site.
 10 I was very surprised to see that your
 11 ordinance actually mandates egress and ingress
 12 drives, one-way drives.
 13 So for this arrangement here, we've
 14 got a total, we're reducing impervious coverage by
 15 almost 1,500 square feet. So the total site again
 16 combined where it was 97 percent, the existing
 17 condition is now going to be slightly under
 18 87 percent. So we dropped a little more than ten
 19 percent impervious cover on the site as a whole.
 20 I'm going to flip now to the Grading &
 21 Drainage Plan.
 22 CHAIRWOMAN VILLAGGIO: I have a
 23 question.
 24 THE WITNESS: Yes, please.
 25 CHAIRWOMAN VILLAGGIO: You mentioned

1 the eighteenth stall. I can't figure out, where is
 2 it there?
 3 THE WITNESS: We're showing a total of
 4 19.
 5 CHAIRWOMAN VILLAGGIO: I understand
 6 that.
 7 THE WITNESS: We're only counting 16
 8 because these three are doubled up. I'm saying that
 9 there's a seventeenth available in the garage if we
 10 take half of the garage. I'm also saying that this
 11 driveway that comes down, where this curbed opening
 12 is in the front --
 13 CHAIRWOMAN VILLAGGIO: Is that next to
 14 the building?
 15 THE WITNESS: Yes, it's basically in
 16 front of our site.
 17 CHAIRWOMAN VILLAGGIO: If you look --
 18 THE WITNESS: So what I'm saying is
 19 we'll have the ability to park a vehicle now on our
 20 site frontage where we don't currently because the
 21 driveway cut precludes that and you would be too
 22 close. It's only a 50-foot frontage. So with this
 23 driveway being open you really can't get a parking
 24 stall comfortably in front of that without being
 25 right next to the driveway.

21

1 So what I'm saying is with that curb,
 2 full high curb now, there's the opportunity to park
 3 a vehicle on our site frontage.
 4 MR. FRASER: Wait a minute. If we
 5 look at, I know this was submitted today, Photograph
 6 Number 1, could you tell us where on Photograph
 7 Number 1 this parking space is?
 8 THE WITNESS: Directly in front of the
 9 building.
 10 MR. NIERSTEDT: On the street.
 11 THE WITNESS: Yes. Yes, I'm sorry, on
 12 the street. Yes, yes, yes.
 13 CHAIRWOMAN VILLAGGIO: Oh, okay.
 14 THE WITNESS: Not on the site.
 15 CHAIRWOMAN VILLAGGIO: Okay. Because
 16 you kept saying "on the site".
 17 THE WITNESS: Oh, no. I'm sorry, it's
 18 not on the site.
 19 CHAIRWOMAN VILLAGGIO: Okay.
 20 THE WITNESS: On-street parking. That
 21 was the eighteenth stall. So for a total of 21
 22 including the three. Thank you for that.
 23 CHAIRWOMAN VILLAGGIO: That makes more
 24 sense.
 25 MR. FRASER: Hold on, you don't own

22

1 that street.
 2 THE WITNESS: No, no, no, we don't own
 3 that street but many towns allow us to count if
 4 parking is permitted on the site on the street,
 5 we're often permitted to count the parking stall in
 6 front.
 7 So again my intent is to indicate to
 8 you this is what is available to park. Whether or
 9 not we choose to count it, I'm not saying that we
 10 don't need the variance.
 11 CHAIRWOMAN VILLAGGIO: You're not
 12 choosing to count it as part of this application, it
 13 could be something done in the future?
 14 THE WITNESS: Right. Now we're
 15 showing 16 stalls on the site in conformance -- that
 16 conform with your ordinance, plus the opportunity
 17 for a seventeenth, plus the opportunity for an
 18 eighteenth, plus three more that requires some
 19 management.
 20 But again we will acknowledge the
 21 variance and I will get into that more when I get
 22 into Mr. Disko's letter.
 23 CHAIRWOMAN VILLAGGIO: Okay, just
 24 wanted to make sure. Understood.
 25 THE WITNESS: I'll do that now since

23

1 we're here. The parking calculations, we parked the
 2 first floor based on retail. We parked the second
 3 floor based on office. Your retail requires one
 4 parking space for 300 square feet. Your office
 5 requires one per 400 square feet. When we apply
 6 those factors to the first and second floor area we
 7 come up with a demand that is just under 19 and a
 8 half stalls, it's 19.4 stalls. That's why we're
 9 showing 16 legitimate stalls, which is where the
 10 variance -- we're requesting a variance for those
 11 three.
 12 Grading and drainage. Since we're
 13 reducing impervious coverage overall on the site
 14 we're actually reducing runoff. And since this is
 15 not a major development our criteria is that as long
 16 as we do not exceed the existing conditions runoff
 17 no detention is required and none is proposed.
 18 However this lot is very flat. There is no way to
 19 grade it so that water can sheet flow out to Willow
 20 Avenue. So we're showing two catch basins with a
 21 high spot in the middle of the lot so that the water
 22 runs from the center of this lot to each catch basin
 23 and then out to a doghouse manhole structure that
 24 will be constructed over the existing sewer that is
 25 out in Willow Avenue.

24

1 One thing I should note about the
 2 Grading Plan is while we are showing here a
 3 four-inch curb as opposed to a six-inch curb. The
 4 grading was a lot easier again because we're so
 5 tight on here in developing most of this rear
 6 property, we're showing a four-inch curb as opposed
 7 to a six. Six is more typical, I think it's also
 8 your standard, your ordinance standard. Most towns
 9 have that. Again there's many places that have four
 10 inch. As a matter of fact a lot of times the DOT
 11 and the county when they repave a road they don't
 12 bother to mill it, they'll just pave up to it. So
 13 there's many places where four-inch curb is the
 14 norm.
 15 So that does require relief from the
 16 ordinance and I'm just letting you know that's how
 17 this site is designed, with a four-inch curb.
 18 CHAIRWOMAN VILLAGGIO: Is that a
 19 cement curb or a Belgium block curb?
 20 THE WITNESS: No, Belgium block curb.
 21 MR. NIERSTEDT: Before we flip off of
 22 the grading and storm, Mr. Disko, do you agree with
 23 the comments that Mr. Quinn made that they're
 24 actually reducing the impervious coverage? They're
 25 going from the gravel/asphalt/concrete; how are they

1 reducing the impervious coverage?
2 MR. DISKO: I think Mr. Quinn is
3 taking advantage of your definition of impervious
4 surface as surface that has been compacted or
5 covered with a layer of material that is highly
6 resistant to infiltration by water.

7 MR. NIERSTEDT: My question, though,
8 is of you as an engineer. Do you typically consider
9 your coefficients the same on gravel as you do on
10 asphalt?

11 MR. DISKO: I don't consider them the
12 same. If it's a hard-packed gravel, and the only
13 way to do that would be to test it, then you would
14 see is the C, the coefficient, for the gravel would
15 approach that of the bituminous.

16 MR. NIERSTEDT: Right, so you believe
17 since that has been a parking lot for God knows how
18 long, don't we have pretty much packed gravel back
19 there?

20 MR. DISKO: Yes, yes we do.

21 MR. NIERSTEDT: So do you think any
22 stormwater provision should be made on the property?

23 MR. DISKO: I think the opportunity is
24 there but I think because of the reduction that I
25 think it was 1,400 square feet you testified to, so

1 I think that which will become predominantly
2 landscaping area.

3 MR. NIERSTEDT: 1,400 from what he's
4 saying is paved already, that is gravel?

5 MR. DISKO: Paved and gravel stone,
6 yes.

7 MR. NIERSTEDT: Is the piping that is
8 being provided is that sufficient for a 100 percent
9 paved lot as he's proposing?

10 MR. DISKO: Yes. For this size lot,
11 yes.

12 MR. NIERSTEDT: And would you
13 encourage reduction of additional asphalt or do you
14 require removal of additional asphalt, if possible?

15 MR. DISKO: Yes. I think that was one
16 of my comments, on the sides of the building I think
17 there is that opportunity.

18 MR. NIERSTEDT: Do you have any
19 comments with the four-inch versus the six-inch
20 curbing?

21 MR. DISKO: The thing that worried me
22 when I first saw the four-inch curb was in -- and
23 Mr. Quinn can probably point to it -- on the
24 northwest corner of the parking lot, northwest, so
25 that area there there seems to be a ten-foot jog in

1 the property line. And I showed it in one of my
2 pictures there's an overhead door on the adjacent
3 building. So I am concerned that maybe that was a
4 way to manipulate a vehicle to utilize this parking
5 lot to gain access to that overhead door.

6 So I think there should be some
7 testimony regarding that, whether that's going to
8 continue, or whether that happens now. It appears
9 like right now you could drive directly into that
10 overhead garage.

11 MR. NIERSTEDT: Mr. Quinn, is that a
12 question for you or, Mr. Hehl, for the applicant?

13 THE WITNESS: No, I'll take care of
14 that. I'll address that when I get into Mr. Disko's
15 letter.

16 But I do want to clarify, Mr.
17 Nierstedt, that, you're correct, that the
18 coefficients for gravel are typically less than
19 pavement. I submitted some calculations to Mike
20 that utilized different coefficients for the gravel.
21 And you're right, even though we're not reducing
22 blacktop, per se, we're increasing green area
23 sufficient to overcome the differential and the
24 coefficient between the blacktop and the gravel.
25 But I did use the lower coefficient for gravel to be

1 conservative and the numbers still work out.

2 MR. NIERSTEDT: I appreciate that.

3 THE WITNESS: So I was going to flip,
4 if everybody is comfortable with this, I'm going to
5 flip to the Lighting & Landscaping Plan because that
6 is something I really would like to talk about.

7 So lighting, essentially we're
8 proposing three sources of light. Two of them are
9 free-standing lights, one located along the westerly
10 boundary of the parking area and one located at the
11 southeast corner adjacent to the drive entrance.
12 These are two freestanding 15-foot-tall lights with
13 downward throw. They're also LEDs, highly
14 interesting, highly directional throw.

15 The third light is a building-mounted
16 light. This light because of the architectural
17 features along the building we were not able to
18 mount that at 15 feet. This light is mounted at
19 20 feet on the building. And there's comments Mr.
20 Disko has about all these features. As I said in
21 the overview here I'm going to go through his letter
22 and address all the comments. But those are the
23 lights that we're proposing now.

24 Landscaping. The intent here was to
25 entirely buffer the parking area because we

1 acknowledge that we're adjacent to residential
2 zones. Actually we're in a residential zone we're
3 also adjacent to a residential zone. So the parking
4 lot as you see on the westerly side is entirely
5 buffered by a row of arborvitae evergreens,
6 basically a green wall. Along the easterly side we
7 have arborvitae and evergreens located along the
8 dumpster enclosure carried to the garage. We don't
9 buffer behind the garage because the garage building
10 itself is somewhat of a buffer. And then we pick up
11 south of the garage with evergreen boxwoods. So
12 essentially we have evergreens ringing the eastern
13 and western sides of the parking lot with the
14 exception of where the garage is, we don't show
15 planting behind that.

16 We have augmented that evergreen
17 parking on the east and west sides with landscaping
18 along the southerly side adjacent to Willow Avenue.
19 We're showing three flowering dogwoods and a series
20 of burning bushes and some Karl Foerster grasses,
21 tall ornamental grasses. We're also showing two
22 patches on either side of the drive of periwinkle,
23 dark green leaves with delicate purple flowers. And
24 these are two planting features on either side of
25 the drive that you will see as you come in.

1 In terms of now the variances and how
2 the proposal relates. In the proposed condition
3 we've got the same variances, a lot of the same
4 variances we have. We still have lot width, 50 feet
5 where 70 feet is required. The setback now, where
6 we had a setback of 4.79, we still have a setback
7 variance, we have exacerbated that somewhat, we now
8 have 1.79 to the canopy. The sideyard setback of
9 2.83 feet is unchanged. We had eliminated the rear
10 yard setback issue by virtue of consolidating these
11 lots so we no longer call that the rear yard
12 setback. We've also got the same building coverage,
13 essentially 67.4 percent in the proposed condition,
14 that we had in the existing condition because the
15 building foundation or where the building penetrates
16 the ground has not changed at all.

17 MR. FRASER: Wait a minute. As far as
18 the percentage, though, doesn't that percentage go
19 down because now it's on one bigger lot?

20 THE WITNESS: No, the way we -- I was
21 torn on how to do this. We're appointing the GB
22 Zone to the separate lots. I wasn't sure, some
23 towns when we consolidate the lot that would dictate
24 that you could then drag the GB Zone around both
25 properties. I didn't take that liberty.

1 MR. FRASER: That's not what I'm
2 saying. I understand that.

3 THE WITNESS: But that's what I'm
4 saying, Don, is that we're only using the area, the
5 lot areas in the particular zones. We're not using
6 the overall consolidated lot.

7 MR. FRASER: Okay.

8 THE WITNESS: Because the zones have
9 different criteria so it seemed relevant to do it
10 that way.

11 MR. FRASER: I'm just saying though as
12 an overall percentage of the size of the building to
13 what's going to be the new lot, whichever zone
14 criteria you used --

15 CHAIRWOMAN VILLAGGIO: Will go down.

16 MR. FRASER: -- it's going to be
17 substantially less than it is now.

18 THE WITNESS: As is the impervious
19 cover. But again I wasn't sure how to relate it to
20 your zoning because I didn't know if I could -- if I
21 could apply the GB Zone to the whole thing.

22 In many towns it's done the way I have
23 done it here, which is you respect the zone boundary
24 even though you consolidate the lot. Some towns say
25 apply the entire GB Zone to the entire lot. Other

1 towns don't permit me to do that, they say analyze
2 it as if the two zones still exist, which it may.
3 So that's why I'm treating it per zone.

4 MR. FRASER: I'm not arguing with you.

5 THE WITNESS: I thank you for the
6 question, though, because that was -- we agonized
7 about how to handle that in my office and how we
8 were going to address that.

9 And then lastly we have the same open
10 space issue on Lot 2 because we haven't changed
11 anything on Lot 2.

12 With regard to the RB Zone now, we
13 still have the impervious cover violation. Whereas
14 before we were at 97 percent where 60 percent is
15 required, now we're showing 80 percent, 80.1
16 percent. So technically still relief required from
17 what your RB-Zone permits but again vastly reduced
18 from what it is currently.

19 We also have an issue with side yard
20 buffers. Your GB Zone references that a side yard
21 adjacent to a residential use or zone should be five
22 feet, but your Provision 116, I think it's your
23 landscaping provision, then makes a blanket
24 statement about landscaping where a more intense use
25 is adjacent to a residential zone or use that

1 requires ten foot. Obviously the parking lot
2 was -- this is as tightly designed as we could get
3 it so we don't have ten feet everywhere, we've got
4 five feet along the easterly side, we've got five
5 feet for a portion, for the northern portion of this
6 parking lot, then that expands I believe to ten feet
7 for the southern half of that. We do have however a
8 ten-foot buffer along the rear yard, which is
9 required both in the GB Zone and in your
10 landscaping. So where you require ten foot, we do
11 not.

12 MR. FRASER: Of course that's not
13 really your rear yard there because it's fronting on
14 Willow.

15 THE WITNESS: Again it's hard to say
16 because there's no requirement for buffering. Again
17 we took the most conservative approach that this
18 would be the rear yard buffer, but in any regard
19 it's a ten-foot buffer along the street. I think
20 it's street and rear yard, so we're planting along
21 the street.

22 We don't comply with 10 feet on two
23 side yards. And in order to mitigate that we tried
24 evergreen planting to bring -- basically the parking
25 lot, to shield it.

1 MR. NIERSTEDT: I'm not arguing this
2 position I'm going to state now because I agree with
3 what you said. But wouldn't the most conservative
4 position be that this is a residential zone which
5 requires a 25-foot grassed front yard, and since the
6 parking lot is actually proposed in the front yard
7 you could actually argue that that 25 feet really
8 should be front yard of grass actually would be in
9 the residential zone.

10 THE WITNESS: You obviously know your
11 ordinance better than I, I'm not going to argue with
12 that.

13 MR. NIERSTEDT: Okay.

14 THE WITNESS: So in terms of the other
15 waivers, relief is required. We've got a small
16 issue with the sidewalk. Typically you like a
17 four-foot wide sidewalk, clear sidewalk. Where cars
18 are able to come up against the sidewalk you
19 typically widen the sidewalk to six feet to provide
20 four-foot clear in the face of two-foot overhang
21 that a car could potentially impose. Where the
22 stairway comes down we've actually got one parking
23 stall that is somewhat encumbered just at the end of
24 the parking stall where the stairs are down low
25 enough that you won't have sufficient room. You

1 will have 3.7 feet essentially from the curb line to
2 the projection of the stairway that encumbers
3 slightly less than one spot. So that's a technical
4 variance.

5 Everywhere else we have at least six
6 feet, we have more than six feet. But again this
7 stairway is about 32 inches wide. It's cantilevered
8 so there is no supports at that drop down but the
9 projection of that stairway will technically reduce
10 the sidewalk from whatever it is to 3.7 feet. So
11 that's a technical variance that we had in our
12 variance that Mike Disko also identified. And again
13 it impacts this one stall and only really a small
14 portion of that stall.

15 We talked about the one way versus
16 two-way drives. We need relief from that. I
17 explained that the one single access ingress/egress
18 drive is a much more efficient layout and maximizes
19 the parking. And we have the six-inch curb versus
20 the four-inch curb. Again I have done many
21 developments with a four-inch curb. The grading and
22 the proximity of improvements adjacent to it didn't
23 give us a lot of maneuverability in terms of grading
24 so a four-inch curb was most efficient for runoff
25 purposes and to relate better to its surrounds.

1 That's how it came about.

2 Essentially, unless you have
3 questions, I pretty much touched upon the highlights
4 of the site that I wanted to. I would, unless there
5 are more questions, I would go through Mr. Disko's
6 letter now item by item.

7 MR. HEHL: Yes, unless there are
8 questions from the Board, yes.

9 MR. FRASER: What is the reason for
10 encroaching into the setback on the second floor in
11 the front yard?

12 MR. HEHL: I think that might be
13 better answered by --

14 THE WITNESS: You will hear more from
15 -- I don't know about the reasoning but we were
16 given a building that shows a one-foot overhang in
17 the front so that the second floor overhangs the
18 bottom floor by a foot. And then there's an awning
19 that runs along the front.

20 MR. FRASER: I understood that but
21 you're not witness who says why.

22 THE WITNESS: No, I'm not going to
23 tell you why. I'm not going to try to justify it,
24 that's not my job.

25 MR. HEHL: That will be Mr. McDonough.

1 THE WITNESS: So again I will try not
2 to belabor any of these points. If I miss something
3 I'm sure Michael will point it out.

4 I'm going to start with his zoning
5 review comment, Item 1 on Page 2. The two issues
6 that are raised here are to identify the first floor
7 tenant space and the second floor open space and
8 attic storage. Again I don't know who the tenants
9 are, I don't know if the applicant knows at this
10 point, but I would say that the first floor is
11 anticipated in part to be retail and the second for
12 office. If for some reason the applicant decides
13 retail isn't going to work here or he can't get
14 viable retail and he goes to office, our parking
15 demand will go down and we actually won't require a
16 variance.

17 But at this point we're proposing
18 retail because it's the most conservative and it
19 gives us the variance, the relief that we request.

20 MR. NIERSTEDT: Can we cover that for
21 a second? I know we haven't gotten to the use yet
22 and I appreciate that you don't have a tenant,
23 that's not a problem. The statement that you made
24 indicating if you go to retail you need fewer
25 spaces, I agree with that too. The question is in

1 terms of providing for the future.

2 If the second floor office doesn't
3 work, does the applicant have any thoughts of
4 converting this to residential? Because that would
5 actually be permitted. Perhaps you can talk
6 beforehand because I don't want to drag somebody
7 back if we don't have to, there's a way to plan for
8 that now. Maybe we can do that during the
9 testimony.

10 THE WITNESS: I think the applicant
11 will be up, maybe he can address that. You're
12 giving him a head's up.

13 MR. NIERSTEDT: Giving him a head's
14 up, you got it.

15 MR. HEHL: Thank you.

16 THE WITNESS: The other question here
17 has to do with the attic storage contents. Again
18 that's only meant to be storage. For
19 whoever/whatever tenants are going to occupy the
20 building that's meant to be a storage area. You may
21 hear more from the applicant and the architect about
22 that but that's my simple answer to that.

23 The garage, as I indicated originally
24 the applicant indicated he wanted it all for
25 equipment. And then when we were talking about the

1 parking deficiency he said, well, you could utilize
2 one of those spaces, I only need half for what I
3 need to maintain the property. So it's either half
4 will be car parking and half will be maintenance
5 equipment for the property or the entire garage is
6 going to be maintenance equipment for the property.
7 But I think -- I don't think he's going to need half
8 of that garage for maintenance equipment.

9 MR. DISKO: You may want to ask the
10 owner when he testifies whether he would reduce the
11 size of the garage and provide a parking space.

12 THE WITNESS: The next thing I have to
13 discuss I think is Number 6. There is -- I can
14 clarify that there's no outdoor storage proposed in
15 that post-developed condition, unlike now. There's
16 absolutely no outside storage. As a matter of fact,
17 that was the intent of the garage, was to make sure
18 whatever maintenance equipment associated with the
19 property would be in the garage, like the snow
20 blowers, rakes, shovels and all the like.

21 CHAIRWOMAN VILLAGGIO: I'm not sure if
22 you're the right person to ask on this but if you
23 look at what's there now --

24 THE WITNESS: I have.

25 CHAIRWOMAN VILLAGGIO: Okay. Will the

1 majority of the equipment that is on that lot be
2 taken away?

3 THE WITNESS: Everything, gone.

4 CHAIRWOMAN VILLAGGIO: So that's just
5 -- people just park there?

6 THE WITNESS: Yeah, I mean I can't
7 speak --

8 CHAIRWOMAN VILLAGGIO: Temporary?

9 THE WITNESS: I can't speak for the
10 operation but I'm just telling you that is all gone.
11 Anything that is there now is gone. However it has
12 gotten there now I can't say, whoever is utilizing
13 it now I cannot say.

14 CHAIRWOMAN VILLAGGIO: Understood.

15 But that's not what the intent of this parking lot
16 is?

17 THE WITNESS: That's right.

18 CHAIRWOMAN VILLAGGIO: Okay.

19 THE WITNESS: I would jump to Item 7
20 which just talks about the parking. I think I have
21 pretty much beaten that one up. I don't know if
22 there's any more questions in there but I think I
23 testified to the parking, what we're proposing, what
24 is available to us and how we're going to manage it.

25 So I would jump to Number 8. And,

1 please, if my answers are insufficient for you here,
2 redirect me.

3 MR. NIERSTEDT: Earlier people saw me
4 coming in here and I said hello to Mr. Hehl and I
5 said hello to Mr. McDonough. I should also state
6 for the record that I have worked professionally
7 with Mr. Hehl, Mr. McDonough, Mr. Quinn and Mr. Waga
8 a number of times. So I don't have a conflict, I
9 have worked with them professionally in terms of
10 reviewing plans, but I realize I probably should
11 state that also.

12 I know one time I stated that and
13 Mr. Fraser said if you have been in the business for
14 30 years and you don't know them --

15 CHAIRWOMAN VILLAGGIO: There's a
16 problem.

17 MR. NIERSTEDT: -- there's a problem.
18 So I just want to state that for the record also.

19 THE WITNESS: I won't hold that
20 against you.

21 MR. NIERSTEDT: Getting into the
22 parking, for those that know me you know I don't
23 have any issue with inadequate parking. I did
24 notice the bicycle provision right away.

25 THE WITNESS: Thank you. Forgot to

1 mention that.

2 MR. NIERSTEDT: So I have no problem
3 with parking at all. My questions really are more
4 explanation more than issue.

5 The tandem, when you say they're for
6 employees only is that for employees of the office?

7 THE WITNESS: That is going to be
8 managed by the owner of the building.

9 MR. NIERSTEDT: It's going to be
10 managed by the owner?

11 THE WITNESS: Yes.

12 MR. HEHL: That is the intention.

13 MR. NIERSTEDT: Mr. Quinn, in Number 7
14 that sentence, is that right: Proposed parking area
15 in the residential zone satisfy the one-foot
16 setback; is that supposed to be ten?

17 THE WITNESS: They're not one foot,
18 minimum five feet.

19 MR. NIERSTEDT: Did I say "Mr. Quinn"?
20 I apologize. Mr. Disko, I apologize.

21 Is that supposed to be ten-foot
22 setback I think?

23 MR. DISKO: I do not have this
24 ordinance committed to memory yet.

25 MR. HEHL: If you look at eight...

1 MR. NIERSTEDT: I understand. So if
2 that's correct what concerns me in the parking lot
3 is the double bay with the eight parking spaces that
4 are particularly the four within the eight that are
5 going to pull into the side of the cars within the
6 tandem area.

7 THE WITNESS: These guys?

8 MR. NIERSTEDT: Right. The bottom
9 line is there's nothing there to prevent those four
10 cars from going a little too far and hitting the
11 cars that are parked in the tandem.

12 Would you be open -- would the
13 applicant be open to actually reducing those 18-foot
14 deep spaces to 16, moving the curbing back two,
15 install wheel stops, and at least then keeping the
16 cars pulling into the four spaces a minimum of
17 three, perhaps four feet, away from the cars in
18 tandem?

19 THE WITNESS: Right now we're showing
20 a striped area in here.

21 MR. NIERSTEDT: Right, which isn't
22 going to stop a car.

23 THE WITNESS: No, it was too small to
24 curb it because you basically have nothing in it,
25 you have maybe a couple of rocks in the middle.

1 MR. NIERSTEDT: That's why I'm asking.

2 THE WITNESS: So you're saying make
3 these 16?

4 MR. NIERSTEDT: Yeah, make them 16 and
5 reduce the pavement and then you don't have...

6 MR. HEHL: I'm getting the nods from
7 our traffic engineer and the applicant.

8 MR. NIERSTEDT: Appreciate that.

9 THE WITNESS: We can then provide some
10 curbing there or some real -- but I would never use
11 a wheel stop.

12 MR. NIERSTEDT: Good. Nor I. Well I
13 will get to the landscaping later. I'm not sure we
14 have gotten to the -- I don't think we have yet. I
15 think as far as parking, that's it, if you're open
16 to that then I'm good to go.

17 THE WITNESS: Okay. Number 8 which
18 leads to landscaping.

19 MR. DISKO: Should I address that
20 1 foot/10 foot now? Again, I'm going with what I
21 download earlier this month so in 106-114B(5) it
22 reads: All driveways/parking spaces to be installed
23 a minimum of one foot from the property line. And
24 this is within parking and residential zones.

25 MR. NIERSTEDT: So that's a driveway.

1 CHAIRWOMAN VILLAGGIO: That's a
 2 driveway.
 3 THE WITNESS: That would be a
 4 residential driveway.
 5 MR. NIERSTEDT: Residential driveway.
 6 MR. DISKO: Now that makes sense.
 7 THE WITNESS: Okay, folks, I'm on
 8 Number 8. We talked about and Mr. Disko has
 9 indicated that he doesn't believe the landscaping
 10 plan meets the dimensional quantitative
 11 requirements.
 12 As I have indicated, our first look at
 13 the GB Zone has a five foot. So we were working
 14 with that and then we discovered, after we designed
 15 the parking lot, that your landscaping ordinance
 16 requires a ten foot adjacent to that. So we were
 17 left to deal with what we have which is largely five
 18 feet except where it widens here. It's not quite
 19 10, I don't have the dimension but I'm going to say
 20 probably 7 or 8 feet there. In any regard, again we
 21 don't show any fences here because fences and
 22 evergreen walls seem somewhat redundant. We show
 23 arborvitaes six feet on center or five feet on
 24 center, I think. So we've got almost 20 of them in
 25 a row that is 100 feet long, so every five feet that

1 would come out to be.
 2 So again the intent is we try to
 3 create a green wall. Despite the fact that we don't
 4 have the ten feet there, five feet for arborvitaes,
 5 they're columnar. We also use Sky Pencil hollies in
 6 this condition, but I think arborvitaes are a little
 7 bit more dense than Sky Pencil hollies. This is
 8 typically what we use with five-foot or more of a
 9 buffer.
 10 So I think we effectively screen the
 11 entire site from view shed. Again we've got
 12 boxwoods. These are tall, so these arborvitaes will
 13 get to be 8, 10 feet tall. The boxwoods will end up
 14 being maybe 4 or 5 feet tall, lollipop-type shrubs.
 15 They're also evergreens.
 16 So you will have evergreens on both
 17 sides. Again it was our intent to create as much of
 18 a buffer that we can provide in the area that we had
 19 to buffer.
 20 In terms of the --
 21 CHAIRWOMAN VILLAGGIO: Excuse me, Mr.
 22 Nierstedt has a question.
 23 MR. NIERSTEDT: I'm sorry.
 24 THE WITNESS: I know he's going to...
 25 MR. NIERSTEDT: Arborvitaes have

1 become over --
 2 THE WITNESS: Everybody tells me that.
 3 They're effective though, Bill. They work.
 4 MR. NIERSTEDT: They are. But if you
 5 saw this past winter they split all over. I can't
 6 tell you how many are tied up.
 7 THE WITNESS: Well we use Green Giant
 8 Arborvitaes but they get huge. They get to be
 9 25 feet and I thought that inappropriate there.
 10 MR. NIERSTEDT: Well, I will tell you
 11 what, we generally say work with the engineer. What
 12 I would like to say is arborvitae, whoever told you
 13 they were being over used is on the mark. Even if
 14 you go with -- the name will come to me. The name
 15 will come to me.
 16 THE WITNESS: Are you talking about
 17 Leyland Cyprus?
 18 MR. NIERSTEDT: No. They get big,
 19 too. But if you could perhaps just consider
 20 different plants. They're all over.
 21 And I know it sounds like a lot, 20 in
 22 100 feet. It's really not. Five-foot centers with
 23 arborvitaes whether you use Green Giant or whatever,
 24 I mean I really recommend 25, put them on four-foot
 25 centers.

1 And then the two other things is just
 2 on South Avenue there are no street trees
 3 whatsoever.
 4 THE WITNESS: Right.
 5 MR. NIERSTEDT: Has the applicant
 6 given thought to providing street trees?
 7 THE WITNESS: We have dogwoods, three
 8 dogwoods along on South.
 9 MR. NIERSTEDT: On South.
 10 THE WITNESS: I don't even know where
 11 you would put those.
 12 MR. NIERSTEDT: I mean rip out a
 13 four-foot square of sidewalk and put in a tree.
 14 MR. MALCOLM: There was one there
 15 prior and because ripping the sidewalks, the street,
 16 the curb...
 17 MR. NIERSTEDT: Maybe they planted the
 18 wrong kind. I have faith that Mr. Quinn can get the
 19 right kind. I have faith.
 20 THE WITNESS: I don't recall, and I
 21 don't know if the pictures will show, but there's a
 22 couple impediments to this, the narrowness and also
 23 we have wires on there. So I have no idea what we
 24 would plant.
 25 MR. NIERSTEDT: As you know, I don't

1 want to sit here and start getting into landscaping,
2 but as you know after Sandy and Irene and everything
3 else nobody has planted ash and linden and oak and
4 everything else. Everything is small trees,
5 hawthorn, hedge maple. And a lot of trees will stay
6 below the wires and won't rip up the curb. So we
7 appreciate your consideration of that.

8 And, Mr. Disko, if you could work with
9 them? Obviously small flowering trees. PSE&G has a
10 list. And I know Mr. Quinn knows those are
11 acceptable trees to them and we can go with those.

12 THE WITNESS: These dogwoods we could
13 relocate them in the right-of-way.

14 MR. NIERSTEDT: No, I'm talking about
15 South.

16 MR. HEHL: I just spoke to the
17 applicant, there's no problem. That's a county, I
18 think that's a county road, so we will obviously
19 have to get approval from the county. No problem.

20 THE WITNESS: Okay.

21 MR. NIERSTEDT: Last but not least,
22 it's really funny today we're getting into all this
23 native plantings and I literally just learned last
24 week, I have it in my front lawn and I have it in my
25 back yard, and I was very surprised it's a weed not

1 a --

2 CHAIRWOMAN VILLAGGIO: Weed.

3 THE WITNESS: Did you say "weed"?

4 MR. NIERSTEDT: I'm sorry the
5 discussion today...
6 Euonymus and vinca minor are
7 non-native species.

8 THE WITNESS: What was the second one
9 you said, euonymus and?

10 MR. NIERSTEDT: Periwinkle. The one
11 you said was the nice purple leafy thing, delicate,
12 yes.

13 THE WITNESS: I don't think I have
14 euonymus on here.

15 MR. NIERSTEDT: Euonymus is the --

16 THE WITNESS: The boxwoods?

17 MR. NIERSTEDT: -- the burning bush.

18 THE WITNESS: Oh, the burning bush.
19 Yeah, yeah, yeah.

20 MR. HEHL: So what did we say, to make
21 them...

22 MR. NIERSTEDT: Native.

23 THE WITNESS: He's right, okay. Can I
24 move to Number 9 now?

25 CHAIRWOMAN VILLAGGIO: Yes, go ahead.

1 THE WITNESS: And again I think we
2 discussed the rationale for the two-way
3 ingress/egress drive as opposed to the one-way
4 circulation flows that your ordinance requires for
5 commercial. I have never actually seen that as a
6 restriction. It's an absolute restriction but for
7 the reasons I stated it's a highly inefficient
8 layout on a 50-foot wide or a 90-foot wide lot. I
9 could not make it work. We actually did try that.

10 I don't think -- ten we don't need to.
11 Eleven I talked about the -- Number 11 talks about
12 the encroachment of this vehicle into the potential
13 sidewalk area. And I said that's only for a portion
14 of the space because this stairway is dropping from
15 very high, so it's maybe the last three feet where
16 this stairway obstruction would be such that an
17 average person could bang their head on it.

18 So here -- and it's a variance, we do
19 require a variance -- this stairway kind of came in
20 late because it was required as an egress, we had
21 already designed the site and couldn't push it
22 further down without losing this ten-foot buffer.
23 So in my mind that's a minimal impact. It's a
24 portion of one stall and I don't think it actually
25 greatly impacts the circulation or the safety of the

1 site, in my mind.

2 Number 12. Mr. Disko is talking about
3 the five-foot wide safety island between an access
4 aisle and the parking bay. This would be the access
5 aisle. This would be the parking bay. So he's
6 talking about this area here where we have a stripe
7 between the parking, the access aisle and the
8 parking. More typical would be some sort of island
9 along that, but again because of the tightness of
10 the site and trying to maximize the parking on the
11 site and keeping it from spilling out onto Willow we
12 took the liberty of not providing an island here so
13 we can get four stalls instead of three stalls
14 there. Again acknowledging that we had a parking
15 variance, we were trying to maximize the parking on
16 the site so that wouldn't require a variance.

17 I don't know if you have ever been to
18 Elizabeth or any urban areas or just a little
19 further east of here, this is done all the time
20 without real concerns for safety or circulation.

21 Number 13, about stormwater. Actually
22 we'll lead into that with impervious cover. Mr.
23 Disko has indicated that this driveway is being
24 closed off, it's not going to be used for vehicles.
25 We have maintained the whole thing, it's just paved

1 because it's there. We maintain it as paved and it
 2 will also be the ADA access. That's what this
 3 flushed curb was meant to do, just provide a path,
 4 an ADA path to the northeasterly door. This is not
 5 meant for any vehicles. That garage will be cut
 6 off, we're not proposing any access to that adjacent
 7 site garage. This whole depressed curb rather than
 8 drop it down we just carried it depressed to the
 9 corner.

10 If it concerns Mr. Disko I can close
 11 this off a little bit so that it's obvious that
 12 vehicles cannot traverse that area. I can just
 13 narrow that so it's still wide enough for an
 14 accessible route but it doesn't look inviting enough
 15 for a vehicle.

16 CHAIRWOMAN VILLAGGIO: Mr. Disko, does
 17 that satisfy you?

18 MR. DISKO: I was just pointing out
 19 that it could be a concern. Again we need to hear
 20 from the owner what the arrangement is, if they're
 21 going to share that access to that overhead door on
 22 the adjacent property.

23 THE WITNESS: No, they're cutting it
 24 off is what I am told. And you will hear that from
 25 him but the sites are going to operate independently

1 of one another.

2 Number 14 --

3 MR. HEHL: Before you jump ahead, Tom,
 4 I think we talked about this in our preparation and
 5 this goes to Mr. Disko's comment. On this area
 6 since this driveway is being cut off, in our
 7 preparation discussions with the applicant, that we
 8 would narrow that and put perhaps -- there will
 9 still be enough room for ADA, but put a strip here,
 10 maybe three feet along the side of the building,
 11 that fits underneath the overhang which would be
 12 landscaped and lessen the impervious.

13 And it was your comment that made us
 14 think of that.

15 MR. FRASER: I think that also would
 16 prevent inadvertent parking from South Avenue and
 17 also from Willow up over the handicap into that area
 18 there. So I think that's good.

19 THE WITNESS: Essentially we'll have a
 20 foundational planting area. Because the building is
 21 quite long, it's 90-foot long, so that will provide
 22 a nice foundation planting strip along that.

23 MR. DISKO: The other side of the
 24 building is paved, I'm not sure what you could do
 25 with that or maintain.

1 THE WITNESS: Nothing we're going to
 2 do, just leave it actually.

3 MR. HEHL: And we can amend our plans
 4 to include that. I think that's fairly -- that will
 5 be three feet by approximately 90 feet of landscape
 6 area.

7 THE WITNESS: Here on this side,
 8 right? This side we're just going to leave it,
 9 correct?

10 MR. HEHL: Yes.

11 THE WITNESS: Item 14 just indicates
 12 that the flood hazard area skips through this site.
 13 So that means this ramp that we construct will have
 14 to be neutral for DEP in terms of flood
 15 displacement. We're not allowed to displace any
 16 flood volume that occurs on the site. As minor as
 17 this is it will have to be neutral. So it won't be
 18 a concrete, solid concrete ramp, it will be some
 19 sort of open ramp where theoretical flood waters can
 20 still gap in that area, utilize that area as it does
 21 now.

22 So again we acknowledge that we will
 23 have to go to the DEP to get this approved and this
 24 area will have to be neutral from a
 25 flood-displacement standpoint.

1 MR. DISKO: Do you know what that
 2 would be constructed of, what material?

3 THE WITNESS: I don't know but the
 4 first thing that came to my mind is wood or a Trex
 5 material, some sort of polymer material. We haven't
 6 determined that yet.

7 The next issue will be off-street
 8 loading. Again we don't know who the tenants are or
 9 what their loading needs will be. A building this
 10 small is not going to require any articulated
 11 vehicles certainly. Most likely things will be
 12 coming in a FedEx-size truck which can utilize the
 13 regular parking area or, in fact, utilize -- there's
 14 an appreciable striped area in front of the dumpster
 15 that we left for garbage truck maneuvering.

16 So this would be a likely place for
 17 any loading vehicle that were, say, larger than a
 18 FedEx truck, like a box truck that would be
 19 projecting well into the parking lot. They can
 20 utilize this area in here. Even though it's not
 21 technically designated or assigned as a loading
 22 area, there is a practical loading area that can be
 23 utilized here.

24 Landscaping plant standard. Mike was
 25 concerned that your ordinance says six feet tall for

1 ornamental trees. Our ornamentals are the dogwoods,
2 and these dogwoods are two to two-and-a-half-inch
3 caliper. Typically they are 10 to 12 feet tall.
4 They're at least six feet tall, they're not going to
5 be less than that. And I'm happy to add that, too,
6 "six-foot minimum" on the sheet so that it's clear
7 that they'll be at least six feet tall.

8 Eighteen talks about a generator.
9 That generator is noted located in the northeastern
10 portion of Lot 13. That has not been picked yet but
11 I can tell you that I have done a number of
12 generators, a number of sites, their cabinets are
13 constructed such that they basically are
14 noise-proof. The state -- the state has ordinances
15 for how many decibels can be at the property line.
16 These cabinets are typically designed to comply with
17 those requirements. So that this will be -- will
18 contain a cabinet that will comply with state noise
19 compliance at a property line. So there won't be
20 any impact there.

21 CHAIRWOMAN VILLAGGIO: How about the
22 other side? Excuse me. What's on the other side of
23 that parking lot? Like on one side there's a
24 house --

25 THE WITNESS: Yeah, I think the --

1 CHAIRWOMAN VILLAGGIO: -- with a bunch
2 of junk in it.

3 THE WITNESS: -- the area that the
4 planner chose might --

5 CHAIRWOMAN VILLAGGIO: The other side
6 is a parking lot?

7 THE WITNESS: Yes. This is the
8 parking lot here. This is all parking lot here. I
9 don't know how close your structure is but we're
10 showing pavement.

11 CHAIRWOMAN VILLAGGIO: So with regard
12 to your question, it's a parking lot next to where
13 the proposed generator is going to be, it's not a
14 residential house.

15 MR. DISKO: That's correct.

16 THE WITNESS: But that doesn't
17 preclude us from having to comply with the state
18 noise.

19 CHAIRWOMAN VILLAGGIO: I understand
20 that.

21 THE WITNESS: And we will.

22 CHAIRWOMAN VILLAGGIO: I just wanted
23 to make sure myself that there was not a house next
24 to where that generator was proposed to be, and
25 there is none.

1 THE WITNESS: No, there is none.

2 MR. DISKO: They may still have to
3 exercise that generator periodically so you may want
4 to control that.

5 CHAIRWOMAN VILLAGGIO: Every week at
6 noontime or, you know, like my mother has it --

7 THE WITNESS: Does she do every week?

8 CHAIRWOMAN VILLAGGIO: -- and every
9 Saturday...

10 THE WITNESS: They tell me it's like
11 every couple of months.

12 CHAIRWOMAN VILLAGGIO: No, my mother's
13 electrician did it once a week. I don't know. It
14 works. She's in Cranford and they have blackouts
15 all the time.

16 THE WITNESS: Nineteen discusses the
17 overhead door on the adjacent property which I had
18 testified to that we are going to be cutting off.
19 Access will not be provided to that site
20 irrespective of what happens now and how the site
21 was laid out.

22 Number 20 deals with drainage. We
23 just have a rudimentary note that says essentially
24 all runoff from about this point of the building
25 runs out to South Avenue and the balance runs

1 towards Willow Avenue. So our note basically just
2 indicates that that pattern is to remain. What Mr.
3 Disko has recommended is that wherever the roof
4 drains are we take them to the back inlet instead of
5 allowing them to discharge out to South Avenue. I
6 don't think there's any problem doing that and I'm
7 quite certain we can comply with that.

8 CHAIRWOMAN VILLAGGIO: Okay.

9 THE WITNESS: And the last item I have
10 to discuss is Item 23. As I indicated we have
11 four-inch curb proposed. The Grading Plan reflects
12 that however we have an old detail of a catch basin
13 that shows a standard six-inch head and that's where
14 the confusion lies. We'll obviously be revising
15 that detail so it reflects a four-inch curb head.

16 Those are all the issues that I
17 thought required any testimony. And again if
18 there's something I've missed or if Michael wants
19 some more clarification or if the board needs
20 clarification, I'm happy to go back over any of
21 these.

22 MR. DISKO: I would only add perhaps
23 testimony regarding the signs but that may not be
24 you, that may be somebody else.

25 THE WITNESS: I don't even think

1 there's any architectural signs, but if there is you
2 will hear that from another witness.

3 MR. HEHL: Just one other item, and it
4 might be the applicant. There was a question as to
5 the shutoff time for the lights. They will be on a
6 system that will shut them off after hours.

7 THE WITNESS: We were talking about
8 that. I actually think that the three lights again,
9 a free-standing light on the westerly side, a
10 free-standing light at the southeasterly side by the
11 driveway and then the light on the building. It's
12 very likely the light on the building will remain as
13 a security light and these two parking lot lights
14 will shut off.

15 There will have to probably be some
16 security lighting. My guess would be this will stay
17 on. It's the least bright, it's tucked -- kind of
18 tucked away out of the way, but I anticipate this
19 light will stay on as a security light probably all
20 night. And the other lights will be shut off normal
21 business hours.

22 So basically dusk to dawn for the
23 parking lot lights, and then the security light for
24 the building will probably stay on. That's what we
25 discussed.

1 CHAIRWOMAN VILLAGGIO: And I think the
2 last item is going to be answered with somebody else
3 with regard to sidewalks?

4 MR. HEHL: Yes, that will be Tom, 27.

5 THE WITNESS: It says we shall replace
6 it. We're not arguing. Whatever is damaged
7 obviously will be replaced.

8 CHAIRWOMAN VILLAGGIO: Just wanted to
9 make sure.

10 THE WITNESS: Thank you.

11 CHAIRWOMAN VILLAGGIO: Does any member
12 of the board have any additional questions? Mr.
13 Nierstedt.

14 THE WITNESS: Bill's smiling.

15 MR. NIERSTEDT: I'm taking in the
16 whole thing.

17 CHAIRWOMAN VILLAGGIO: Wait, Bill.
18 Anybody else have any questions? Paul?

19 MR. TARANTINO: No.

20 CHAIRWOMAN VILLAGGIO: John? Mike?

21 MR. VENA: I'm good.

22 MR. NIERSTEDT: Mr. Disko, I notice
23 the applicant is not proposing any curbing -- let me
24 rephrase that, throughout the site I'm sure you
25 have. There's no curbing on the street on Willow.

1 Do you have any thoughts about having the applicant
2 provide Willow Avenue curbing?

3 MR. DISKO: I think it's always better
4 to get new curbing. So if that's something you
5 would routinely do then, yes.

6 MR. NIERSTEDT: Would that in any way
7 -- you know, there's curbing when you come off of
8 New Street and then it ends.

9 MR. VENA: It's only 30 feet of
10 curbing.

11 MR. HEHL: Not the whole thing.

12 MR. NIERSTEDT: It's not the whole
13 thing at all. So typically, you know, if an
14 applicant does not have curbing you typically do ask
15 for curbing. My question to you is since the
16 curbing is not continuous on Willow, does it make
17 sense, require curbing in front of here? New houses
18 being built as per the code you would certainly
19 require curbing.

20 Do you have thoughts on that?

21 MR. DISKO: I think the only thing I
22 would defer myself to is that since there's
23 obviously going to be construction now I would
24 prefer to have the new curb and line it up at least
25 with the --

1 MR. NIERSTEDT: It's not continuous.

2 THE WITNESS: It's continuous.

3 MR. NIERSTEDT: If you look on the
4 site plan.

5 CHAIRWOMAN VILLAGGIO: It stops, okay.

6 MR. NIERSTEDT: Is there an objection
7 to just continuing it?

8 THE WITNESS: No, no, we have it
9 across the whole front.

10 MR. NIERSTEDT: Is that your proposal
11 to make it continuous?

12 THE WITNESS: It is continuous now,
13 the entire site frontage say for the two depressed
14 curbs that wind up there.

15 MR. NIERSTEDT: If the bottom line is
16 that we're ending up with a product that shows
17 curbing on Willow, I'm good.

18 THE WITNESS: Yes.

19 MR. NIERSTEDT: Thank you.

20 CHAIRWOMAN VILLAGGIO: Does anybody
21 else on the board have any questions? Any member of
22 the audience/public that has any questions of the
23 engineer? Seeing none...

24 THE WITNESS: Thank you.

25 MR. HEHL: Thank you. Thank you,

1 Mr. Quinn.
 2 I would now like to call upon
 3 Mr. Gregory Waga, our architect. Mr. Waga?
 4
 5 G R E G O R Y W A G A, sworn.
 6 DIRECT EXAMINATION BY MR. HEHL:
 7 Q. Mr. Waga, if you could, as Mr. Quinn
 8 did, please give the board the benefit of your work,
 9 credentials, educational background, licenses you
 10 hold and confirm that your licenses are in full
 11 force and effect?
 12 A. Sure. Gregory J. Waga, W-A-G-A. 2109
 13 Saint Georges Avenue, Rahway, New Jersey, 07065. I
 14 hold a Bachelor of Architecture degree from the New
 15 Jersey Institute of Technology, 1987. I have also
 16 an M.B.A. in Finance and Investments from Fairleigh
 17 Dickinson, 1992. I am currently licensed in good
 18 standing in the State of New Jersey along with eight
 19 other states in the United States.
 20 And I have testified in front of
 21 numerous boards and informally for the first time in
 22 front of this board two weeks ago.
 23 MR. FRASER: Madam Chairperson, I
 24 recommend Mr. Waga be accepted as an expert in the
 25 field of architecture.

1 CHAIRWOMAN VILLAGGIO: Accepted.
 2 MR. HEHL: Thank you very much.
 3 BY MR. HEHL:
 4 Q. Mr. Waga, obviously you've heard my
 5 opening statement, the testimony of Mr. Quinn. And
 6 if you could now take us through the design
 7 elements, both floor plans and elevations, for the
 8 proposed addition to this structure?
 9 A. Sure.
 10 MR. FRASER: Do you want to mark
 11 these?
 12 MR. HEHL: Why don't you -- I think
 13 this will be A-1.
 14 (Exhibit A-1, Architectural Drawing
 15 of Floor Plan, is marked.)
 16 BY MR. HEHL:
 17 Q. If you could describe what A-1 is and
 18 then you can continue on your floor plan first?
 19 A. You may want to mark this A-4 because
 20 we do have our exhibits as A-1, A-2 and A-3 that
 21 already exist in front of the board. Do we want to
 22 mark these as A-4? Because our plans are marked
 23 A-1, A-2, A-3. I just don't want confusion.
 24 MR. FRASER: Yeah, we don't mark
 25 those.

1 MR. HEHL: We'll call it A-4. And
 2 we'll offer his floor plans as A-1. Two and 3 are
 3 the architectural plans.
 4 (Exhibit A-2, Architectural Drawings
 5 of Front and Rear Elevations, is marked.)
 6 (Exhibit A-3, Architectural Drawings
 7 of Side Elevations, is marked.)
 8 (Exhibit A-4, Colorized
 9 Architectural rendering, is marked.)
 10 BY MR. HEHL:
 11 Q. Just briefly explain what A-4 is and
 12 then we can move back to it after.
 13 A. A-4, which I also have in a larger
 14 format on this board here is a colored rendering of
 15 what's anticipated to be a very admirable project
 16 for this particular site. We have worked very hard
 17 with our client and it's been a team effort
 18 throughout the process with my colleagues at EKA
 19 along with our client and Mr. Hehl's office as well.
 20 So that is a floor, front elevation,
 21 South Avenue. This is what we're proposing.
 22 Q. Okay, after you go through the floor
 23 plans and the elevations that are part of the other
 24 package you can go into more detail on the colors
 25 and the materials.

1 A. Sure, absolutely. So thanks for the
 2 opportunity. What we have here, what currently
 3 exists is a masonry structure, a combination of
 4 masonry, steel and wood-frame structure. It varies
 5 in height from about 16 to 18 feet overall. The
 6 roof is currently center peaked with a very minor
 7 slope left to right.
 8 So our footprint, as my colleague,
 9 Mr. Quinn, alluded to, will not be changing, our
 10 building footprint will not be changing other than
 11 the components of egress off to the rear of the site
 12 directly adjacent to the parking area.
 13 We will be providing for an addition,
 14 a wood-framed addition directly over the existing
 15 footprint that will satisfy and support a business
 16 or an office use. The business that's intended to
 17 be placed here will be owner-occupied. Mr. Sandro
 18 Villaraut will be occupying this as his company's
 19 relocating from his current operation in Garwood.
 20 And we have laid out the ground floor
 21 to satisfy what's called a vanilla box. In laymen's
 22 terms it's basically an open area that allows for a
 23 potential client or tenant to come in and evaluate
 24 the space and satisfy their needs accordingly and we
 25 build to suit, so to speak.

1 The second floor again was left open
 2 and we're currently working on a configuration that
 3 will satisfy my client's needs. We built it based
 4 upon the nucleus of -- along the front on South
 5 Avenue, a conference room, two restroom facilities,
 6 a full service passenger elevator which will be
 7 taking us from ground level up to the attic level,
 8 and then a stair which will be primarily used for a
 9 drop off from the first level to the second floor,
 10 as well as only Quick Copper's use, my client's use,
 11 for attic access storage only. We will be
 12 satisfying those needs and again the structure will
 13 be wood framed.

14 It will satisfy all the necessary
 15 means of fire protection though it does not need to
 16 be sprinklered because it does not exceed
 17 12,000 square feet in total area. We are
 18 substantially under that. We will satisfy all the
 19 fire rating requirements at both side yard walls.

20 The rear yard again does support a
 21 second means of egress from the second floor. We
 22 have designed a stair that will be iron in nature
 23 and it will be supported directly against the
 24 structure so it will cantilever out so that in fact
 25 it will not provide any type of obstruction that

1 will, you know, encumber the parking requirements or
 2 circulation requirements from the rear as was
 3 previously testified.

4 Basically, what I have here on this,
 5 we have the front and rear elevations on what is
 6 Sheet A-2 which has been presented to this board.
 7 And again it further enhances the material selection
 8 which will be stone at the base and which is again
 9 depicted in the front elevation. It will be stone
 10 in nature along the base. And a very decorative
 11 facade, neutral in color. We selected gray we may
 12 go with gray. We may go with a different color
 13 base, we have yet to get into the final discussion
 14 or assessment of that.

15 The cantilever along the front
 16 elevation is at the conference room. It does break
 17 up the facade, it's 12 inches out off the front
 18 facade. The cantilever off to the right side yard
 19 is intended to satisfy my client's needs for
 20 occupancy for his business use. And, therefore,
 21 that does -- that does run the full length of the
 22 90 feet of the building.

23 The first floor will have a ground
 24 area that will be maintained at approximately
 25 3,330 square feet. The second floor will have a

1 floor area that will be just slightly over 3,700
 2 square feet. The attic area, again used primarily
 3 for storage, will be just about 2,500 usable square
 4 feet. The dormers are intended for aesthetic appeal
 5 to get natural light up and ventilation up into that
 6 attic space.

7 And I believe that's the presentation
 8 that I have.

9 Q. What's your A-3?

10 A. A-3 are your side elevations, I'm
 11 sorry. A-3 are the side elevations, left and right.

12 Q. And I think there were just a couple
 13 of comments that were in Mr. Disko's report.

14 A. Yes.

15 Q. I think he talked about Comment Number
 16 1 with respect to the storage. The garage height
 17 and footprint, Mike had made a note. That will be
 18 less than the 15 feet?

19 A. Yes. Yes, we will satisfy, we will
 20 not exceed the municipality's requirements for an
 21 accessory use and the footprint, as Mr. Quinn
 22 alluded to, was reduced from over 700 square feet to
 23 slightly over about 440 square feet.

24 Q. And then with respect to Item Number
 25 26, and this came up before, signage.

1 A. Yes.

2 Q. If there is signage proposed it would
 3 be building-mounted signage?

4 A. It would be surface-mounted signage
 5 that would comply with the maximum permissible for
 6 the facade along the front elevation. It will be
 7 surface mounted and again we will comply with any
 8 type of lighting --

9 CHAIRWOMAN VILLAGGIO: Work with the
 10 engineer.

11 THE WITNESS: And we'll work directly
 12 with Mr. Disko on this, yes.

13 BY MR. HEHL:

14 Q. And one of the variances that
 15 Mr. Quinn had alluded to was the -- and I think
 16 there was a question, it might have been Mr.
 17 Nierstedt that asked for the justification for the
 18 area of the, in essence, what's been described as a
 19 canopy.

20 A. Yes.

21 Q. If you could take us, just briefly
 22 describing A-4, why that provides not only some
 23 protection but aesthetic?

24 A. Yes, it does.

25 Q. Perhaps you can put up on --

1 A. Yes, we can put this large rendering
2 up on here on our board.

3 So what this does provide for is the
4 aesthetic feel. It breaks up the elevation too and
5 gives us a nicer transition between the material
6 composition we have selected and it's a low profile
7 in nature. It enhances the facade along the entire
8 width of the structure and again accentuates the
9 entry for the tenant. The primary entry for the
10 second floor tenant will be off to the left and
11 again as previously described we will have -- we
12 will have access via stairwell and an elevator from
13 that left side entry.

14 MR. FRASER: That was actually my
15 question. It wasn't Bill's, Steve.

16 MR. HEHL: Oh, okay. I'm sorry.

17 MR. FRASER: I didn't totally get it.
18 I understand about the canopy and the canopy ends up
19 being 1.7 feet from the property line, right?

20 THE WITNESS: Yes.

21 MR. FRASER: But if I understood the
22 testimony earlier, the building itself not the
23 canopy, above that canopy is also going closer to
24 the front property line than the existing first
25 floor. Did I understand that correctly?

1 THE WITNESS: It's just this
2 projection here.

3 MR. FRASER: Right.

4 THE WITNESS: At the conference room
5 again just to enhance and break up that elevation so
6 we get away from the flat-facade appearance.

7 MR. FRASER: Just on that one part
8 where the triple window is on the right?

9 THE WITNESS: Correct.

10 CHAIRWOMAN VILLAGGIO: Okay, so
11 it's --

12 THE WITNESS: The facade will project
13 out 12 inches. It will come in about 60, project
14 out 12, come across about 10 and then back 12. It's
15 built into the canopy at this location.

16 MR. FRASER: What is the interior
17 height of the third floor, the attic level?

18 THE WITNESS: The attic level at the
19 ridge would be -- I can tell you exactly.

20 MR. FRASER: No, no, I'm talking about
21 the interior height of that third story.

22 THE WITNESS: Yes. Yes, that's what
23 I'm getting to. The interior height of that third
24 story at the stairwell, and I will get to the attic
25 in a second because the roof configuration is

1 different, it's just under ten feet because we have
2 to allow for various circulatory issues and
3 stacking. Based upon this configuration our
4 finished ceiling height to the underside of the
5 ridge will be approximately 11 and a half feet, our
6 useable area at seven feet. So in other words if we
7 generate our number and that's based upon the
8 building code, the International Building Code,
9 usable height is projected at seven feet. The width
10 of that entire seven feet use is going to be
11 approximately 10 feet, 10 to 11 feet wide. So you
12 will have a usable area that is seven feet or higher
13 that is only going to be ten and a half to 11 feet
14 wide.

15 MR. FRASER: I understand.

16 MR. DISKO: If I could just piggyback
17 on one of the comments there. The proposed second
18 level floor plan shows the 12-inch bump-out also on
19 the left where the double set of windows are, so is
20 that a change or is that --

21 THE WITNESS: You're correct. I
22 apologize for that, it's at the stair tower as well.

23 MR. DISKO: Okay. I would point out
24 to everybody that there is landscaping shown on this
25 exhibit which is not reflected on the site plan.

1 Most of that is in the right-of-way but it's a very
2 nice -- compliments the striking building, I think.

3 MR. NIERSTEDT: Did something nice,
4 you took away the overhead wires.

5 THE WITNESS: Magic of Photoshop,
6 Bill.

7 MR. NIERSTEDT: I appreciate that.

8 THE WITNESS: So our clients agree to
9 run everything underground in front of his building.

10 MR. DISKO: I think earlier there was
11 a comment about adding a street tree there so the
12 question would be would you want to --

13 MR. NIERSTEDT: Now that the wires are
14 gone?

15 MR. DISKO: -- not have the street
16 trees but have these --

17 MR. HEHL: We do want to clarify that
18 they're not being rerouted.

19 MR. NIERSTEDT: I'm only kidding.

20 Actually, Madam Chair, Mr. Waga we have been doing
21 this a long time and not from a planning perspective
22 but from an architectural perspective how can I say
23 no to this, I mean this is a vast improvement. So
24 what I want to make sure of is this what we're
25 going to get. I don't want to hear that this is

1 similar, this is a resemblance. I mean all due
 2 respect this is beautifully designed facade. I look
 3 forward to seeing it. It's a great improvement on
 4 South Avenue. I don't want to see -- I don't want
 5 to see changes to it.

6 THE WITNESS: I can attest and I think
 7 my client would support me in this statement, as I
 8 mentioned about 11 or 12 minutes ago at the start of
 9 my presentation, it's an admirable building for a
 10 client who is very, very aggressive in pursuing and
 11 making this building a sense of reality and bringing
 12 it to fruition the way it's been not only
 13 anticipated in black and white, not only as it's
 14 planned for, but as it's rendered.

15 MR. NIERSTEDT: That's a yes?

16 THE WITNESS: In 50 words or less,
 17 it's a yes, yes.

18 MR. NIERSTEDT: I mean I want to see
 19 this. I don't want to see changes to it. I want to
 20 hear from you that, yeah, that elliptical window up
 21 there, we're going to see that. The 12 over 12,
 22 that's what we're going to see. The doorway, that's
 23 what we're going to have.

24 THE WITNESS: Yes, that's the intent.

25 MR. NIERSTEDT: And I hate the words

1 "that's the intent".

2 CHAIRWOMAN VILLAGGIO: What's the back
 3 going to look like?

4 MR. NIERSTEDT: Is it going to look
 5 like this; this is it?

6 MR. HEHL: Not yet.

7 THE WITNESS: I'm sorry?

8 CHAIRWOMAN VILLAGGIO: Can I see the
 9 back of the rear?

10 THE WITNESS: Sure.

11 CHAIRWOMAN VILLAGGIO: You don't have
 12 a color one of the rear, right?

13 THE WITNESS: No, we don't. We don't.

14 CHAIRWOMAN VILLAGGIO: Okay. There
 15 was some question before. Mike, you had a question
 16 with regard to the overhead door. It was depicted
 17 but on this rendering there's no --

18 THE WITNESS: In the plan view it was
 19 depicted because of the planning process but in the
 20 elevation format, as has been testified to prior to
 21 my testimony, the overhead door will be eliminated.

22 CHAIRWOMAN VILLAGGIO: And where was
 23 the overhead door?

24 THE WITNESS: The overhead door was in
 25 this blank area here.

1 CHAIRWOMAN VILLAGGIO: And what is
 2 that blank area going to be?

3 THE WITNESS: Right now it's a wall.
 4 We may apply windows. Since this set of drawings
 5 was submitted to the board we have since, during our
 6 planning and our process of the second floor, we
 7 will most likely be adding some windows along the
 8 top level as well just to enhance it and give it
 9 more of a residential appeal for our neighbors on
 10 Willow.

11 CHAIRWOMAN VILLAGGIO: The wall will
 12 be stucco?

13 THE WITNESS: No, it will be a
 14 HardiePlank cedar.

15 CHAIRWOMAN VILLAGGIO: The second and
 16 third?

17 THE WITNESS: Correct. This will be a
 18 cement stucco veneer, correct. And again similar
 19 match and tie in with the color, to complement the
 20 colors that we're selecting for the remainder of the
 21 building, the other three sides.

22 CHAIRWOMAN VILLAGGIO: I just want to
 23 make sure that the overhead garage door would be
 24 removed.

25 THE WITNESS: Yes.

1 CHAIRWOMAN VILLAGGIO: And what's
 2 going to be in its place?

3 THE WITNESS: Yes.

4 CHAIRWOMAN VILLAGGIO: Thank you.

5 THE WITNESS: You're welcome.

6 MR. TARANTINO: Just a follow up to
 7 that is that your floor plans are still showing that
 8 roll-up door.

9 THE WITNESS: Correct. And I can
 10 addend that as part of the final process and
 11 resolution over the next number of weeks, we can
 12 make sure that we can submit an addended plan
 13 reflecting its elimination.

14 MR. TARANTINO: As just a follow up to
 15 what Mr. Nierstedt said, this is an incredible
 16 elevation.

17 THE WITNESS: Thank you.

18 MR. TARANTINO: But Mr. Quinn
 19 testified that there was going to be a ramp and
 20 maybe some woodlands. A ramp which I would think is
 21 also going to lead to a handrail --

22 THE WITNESS: Correct.

23 MR. TARANTINO: -- that is going to
 24 lead up to that front door coming off of the side?

25 THE WITNESS: Correct, off to the

1 left.
 2 MR. TARANTINO: So this isn't
 3 100 percent --
 4 THE WITNESS: No.
 5 MR. TARANTINO: -- accurate at the
 6 front entrance?
 7 THE WITNESS: No, no, no. But again
 8 that will be reflected in our final drawings that
 9 we'll submit to Mr. Disko.
 10 CHAIRWOMAN VILLAGGIO: Is the building
 11 going to look like that except for the ramp?
 12 THE WITNESS: Correct, yes.
 13 MR. NIERSTEDT: I want to thank you
 14 for using HardiePlank and not vinyl.
 15 CHAIRWOMAN VILLAGGIO: We don't like
 16 vinyl.
 17 MR. NIERSTEDT: My whole house I have
 18 a lot left over, the same color, I have some
 19 HardiePlank for you.
 20 CHAIRWOMAN VILLAGGIO: You're kidding.
 21 MR. NIERSTEDT: I'm not kidding
 22 really.
 23 CHAIRWOMAN VILLAGGIO: Any other
 24 members of the board have any questions for the
 25 architect? Any member of the audience or public

1 have any questions or comments? None?
 2 Seeing none, thank you very much.
 3 THE WITNESS: Thank you very much for
 4 your time.
 5 MR. HEHL: Thank you, Greg.
 6 CHAIRWOMAN VILLAGGIO: How many do you
 7 have left, two?
 8 MR. HEHL: Three, but they'll be
 9 quicker.
 10 CHAIRWOMAN VILLAGGIO: I'm just
 11 asking.
 12 MR. HEHL: So now I would like to call
 13 upon our traffic engineer, Craig Peregoy.
 14
 15 C R A I G P E R E G O Y, sworn.
 16 MR. FRASER: Please state and spell
 17 your name.
 18 THE WITNESS: Sure. My name is Craig
 19 Peregoy, P-E-R-E-G-O-Y, business address 245 Main
 20 Street Chester, New Jersey.
 21 DIRECT EXAMINATION BY MR. HEHL:
 22 Q. Mr. Peregoy, I know you testified many
 23 times as traffic engineer. If you could again give
 24 the board your credentials?
 25 A. Sure. I have a bachelor's degree in

1 Civil Engineering from Virginia Tech. I'm a
 2 licensed professional engineer in the State of New
 3 Jersey, license still valid. And I do this pretty
 4 much every night I have testified thousands of times
 5 before boards over the last 14 years. I have been
 6 here before, yes. It's been a while.
 7 CHAIRWOMAN VILLAGGIO: Yeah because I
 8 have been here a while.
 9 MR. FRASER: Nonetheless...
 10 MR. HEHL: His cohort, Mr. Staigar,
 11 has been here.
 12 MR. FRASER: Mr. Staigar we see. I
 13 recommend that the gentleman be accepted as an
 14 expert in the field of traffic engineering.
 15 MR. HEHL: Thank you very much.
 16 CHAIRWOMAN VILLAGGIO: Okay.
 17 BY MR. HEHL:
 18 Q. Mr. Peregoy, if you could now give the
 19 board your findings with respect to traffic and site
 20 circulation and parking?
 21 A. Sure. Obviously in terms of traffic
 22 this is a fairly small use. If I run the
 23 calculations, the ITE Trip Generation numbers,
 24 assuming the ground floor is a generic retail use
 25 and the second floor is a generic office use, assume

1 the order of 20 trips in an hour. And typically
 2 you're looking at an impact when you see 100 or more
 3 trips per hour. So this is a very minimal traffic
 4 generator and I think it's obvious based on the size
 5 of it.
 6 In terms of the parking, I think
 7 Mr. Quinn covered it all so I won't go too much into
 8 that but obviously 19 is technically required per
 9 your ordinance. We have 16 sort of legal spaces but
 10 there are 19 on the property when you consider the
 11 three tandems and we may or may not be able to use
 12 the one extra in the garage.
 13 So from a practical perspective
 14 there's enough vehicle storage on the property to
 15 accommodate your ordinance requirement.
 16 Q. And if I might interrupt just briefly,
 17 Mr. Nierstedt had suggested the reduction in the
 18 parking space size and in essence some sort of
 19 buffer between the tandem spaces and those four
 20 spaces, I know you nodded before but if you can
 21 confirm that from a traffic engineering standpoint
 22 parking layout, there's no problem with that?
 23 A. That was the next thing I was going to
 24 say in terms of the site circulation Mr. Quinn, not
 25 that I don't trust him, but I also went through and

1 tried to lay it out myself and see if there's
2 anything better and this is the best maximization of
3 parking and the best circulation on the site, and
4 Mr. Nierstedt's suggestion is a good one, it will
5 protect the sides of those cars where they're parked
6 perpendicularly. I think it makes a lot of sense to
7 do that.

8 Otherwise I know Mr. Disko had some
9 comments that were traffic related. I think they
10 were all covered by Tom. Unless you want to repeat
11 them all and stay here for a long time, I'll leave
12 it at that.

13 CHAIRWOMAN VILLAGGIO: Mr. Disko?

14 MR. DISKO: I'm comfortable. I think
15 the only thing when I look at the site generically
16 is if a car comes in, works its way over to the
17 northwest and those spaces aren't available they're
18 going to have to maneuver. But you do have handicap
19 space with the aisle and you do have the dumpster
20 area so I think that's going to manage itself in
21 that way.

22 THE WITNESS: Yeah, I think you would
23 be able to, before you pull down that aisle, you
24 would be able to see if there weren't any spaces and
25 use that dumpster area to turn around, so it works

1 well.

2 CHAIRWOMAN VILLAGGIO: Mr. Nierstedt?

3 MR. NIERSTEDT: Going back to the
4 question I had asked earlier, I hope the retail
5 works but if the retail does not work and the
6 applicant is forced to actually use the first floor
7 for office that would actually be a reduction in the
8 parking requirement. And so your testimony would
9 also support the use of the first floor as an
10 office; would that be correct?

11 THE WITNESS: Yes, it would be a
12 reduction in the traffic and the parking.

13 CHAIRWOMAN VILLAGGIO: Any other
14 members of the board -- is that it for your...

15 THE WITNESS: Unless you want me to
16 talk more?

17 CHAIRWOMAN VILLAGGIO: No. Any other
18 members of the board have any questions for the
19 traffic engineer? Any members of the public have
20 any questions or comments to this engineer?

21 Seeing none, thank you for your
22 testimony.

23 MR. HEHL: Thank you very much, Mr.
24 Peregoy.

25 I now would like to call upon the

1 representative of the applicant, Mr. Sandro
2 Villaraut.

3 CHAIRWOMAN VILLAGGIO: Do you want to
4 take a five-minute break, members of the board, five
5 minutes?

6 MR. VENA: You can push it to six if
7 you want.

8 (A recess is taken at 9:05 p.m.)
9 (The record resumes at 9:14 p.m.)

10 CHAIRWOMAN VILLAGGIO: Okay, Mr. Hehl.

11 MR. HEHL: Yes, thank you. I now
12 would like to call upon -- well I think I did before
13 you took a break, Sandro Villaraut, who is a
14 representative of the applicant.

15 S A N D R O V I L L A R A U T, sworn.

16 MR. FRASER: State and spell your name
17 and give your address.

18 THE WITNESS: Sandro Villaraut,
19 S-A-N-D-R-O, last name is Villaraut, V as in Victor
20 I-L-L-A-R-A-U-T. Home address is 401 Central Street
21 Garwood, New Jersey.

22 DIRECT EXAMINATION BY MR. HEHL:

23 Q. We'll let you sit. And Mr. Villaraut,
24 you're a representative, you're one of the members

1 of the applicant?

2 A. Yes, I'm one of the partners of the
3 applicant. I have two other partners, which is
4 Maria Desantis and Salvatore Schifano, they are both
5 here today.

6 Q. Thank you. And you've heard the
7 testimony so far, obviously you're well familiar
8 with the plans. Let me cut right to the chase
9 before the board members ask, A-4 is that what's
10 going to be built?

11 A. That is what is going to be built.
12 The only thing is the windows, I will say I can
13 leave the grids there or I can remove them and make
14 them more commercial like the downstairs. But
15 either way is fine by me. I haven't seen it without
16 the grids so that's just the only thing I have to
17 look at, but I can submit it to the board if they
18 want and they can make the ultimate decision by
19 looking at it. That's fine.

20 Q. Great. Now the applicant, the company
21 that you're with, has already acquired this
22 property?

23 A. Yes, we did.

24 Q. And from an applicant standpoint just
25 give a little vision, we've heard the description,

1 of your desires with respect to this piece of
2 property?

3 **A.** Currently we occupy space at 345 South
4 Avenue. We're on the third floor. We do get some
5 boxes delivered and stuff and there's no elevator in
6 that building so one of the things that we're
7 looking for because we don't own that building
8 anymore, I used to own it, we were looking for space
9 in Garwood. We're happy in Garwood, I have
10 employees from Garwood, so we always found that
11 Garwood is the best fit for us.

12 The second floor, our intention is
13 basically to move our office up there. We have a
14 conference room that we're putting in, we're looking
15 to put a small data center in there. I'm not sure
16 whether anybody is familiar with what we do, but we
17 do voice and data services for customers. So we do
18 like hosted phones, you know just various services
19 for companies as far as PCs, computers, data center,
20 cybersecurity and things like that.

21 **Q.** And generally what are your hours of
22 operation, number of employees and requirements?

23 **A.** Three full-time employees come in in
24 the morning at 8:30 they're there, which would be
25 Sal, my partner, Kelly Bergin from Garwood and the

1 third would be Virginia Woods that works for me.
2 They come in at 8:30 in the morning and usually
3 they're there pretty much from morning all the way
4 to the afternoon.

5 All inclusive we have ten employees
6 currently today. One gentleman is staffed out, he
7 works in Northern New Jersey for a client. He comes
8 here on Wednesdays just for an hour for a company
9 meeting. I have two other technicians that work for
10 us. They're out on the road all day. So they'll
11 come in in the morning, basically figure out what
12 their jobs are for the day, and then they're out in
13 the office and they don't come till the afternoon,
14 or sometimes if they run late they just go home from
15 there.

16 In addition to that we have Maria
17 which is another partner of ours, and she works
18 Tuesday, Wednesdays and Thursdays. Mondays and
19 Fridays she's off. So she comes into the office also
20 but pretty much there's ten employees all together.

21 **Q.** And there was discussion before with
22 respect to the management of the tandem spaces. Do
23 you envision that would be for your employees?

24 **A.** The tandem spaces, yeah, we're
25 planning on having the tandem spaces for our

1 employees that don't move their cars. So they come
2 in in the morning, they're there until 5 o'clock,
3 and basically they never move their cars.

4 **Q.** With respect to the lighting, you're
5 agreeable that the lighting, as Mr. Quinn had
6 indicated, would particularly the -- well the
7 security lighting on the building-mounted lighting,
8 but the other lights would shut off after business
9 hours?

10 **A.** Correct.

11 **Q.** And also there was discussion that was
12 prompted by the comment of Mr. Disko in reducing the
13 impervious coverage. You're agreeable to provide an
14 approximately three-foot planting strip along, when
15 looking at A-4, the right-hand side of the building?

16 **A.** Yes.

17 **Q.** And with respect to signage, any
18 signage that you would propose would be --

19 **A.** We're going to follow the Garwood
20 ordinance for that.

21 **Q.** And then with respect to the first
22 floor, you would envision that that would most
23 likely be retail but as Mr. Nierstedt questioned if
24 for some reason you didn't it might possibly be --

25 **A.** It could be an office, it could be

1 anything. I wanted to go for the worst which would
2 be retail so I said --

3 **Q.** When you say "the worst" you mean from
4 parking?

5 **A.** From parking, yes. So I said you know
6 what, let me do retail down there, it could be a
7 retail space, it could be an office. We don't have
8 a tenant for downstairs currently today.

9 **Q.** Okay. And otherwise you have had an
10 opportunity to review the memorandum and report that
11 was issued by Mr. Disko and explained by your
12 witnesses so far. Any problem complying with any of
13 those terms or conditions?

14 **A.** None.

15 **MR. HEHL:** I have no further questions
16 at this time.

17 **MR. VENA:** I have a question.

18 **THE WITNESS:** Sure.

19 **MR. VENA:** The proposed retail office
20 downstairs first floor, that's grade level, correct?

21 **THE WITNESS:** Correct.

22 **MR. VENA:** No steps?

23 **THE WITNESS:** No.

24 **MR. VENA:** Why would you need the ADA
25 ramp?

1 MR. HEHL: Let's hear from one of
2 the...

3 MR. FRASER: That's probably Mr.
4 Waga's question.

5 MR. QUINN: There is a step. There is
6 a step there now. The finished floor is also being
7 elevated a little bit so there will be a need for a
8 step.

9 MR. VENA: That answers my question.

10 MR. HEHL: Thank you. Thank you,
11 Mr. Vena.

12 CHAIRWOMAN VILLAGGIO: The items that
13 are in the parking lot now they will be, as the
14 owner you can testify --

15 THE WITNESS: Right. We bought the
16 building, when we bought the building the one guy
17 next door, the fire safe guy, he came to me he said:
18 Listen, is it okay if I park a couple of trucks
19 there, two trucks. I said: I don't want any money,
20 that's fine, go head, park it there. And then it
21 ended up going from two trucks to a dumpster, a
22 beaten-down truck and everything else. So part of
23 what we spoke about with Sal, my partner, is we
24 notified him already that it's getting out of hand
25 with everything that's back there.

1 In addition to that my brother-in-law
2 owns a band, which is Mirage Music. They're
3 building currently right now. There was a problem
4 there, so they're moved it there temporarily. But
5 all that stuff that is in there is going to be
6 completely removed.

7 CHAIRWOMAN VILLAGGIO: Any members of
8 the board have any questions for him?

9 MR. TARANTINO: I would just ask what
10 the board's consensus is about the grids?

11 MR. VENA: I like them.

12 CHAIRWOMAN VILLAGGIO: I personally
13 like it.

14 THE WITNESS: That's fine.

15 CHAIRWOMAN VILLAGGIO: But that's just
16 a matter of choice. I don't, you know, it doesn't
17 matter one way or the other to me.

18 MR. NIERSTEDT: I like them, 12 over
19 12 or 6 over one, I don't even care but as long as
20 we have some grids rather than two -- you know, one
21 over one I think because it makes it look
22 residential which I think makes it look nicer.

23 THE WITNESS: That was part of the
24 design with Greg, we talked about it. I mean I have
25 a residential neighborhood behind us. Part of the

1 thing was if people back there are sitting outside
2 or sitting up front, with the bushes being high in
3 the back they'll see the top of the building.
4 Otherwise we could have gone with a square building
5 with a flat roof, but we decided to go with more on
6 a residential side where you can look at it from the
7 back and even in the front it kind of looks nice.
8 It's different.

9 MR. NIERSTEDT: I know Mr. Peregoy
10 indicated back before the board I don't see any need
11 as long as we had like I said to me the minimum
12 anything between six over 1 and 12 over 12 is fine,
13 I just don't want one over one.

14 THE WITNESS: Just on the look also, I
15 noted on the rendering that it's HardiePlank, so
16 HardiePlank on the corners obviously is going to
17 have some white, so you will have some detail.

18 MR. NIERSTEDT: I have some of that
19 too.

20 THE WITNESS: It's expensive.

21 MR. NIERSTEDT: Azek.

22 THE WITNESS: Yes, Azek trim.
23 Expensive as anything.

24 CHAIRWOMAN VILLAGGIO: All right, the
25 consensus of the board is with grids.

1 THE WITNESS: Okay, we'll keep the
2 grid.

3 CHAIRWOMAN VILLAGGIO: For the second
4 and third floor, the second floor and the attic.

5 THE WITNESS: Not a problem.

6 MR. DISKO: Can I just inquire about
7 adding some testimony on the garage. What is going
8 to be the size?

9 CHAIRWOMAN VILLAGGIO: Thank you.

10 THE WITNESS: The garage, I guess we
11 did a two-car garage. I wanted a two-car garage.
12 One, if Maria comes in she can park in there, the
13 other one is to store snow blowers and stuff. But
14 otherwise that's really all we had the garage for.

15 CHAIRWOMAN VILLAGGIO: So that will be
16 like additional space?

17 THE WITNESS: It's an additional space
18 for sure.

19 MR. TARANTINO: And what do you
20 envision the garage being clad with, the same Hardie
21 material?

22 THE WITNESS: Oh, yes, it's going to
23 be HardiePlank. It will match that building is what
24 we'll do with that. Absolutely.

25 CHAIRWOMAN VILLAGGIO: All right. Do

1 any members of the board have any questions? Does
2 any member of the public have any questions?
3 Seeing none? Steve?

4 MR. NAPOLITANO: Will the accountant
5 get a desk?

6 MR. HEHL: Only on Wednesdays.

7 MR. NIERSTEDT: Third floor.

8 CHAIRWOMAN VILLAGGIO: Is there any
9 other comments or questions from the public? Seeing
10 none, thank you.

11 MR. HEHL: I would like to now call
12 upon as our final witness, John McDonough, our
13 professional planner.

14
15 J O H N M c D O N O U G H, sworn.

16 MR. FRASER: Please state and spell
17 your name and give your address.

18 THE WITNESS: John McDonough,
19 M-c-D-O-N-O-U-G-H. Business address is 101
20 Gibraltar Drive over in Morris Plains, New Jersey.

21 DIRECT EXAMINATION BY MR. HEHL:

22 Q. Mr. McDonough, I know you have
23 testified before this board but if you briefly could
24 give your credentials?

25 A. Sure. I'm a licensed professional

1 planner here in the State of New Jersey. I am also
2 a member of the American Institute of Certified
3 Planners which is a national certification. Both
4 the license and the certification are current and in
5 good standing. And I have been accepted by boards
6 including this one throughout the State of New
7 Jersey and superior courts as well.

8 I would also offer for the board that
9 I am a licensed landscape architect. I'm not really
10 testifying in that capacity this evening, but to the
11 extent there are landscape questions I am happy to
12 deal with that as well.

13 MR. FRASER: Well, Mr. Hehl, would you
14 like to have him qualified as a landscape architect?

15 MR. HEHL: Might as well, if Mr.

16 Nierstedt has a question on landscaping.

17 THE WITNESS: I just exposed myself,
18 didn't I?

19 MR. FRASER: You have a current
20 licensure for that, Mr. McDonough?

21 THE WITNESS: I'm sorry?

22 MR. FRASER: Do you have a current
23 licensure in that field as well?

24 THE WITNESS: I do.

25 MR. FRASER: Madam Chairperson, I

1 recommend that Mr. McDonough be accepted as an
2 expert in the fields of both professional planning
3 and landscape architecture.

4 CHAIRWOMAN VILLAGGIO: Okay, accepted
5 in both fields.

6 MR. HEHL: Great, thank you very much.

7 BY MR. HEHL:

8 Q. Mr. McDonough, you've heard the
9 testimony so far this evening. Obviously you're
10 well familiar with the plans and the exhibits that
11 were introduced and the site. If you could please
12 give the planning justification, satisfying both the
13 d(1) Variance that we're seeking for the use along
14 with the bulk variances?

15 MR. FRASER: Before we get to that,
16 Mr. Hehl, do you want to mark this exhibit?

17 MR. HEHL: Yes. I apologize.

18 Q. We just handed out an exhibit, which I
19 believe would be A-5, and if you could briefly
20 describe what that exhibit is and then you can move
21 on in your testimony when you go through it.

22 (Exhibit A-5, Planning Presentation
23 documents, is marked.)

24 THE WITNESS: A-5 is a file-size
25 exhibit, 11-by-17, comprised of six sheets stapled

1 together. And we have entitled this "Planning
2 Exhibits for Quick Copper Holdings, LLC," bearing
3 today's date?

4 Q. And for qualification purposes there
5 are a number of photographs in the exhibit. These
6 photographs, one looks like an aerial photo from a
7 service?

8 A. Yes.

9 Q. And then there are some other
10 photographs of the site. Do those photographs
11 accurately represent the conditions at the site as
12 they exist now?

13 A. Yes. For the purposes of my planning
14 analysis, yes, they do.

15 Q. And they haven't been altered or
16 changed in any manner other than perhaps delineating
17 areas of zone or properties?

18 A. Correct.

19 Q. Okay, thank you.

20 A. So the essence of this exhibit, A-5,
21 is just to sort of walk the board through the layers
22 of planning I'll call it, the various mappings and
23 photographs with the intent that this will really
24 crystalize what is happening here with respect to
25 the condition of the property, the context of the

1 surrounding landscape. And we'll start on the first
2 page of A-5. We're looking at two tax lots, Block
3 504, Lot 2, that is the smaller lot and then in the
4 back or I will say on the Willow Avenue portion, 504
5 Lot 17.

6 MR. FRASER: Lot 13.

7 THE WITNESS: Lot 13, I'm sorry. As
8 two lots the intent here is to consolidate both of
9 those into a single lot with a new lot number with
10 frontage on both South Avenue and Willow Avenue.
11 The second page shows the established pattern of the
12 neighborhood in terms of its build-out. And you can
13 see that over on the South Avenue side we have a
14 building that essentially covers the entire site.
15 If you look at your tax records it indicates that
16 that building was built in 1939. So we're looking
17 at a building that is essentially 80 years old. You
18 will see a picture of that as I go through my
19 analysis but you contrast it against the beautiful
20 new building that is proposed here and it's
21 certainly going to carry this site I think into the
22 next 20 years evolving from what has been part of
23 the local landscape here for the past 80.

24 If you look at a series of aerial
25 photographs going back to the 1930s basically what

1 you see in this photograph is what you get. You can
2 clearly see that this particular piece of property
3 has that parking lot in the back, which again if I
4 go to the aerial photograph I can really see it in
5 the 1940s. That development was there like that
6 even before the homes came in. The homes came in
7 after World War II. And you can see that they
8 clearly stopped. The homes stopped on Willow
9 Avenue, they never continued further to the east.
10 And "to the east" being to the right in this
11 particular photograph.

12 All those lands to the right are
13 developed in an industrial nature or a
14 non-residential nature. So there clearly is an edge
15 that we're dealing with here and the applicant is
16 essentially continuing the long-standing use and
17 identity the Association of this particular back
18 piece on Willow Avenue.

19 Interestingly, the back piece, the
20 portion that is on the Willow Avenue side, is
21 classified in your tax records as non-residential,
22 it is taxed as a non-residential piece of property.
23 It's zoned residential but it's taxed
24 non-residential. So for what it's worth, I throw
25 that out there for consideration to the board as

1 well. So your own tax records recognize the
2 non-residential nature of this use here.

3 You can see that we do have homes on
4 the other side of Willow Avenue so we have tried to
5 maintain some sensitivity to them. We also do have
6 a residential use to the west or to the left which
7 actually does have a nice landscape buffer
8 associated with it that, as you heard from
9 Mr. Quinn's testimony, is actually going to be
10 augmented with a new row of evergreens along that
11 portion of the property.

12 You can clearly see on the west side
13 or to the right that that is a parking lot and that
14 is non-residential lands that is also proposed and
15 has a nice green evergreen screen along the
16 perimeter of the property separating the two.

17 The third page is just color coding of
18 what you saw on the land use aerial photograph.
19 Everything in red is non-residential, everything in
20 tan or gold is residential. And then of course
21 everything to the right, the gray color is what we
22 would call industrial land use.

23 So the dominant land use certainly to
24 the east of the subject property is all
25 non-residential, either industrial or commercial.

1 Flipping over to the fourth page is
2 the reason why we're here. We're looking at your
3 bands of zoning which is structured and intended to
4 provide for transition. At the top of the page you
5 have a commercially zoned area on the opposite side
6 of South Avenue. The front piece is zoned GB,
7 General Business, which as you heard is zoned for
8 both office and retail uses. They're both permitted
9 uses here, so there's no d(1) relief associated with
10 that GB band. The GB band is actually intended to
11 provide a transition between industrial uses and
12 residential uses.

13 In the back, the RB portion, that is
14 where we need the use variance to allow this parking
15 for commercial uses in what is in a Residential
16 Zone. The intent of the RB district is to provide
17 for a transition between the GB band, the commercial
18 band, and then your single-family band or zone to
19 the south, the RA district.

20 So again recognizing that the zone
21 calls this out for residential use but what has been
22 part of the landscape for 80 years is
23 non-residential use, so there's certain stability in
24 the non-residential characteristic of the
25 neighborhood.

1 Page Number 5 takes us onto the
2 street, onto Willow Avenue, which is a view of Lot
3 13. This is where the use variance is, not to have
4 a residential use on a particular piece of property.
5 And again it has a long-standing association with
6 non-residential use at this piece.

7 There is a garage there presently
8 that, as you heard from Mr. Quinn, is over 700 or
9 800 square feet. This proposed garage is going to
10 be much smaller in size. And then you see the blue
11 building to the left, the lower one-story building
12 is the back of the building that is on the front of
13 the subject site. The taller building to the left
14 is actually an autobody facility. That is not on
15 the subject site.

16 You will also get a sense in this
17 photograph of the trees that are on the left-hand
18 side of the property. That is your separation from
19 the residential use that would be further to the
20 west and that is a good band of trees that is about
21 30 feet across in width. So there's a nice
22 buffering on the adjacent property and again going
23 to be augmented where you see those trucks on the
24 left-hand side of the property.

25 Everything you see here, as you heard

1 from Mr. Quinn is coming off the property. Clearly
2 no definition or lack of definition with the parking
3 as it presently exists. We're going to pull in
4 pavement here, nice striping and clearly create a
5 defined circulation pattern on the subject property.

6 Also we have two curb cuts now, we're
7 going to consolidate that into one. And as you
8 heard from Mr. Quinn that will open up a space on
9 the street for on-street parking as well.

10 Finally on the last page we take a
11 look at what you now see from South Avenue, sort of
12 a nondescript commercial building. Contrast that
13 with what we see in this rendering that has been
14 provided for you, no height relief associated with
15 the proposed building. So again to the extent that
16 there is an architectural interest and a visual
17 interest shown with those roof lines and the
18 addition of that second story and attic space, no
19 height relief associated with that. In fact, no "d"
20 Variances associated with the General Business
21 portion of the site whatsoever. The only "d" relief
22 is to allow the commercial use to spill over onto
23 the residential lands.

24 With that backdrop we'll start first
25 with the "d(1)" Use Variance and the elements of

1 proof that are defined by the Medicci case, and
2 there are four elements of proof and they're all
3 passed here. First on the positive side, site
4 suitability. The site is clearly particularly
5 suitable for non-residential use by virtue of its
6 long-standing condition for 80 years.

7 The second special reason is this
8 application promotes the public good, the public
9 welfare in several ways that advance the purposes of
10 the Municipal Land Use Law, including Purpose A, the
11 promotion of the general welfare. Purpose I, the
12 promotion of the desirable visual environment. And
13 Purpose M, to use our land efficiently. This is not
14 going to be clear-cutting a wooded lot but actually
15 re-purposing a lot that has been previously
16 disturbed for 80 years.

17 Public benefits include business
18 retention which is as important as business
19 attraction. You've heard that this is going to be
20 the home to a business that has a long-standing
21 commitment, an established business that has a
22 long-standing commitment to the community of
23 Garwood.

24 Public benefits as I said also include
25 aesthetics, safety, convenience and overall improved

1 functionality of the site. Third element looks at
2 public impact. They'll look at the surrounding
3 neighborhood. Clearly the new landscaping will
4 enhance the privacy, the use, the enjoyment of the
5 surrounding properties and just some overall better
6 relationship with those land uses that are around
7 the site.

8 Also you have the expert testimony
9 that the site as it is designed will function safely
10 and efficiently. There is some dimensional relief
11 related to the widths of the aisles but they are
12 certainly reasonable based on the purposes and the
13 intent that Mr. Quinn gave with his testimony.

14 Community impacts. This is a
15 non-residential use so it is not going to generate
16 any school-age population or the obvious demands on
17 public services that would go with a residential
18 use. And then finally, looking at the impact on the
19 Zone Plan and the ordinance, the relief relates
20 clearly to a distinct piece of property with
21 distinct characteristics. This does not affect the
22 entirety or impair the integrity of the RB-Zone as a
23 whole.

24 With respect to the Master Plan, your
25 Master Plan actually has a few good tidbits in it

1 that support this application as well, including
2 encourage the renovation and rehabilitation of
3 existing buildings and storefronts. I'll let the
4 visual speak for itself in that regard. Encourage
5 lot consolidation to enhance opportunities for
6 in-fill and redevelopment. Again this is a lot
7 consolidation.

8 To discourage parking areas in front
9 yards. Now I heard Mr. Nierstedt say or your
10 counsel say technically on the Willow side that is a
11 front yard but I think the more important point is
12 the fact that you're not going to see any parking
13 associated with the South Avenue side. I think
14 that's a nice public benefit that the support
15 parking is not seen from the public realm on South
16 Avenue.

17 And lastly the planning goal to
18 develop a balanced circulation system incorporating
19 the need of pedestrians, bicyclists, autos and the
20 like. Again a much better improved circulation
21 system than that which presently exists.

22 That talks to the highest relief that
23 the applicant needs here, the "d(1)" use relief.
24 The other relief that the applicant needs on the
25 General Business side relates to the front setback.

1 You have a good body of evidence in that regard,
2 including the fact that if we go back to Page 2 of
3 the aerial that I have provided, the applicant is
4 looking for relief to have 1.79 feet whereas ten
5 feet is the required front setback. That is clearly
6 not going to upset what is the prevailing setback
7 along the South Avenue streetscape. And you can see
8 from that aerial just how close these buildings come
9 to the street.

10 The other point, of course, is the
11 obvious is that the building is there, that is a
12 lawfully existing structure, so the applicant is
13 essentially continuing that wall up. And then the
14 added encroachment relates to that decorative canopy
15 that you see along the front of the property. So I
16 think there's an aesthetic benefit that the board
17 can move on that regard.

18 With respect to the lot coverage in
19 the back portion, there was talk in the beginning
20 about the gravel versus the pavement. As we stand
21 now the proposal is 80.1 percent versus 60 percent
22 being the maximum allowed. Bearing in mind that
23 whether it's gravel or pavement in terms of the
24 coefficient it is actually covered 97.4 percent. So
25 clearly a movement more into conformance with the

1 intent of the zone scheme then that which presently
2 exists. I think the board can move favorably in
3 that regard under the "c(2)" balancing criteria
4 where the benefits of the application outweigh the
5 detriments.

6 And then finally the relief related to
7 the parking, the 16 spaces versus the 19. You've
8 heard all of the rationale from a design standpoint
9 why that's justifiable. Tandem parking which can be
10 managed by the operation before you and that will
11 relate to the employees not the retail component.
12 The fact that if there were an office use on the
13 base level there would be no parking variance needed
14 whatsoever, so this is sort of planning for the
15 worst case, and again a system that will meet the
16 actual demand of the end-user here through the
17 relatively low number of employees that you heard
18 about.

19 Lastly there are a few site plan
20 design exceptions. First related to the buffer, we
21 have five-foot edges along the sides of the property
22 whereas ten feet is what is required. I heard some
23 good suggestions about plantings that could go in
24 that location. I have actually been specking out
25 Spartan junipers which is a nice handsome plant that

1 will get upwards of 15 feet. We can consider that
2 but certainly work with your board professionals in
3 that regard.

4 Parking dimensions, the fact that we
5 do have three tandem spaces requires relief as well.
6 We think that also meets the standard of
7 reasonableness, catering to the control of the
8 operator here.

9 The board is asked to move on relief
10 for the two-way circulation aisle as opposed to the
11 one way which we think is a more efficient use of
12 land. And then of course that little pinch point
13 where the parking aisle gets to 22 feet versus
14 24 feet at the garage also meets a reasonable
15 standard of design.

16 And then finally the landscape island
17 and the fact that there are no interior landscape
18 islands also is reasonable given the very small
19 scale of this particular development and the fact
20 that the applicant has maintained a nice edge along
21 the perimeter of the property.

22 So with that I believe all the
23 standards of proof are met for relief with respect
24 to what is really a very nice investment in the site
25 and in the community as a whole.

1 With that I will close direct.
 2 MR. HEHL: Nothing further at this
 3 time.
 4 CHAIRWOMAN VILLAGGIO: Any members of
 5 the board have any questions? Mr. Nierstedt.
 6 MR. NIERSTEDT: Just a quick one. I
 7 know it's zoned residential but do you see this
 8 property on Willow as a desirable residential
 9 property?
 10 THE WITNESS: Given the long-standing
 11 stability and continuity of the non-residential
 12 portion particularly to the east, I think there's a
 13 clear divide in the characteristics of the
 14 streetscape along Willow.
 15 MR. NIERSTEDT: So you would actually
 16 see this proposal, this use as more appropriate,
 17 more suitable than a use for which the property is
 18 actually zoned?
 19 THE WITNESS: Yes, a better zoning
 20 alternative.
 21 MR. NIERSTEDT: And I would ask Mr.
 22 Disko, I don't know if you have landscape architects
 23 on staff, but go with his recommendations on
 24 plantings. Let's get away from the arborvitae.
 25 MR. DISKO: Fair enough.

1 CHAIRWOMAN VILLAGGIO: Any member of
 2 the board have any questions for the planner or the
 3 landscape architect? Any members of the public have
 4 any questions or comments?
 5 Seeing none, thank you very much for
 6 your testimony.
 7 MR. HEHL: We have no further
 8 witnesses to present this evening at this time but
 9 certainly anyone that has testified so far is
 10 available if there's further questions from the
 11 Board.
 12 CHAIRWOMAN VILLAGGIO: Does any member
 13 of the board have any additional questions to any
 14 people?
 15 MR. NIERSTEDT: Just one for Mr. Waga.
 16 Testimony was made earlier about the 20-foot high
 17 building-mounted light in the rear.
 18 MR. WAGA: Yes.
 19 MR. NIERSTEDT: I would really like to
 20 see that, I think Mr. Quinn said he would like to
 21 get that reduced. I know there's a cross street a
 22 distance but the other lights are 15. Testimony was
 23 presented that because the architectural features it
 24 couldn't be reduced. Can that be reduced to 15 feet
 25 like the other lights?

1 MR. WAGA: To 15 feet? Let me present
 2 the rear elevations here. What we have along the
 3 rear from a dimensional standpoint of view, I think
 4 what Mr. Quinn was looking, his intent was to place
 5 that light somewhat centered on the building above
 6 the canopy as a second means of egress which would
 7 place it right around here at about 21 and a half
 8 feet or so, 22 feet. If we were to place it at 15
 9 it would fall somewhere in the middle of that
 10 doorway which would look very awkward.
 11 MR. NIERSTEDT: Well let me make an
 12 awkward suggestion, how about a small light over the
 13 door and then the light for the parking lot actually
 14 off to the left?
 15 MR. WAGA: Yes, we will work on the
 16 quality of the isometrics so that again the
 17 broadcast of the light spectrum isn't infiltrating
 18 too much onto the site.
 19 CHAIRWOMAN VILLAGGIO: I agree with
 20 you, Bill, because of the house on the other side of
 21 Willow. I think that would...
 22 MR. HEHL: So I can jot that down,
 23 what did we say?
 24 MR. NIERSTEDT: One light.
 25 MR. HEHL: Over the door?

1 MR. NIERSTEDT: One less -- small
 2 wattage, smaller light. So, you know, instead of
 3 a -- a smaller light over the door on the second
 4 floor, and then perhaps a 15-foot light over
 5 the -- at this point because I'm looking at the
 6 plans the blank area, so that you wouldn't have
 7 the -- you would have the light that is trying to
 8 reach the parking lot lower than the light that you
 9 are providing security light for the building.
 10 MR. HEHL: Building mounted, though?
 11 MR. NIERSTEDT: Correct, both building
 12 mounted.
 13 CHAIRWOMAN VILLAGGIO: I have a
 14 question. Lighting, with regard to the lights in
 15 the parking lot, when are they going to be turned on
 16 and when are they going to be turned off? I didn't
 17 hear that. Was that...
 18 MR. QUINN: Typically if this is an
 19 office use most offices are done 5/6 o'clock, so the
 20 lighting I would anticipate most people stay
 21 sometimes a little later than that.
 22 CHAIRWOMAN VILLAGGIO: Not on past
 23 9 o'clock?
 24 MR. QUINN: I'm saying 8/9 o'clock.
 25 MR. NIERSTEDT: Sandro is there late,

1 9 o'clock.

2 MR. VILLARAUT: Maybe Hal.

3 CHAIRWOMAN VILLAGGIO: It will be
4 on -- I want to make sure, that will be on some kind
5 of timer?

6 MR. HEHL: Yes.

7 MR. DISKO: The only caveat would be
8 if a retail use came in that was open till nine you
9 would want to extend that slightly.

10 CHAIRWOMAN VILLAGGIO: So that they
11 would -- so then it would abide by whatever
12 ordinance that is in existence for the Borough of
13 Garwood.

14 MR. DISKO: Some reasonable time delay
15 to shut them off.

16 CHAIRWOMAN VILLAGGIO: There was
17 testimony that the lights in the parking lot are
18 downward lights. That won't go out towards the
19 street?

20 MR. QUINN: All of the lights, even
21 the building lights are downward throw, so you won't
22 see the luminare when you're standing across the
23 street.

24 MR. HEHL: As far as my notes I guess
25 it would be that the lights will be on a timer to

1 shut off a reasonable time after close of business?

2 CHAIRWOMAN VILLAGGIO: Per the
3 ordinance if there's retail.

4 MR. NIERSTEDT: I don't know if there
5 is an ordinance.

6 CHAIRWOMAN VILLAGGIO: Isn't there?

7 MR. NIERSTEDT: No. 10 o'clock,
8 except for the security one.

9 MR. VENA: Generally that's what the
10 other building is, 10 o'clock.

11 MR. HEHL: Okay.

12 CHAIRWOMAN VILLAGGIO: I don't have
13 any other questions. Any members of the board have
14 any general questions? Any members of the public
15 have any questions they would like to ask or
16 anything, comments with regard to this application,
17 for or against?

18 Seeing none.

19 MR. HEHL: Just very briefly by way of
20 summing up, I think this is -- perhaps having that
21 rendering compared to the pictures that both Mr.
22 McDonough and Mr. Disko provided, it's a great
23 upgrade for this facility. We're reducing
24 impervious coverage, providing good areas for
25 parking, site circulation. I think we have

1 addressed all of the comments from the Board and
2 from Mr. Disko. And the variances associated with
3 this application, particularly the d(1) Variance for
4 the parking lot being in a Residential Zone, all of
5 that criteria has been satisfied and we would look
6 forward to the board voting in favor of this
7 application.

8 So thank you again for your time and
9 attention and appreciate the board professionals and
10 staff facilitating this presentation. Thank you.

11 CHAIRWOMAN VILLAGGIO: Thank you, Mr.
12 Hehl. Mike, are you okay?

13 MR. DISKO: I'm okay. And I think Mr.
14 McDonough was very thorough. When I conceptualized
15 what it would be in the beginning my two concerns
16 from negative impacts would be the lighting
17 off-site. There's no spill shown based upon the
18 foot candles. I think the suggestion by Mr.
19 Nierstedt to lower the one to 15 feet would
20 eliminate any potential for light to Willow.

21 The only other concern I had would be
22 the headlights on the spaces near the tandem that
23 would point towards the west. If you look at Mr.
24 McDonough's Page 2, that would be this one with the
25 yellow, it's the aerial. And if you look at the

1 residential property to the west or to the left as
2 this is, it looks like the house is offset to the
3 west and to the left. So with the existing buffer
4 and the proposed screening, arborvitaes/replacement,
5 I think that -- plus the testimony that at least the
6 office use is going to really be complete by five or
7 at some point 6 o'clock, you're not really going to
8 have that conflict where you've got the lights in
9 and out and a residential person trying to enjoy
10 their backyard or something like that. So I'm
11 comfortable with that.

12 CHAIRWOMAN VILLAGGIO: Okay. Does any
13 member of the board have any comments? No? All
14 right.

15 MR. NIERSTEDT: Madam Chair, I make
16 the motion that we grant the Use Variance and
17 Preliminary Site Plan approval, variances and
18 waivers that are being sought. I did write down I
19 don't know if I caught them all, but I would like to
20 recommend conditions. Don, if you have them I won't
21 go through them.

22 MR. FRASER: Be my guest.

23 MR. NIERSTEDT: Conditioned upon the
24 following: Reduce the light height at the building
25 and provide a second light over the door.

1 I think Mr. Disko said it very well,
2 the arborvitae or alternative plantings, perhaps the
3 Spartan Juniper. The plant I was trying to think of
4 was the Skip Laurel. And try plant to plant 25 total
5 plants four-foot on center rather than the 20 and
6 5-foot on center.

7 The windows along South Avenue be
8 anywhere from six over 1 to 12 over 12 windows.

9 Replace the non-native plants with
10 native plants.

11 Reduce the asphalt along the side of
12 the building by three feet to provide for planting
13 area.

14 Four space parking area be reduced to
15 nine-by-18 -- sorry, 9-by-16 paved space, with
16 curbing between to provide the sideswiping I will
17 say of the cars.

18 Street tree to be planted along South
19 Avenue.

20 And the sidewalk along South Avenue be
21 repaired the asphalt being removed and replaced with
22 concrete.

23 That's all I had. With that, make
24 that motion.

25 MR. FRASER: And Mr. Disko's?

1 MR. NIERSTEDT: I apologize, and in
2 compliance with the items in Mr. Disko's letter.

3 MR. TARANTINO: Just to clarify you
4 said you're making a motion for Preliminary?

5 MR. NIERSTEDT: I did.

6 MR. TARANTINO: The applicant is
7 requesting for Final.

8 MR. HEHL: Yes, we did.

9 MR. TARANTINO: Yes.

10 MR. NIERSTEDT: It's not really Final
11 but they have to come back to the engineer but
12 that's fine.

13 MR. VENA: I second that motion.

14 CHAIRWOMAN VILLAGGIO: We have a
15 motion and a second.

16 Adele, roll-call.

17 MS. LEWIS: Kathy Villaggio?

18 CHAIRWOMAN VILLAGGIO: Aye.

19 MS. LEWIS: William Nierstedt?

20 MR. NIERSTEDT: Yes.

21 MS. LEWIS: Paul Tarantino?

22 MR. TARANTINO: Yes.

23 MS. LEWIS: Mike Vena?

24 MR. VENA: Yes.

25 MS. LEWIS: John Malcolm?

1 MR. MALCOLM: Yes.

2 MS. LEWIS: Denise Ridente?

3 MS. RIDENTE: Yes.

4 MS. LEWIS: Motion carries.

5 MR. FRASER: I counted five yeses and
6 one "aye". That hasn't come up.

7 MR. HEHL: Thank you very much and
8 look forward to this project moving forward. Again,
9 have a great night.

10

11 (Application adjourned at 9:53 p.m.)

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C E R T I F I C A T E

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

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

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

Angela C. Buonantuono, CCR, RPR, CLR

Notary Public of the State of New Jersey
License No. 30XI00233100
Dated: November 2, 2018

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