

BRIDGEWATER TOWNSHIP PLANNING BOARD

Regular Meeting

Monday, June 27, 2016

—MINUTES—

1. CALL MEETING TO ORDER:

Chairman Charles called the meeting to order at 7:00 p.m. in the Municipal Courtroom, 100 Commons Way, Bridgewater, New Jersey.

2. OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT:

Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act N.J.S.A. 10:4-6. On January 13, 2016, proper notice was sent to the Courier Newspaper and the Star-Ledger and filed with the Clerk at the Township of Bridgewater and posted on the bulletin board in the Municipal Building. Please be aware of the Planning Board policy for public hearings: no new applications will be heard after 10:00 pm and no new testimony will be taken after 10:15 pm. Hearing Assistance is available upon request. Accommodation will be made for individuals with a disability, pursuant to the Americans With Disabilities Act (ADA), provided the individual with the disability provides 48 hours advance notice to the Planning Department Secretary before the public meeting." However, if the individual should require special equipment or services, such as a CART transcriber, seven days advance notice, excluding weekends and holidays, may be necessary.

3. SALUTE TO FLAG:

There was salute to the flag.

4. ROLL CALL:

Stephen Rodzinak – present

James Franco – absent

Chairman Ron Charles – present

Councilwomen Christine Henderson-Rose – present

Tricia Casamento – absent

Mayor Dan Hayes – present

Evan Lerner – present

Urvin Pandya, Alt. #1 – present

Others present: Board Attorney Thomas Collins, Thomas Forsythe, PE, Board Planner Scarlett Doyle, Planning Division Secretary Ann Marie Lehberger

5. APPROVAL OF BOARD MINUTES:

June 14, 2016, Regular Meeting

The foregoing minutes will be presented for Board consideration when completed. No action was taken.

6. MEMORIALIZATION OF RESOLUTIONS:

None Pending

7. LAND DEVELOPMENT APPLICATIONS:

EDEN WOOD REALTY (PATRIOT GREENS)

Block 329 Lots 3.01, 13.01 & 14 (Main St. and Radel Ave.)

#16-004-PB, Preliminary & Final Major Site Plan –Residential Complex

See attached Transcription dated June 27, 2016 prepared by: Latitisa Russell, C.C.R. of Schulman, Wiegman & Associates, 216 Stelton Road, Suite C-1, Piscataway, NJ 08854.

The application was carried to August 9, 2016 at 7:00 pm. with no additional notice required.

MEETING OPEN TO THE PUBLIC:

—MINUTES—

There were no members of the public wishing to address the Board on any matter not listed on the agenda.

8. OTHER BOARD BUSINESS:

There were no other matters of Board business.

9. ADJOURNMENT

It was the consensus of the Board to adjourn the meeting at approximately 10:00 pm.

Respectfully submitted,
Ann Marie Lehberger
Secretary to the Planning Division

TOWNSHIP OF BRIDGEWATER

COUNCIL MEETING

IN RE: EDEN WOODS *

JUNE 27, 2016

- - - - - *

SCHULMAN, WIEGMANN & ASSOCIATES

CERTIFIED COURT REPORTERS

216 STELTON ROAD

SUITE C-1

PISCATAWAY, NEW JERSEY 08854

732-752-7800

1 TRANSCRIPT of the stenographic notes
2 of the proceedings in the above-entitled matter as
3 taken by and before LATTISA RUSSELL, CCR
4 #30XI00234100, RPR and Notary Public of the State of
5 New Jersey, held at the Bridgewater Council Meeting
6 Room, 100 Commons Way, Bridgewater, New Jersey, June
7 27, 2016 commencing at 7:00 p.m.

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APPEARANCES:

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Counsel for Eden Woods

BOARD MEMBERS:

Ron Charles, Chairman
Stephen Rodzinak
Evan Lerner
Urvin Pandya
Christine Rose, Councilwoman
Dan Hayes, Mayor
Scarlett Doyle, P.P., Township Planner
Thomas Collins, Board Attorney
Thomas J. Forsythe, P.E. Board Engineer
Ann Marie Lehberger, Board Clerk

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2 **CHAIRMAN:** I'd like to call this

3 meeting to order. This is a meeting of the

4 Bridgewater Township Planning Board regular meeting on

5 Monday, January 27, 2016. Adequate notice of this

6 meeting has been given in accordance with the Open

7 Public Meetings Act N.J.S.A. 10:4-6 on January 18,

8 2016. Proper notice was sent to the Courier News and

9 the Star Ledger and filed with the clerk at the

10 Township of Bridgewater and posted on the bulletin

11 board in the municipal building.

12 Please be aware of the planning board's

13 policy for public hearings. No new applications will

14 be heard after 10 and no new testimony will be taken

15 after 10:15. Hearing assistance is available upon

16 request. Accommodation will be made for individuals

17 with a disability pursuant to the Americans with

18 Disability Act provided the individual with the

19 disability provides 48-hours advanced notice to the

20 planning department's secretary before the public

21 meeting. However, if the individual should require

22 special equipment or services such as a cart

23 transcriber, seven days advanced notice excluding

24 weekends and holidays may be necessary.

25 Please rise and join me in the salute

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1 to the flag.

2 - - -

3 (Pledge of Allegiance)

4 - - -

5 **CHAIRMAN:** Roll call, please.

6 **BOARD SECRETARY:** Mr. Rodzinak?

7 **MR. RODZINAK:** Here.

8 **BOARD SECRETARY:** Chairman Charles?

9 **CHAIRMAN:** Here.

10 **BOARD SECRETARY:** Mr. Franco is absent.

11 **Councilwoman Rose?**

12 **COUNCILWOMAN ROSE:** Present.

13 **BOARD SECRETARY:** Mayor Hayes?

14 **MAYOR HAYES:** Present.

15 **BOARD SECRETARY:** Ms. Casamundo is

16 absent. Mr. Lerner?

17 **MR. LERNER:** Here.

18 **BOARD SECRETARY:** Mr. Pandya?

19 **MR. PANDYA:** Here.

20 - - -

21 (At which time there were other items

22 on the agenda addressed by the board.)

23 - - -

24 **CHAIRMAN:** Before we move forward with

25 the presentation, I just want to spend a minute to

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1 explain how this will take place in the interest of

2 any folks who have not been here before. The

3 applicant will come and present their case. They have

4 a number of professional opinions to provide us with

5 and inputs and descriptions of what the application is

6 about. At the conclusion of each of their

7 professional's testimony, the public will be invited

8 to come up and ask questions specific to that person's

9 testimony. That is not the time to make a general

10 statement. That's the time to ask a specific or

11 clarifying question or request for further information

12 or anything else that you might want to ask of that

13 particular witness. The board will also ask questions

14 of the witnesses.

15 At the conclusion of all the witnesses,

16 that will be the time where the public will be invited

17 to come up and make a comment about the application at

18 that time. So with that, Counsel, please feel free to

19 present your case.

20 **MR. LINNUS:** Yes, thank you very much,

21 Mr. Chairman, members of the planning board, members

22 of the public. My name is Francis P. Linnus and I'm

23 pleased to represent Eden Wood Realty tonight on this

24 application for preliminary and final site plan

25 approval to construct 220 rental residential units in

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1 the Finderne section of Bridgewater. Out of the 220

2 units there will be a set aside of 44 units for low

3 and moderate income purposes. The remainder will be

4 176 free market units.

5 This started out I guess,

6 approximately, three years ago. This is the Oldwick

7 Weyerhaeuser site, which currently housed a warehouse

8 with about 150,000 square feet and an office building

9 that's been abandoned about 60,000 square feet and

10 working with the township and township staff, an

11 application was made to have this declared an area in

12 need of redevelopment. If there ever was a site

13 that's in need of redevelopment, it's this particular

14 site.

15 So just by way of background and

16 history, on July 15, 2013 and September 5, 2013, the

17 Bridgewater Township Council adopted resolutions

18 requesting that the township planning board undertake

19 a preliminary investigation and conduct public hearing

20 in order to determine whether or not the former

21 Weyerhaeuser property is an area in need of

22 redevelopment.

23 The planning board did accept that

24 mission and did indeed undertake a preliminary

25 investigation and in conjunction with that

1 investigation conducted public hearings and the public
2 hearings were conducted on July 8, 2014 and December
3 2, 2014. During which those hearings were duly
4 noticed under the redevelopment law and at that time
5 members of the general public had the opportunity to
6 discuss the matter and present whatever information
7 they chose to present. They were given a full
8 opportunity to do that.

9 The planning board after concluding
10 that study issued a report to the township council and
11 a report was entitled, Final Preliminary Investigation
12 Report With The Determination Of An Area In Need Of
13 Redevelopment in accordance with certain criteria set
14 forth in the state law and the board in that report
15 recommended its conclusion that the study area and
16 again, the study area which is the subject of this
17 particular application, met the criteria of an area in
18 need of redevelopment.

19 Then on January 16, 2014 the township
20 adopted resolution #14-01-16-033, which designated
21 these lots as the study area as an area in need of
22 redevelopment pursuant to the statute and directed the
23 planning board to prepare a redevelopment plan for the
24 study area and then the planning board issued in its
25 master plan amendment to a land use element periodic

1 examination report redevelopment plan dated December
2 9, 2014, about a year and a half ago and provided the
3 same to the township council.

4 The township council then reviewed and
5 considered the master plan amendment and found the
6 specifics of this redevelopment to be satisfactory and
7 adopted an ordinance formally adopting this specific
8 redevelopment plan.

9 Since that time the applicant has been
10 working hard with the township staff to present a
11 plan, which is before you this evening, which is
12 substantially consistent with the redevelopment plan
13 and that is the criterion in which we think the
14 application should be judged on, a redevelopment plan,
15 an ordinance and an application in conformance with
16 the redevelopment plan.

17 I have with me tonight four witnesses.
18 We're going to show you and the public what the
19 conditions are on the site today and for that we have
20 Chris Zwingle from SESL. He's an LSRP. He's an
21 environmental consultant and he's going to inform the
22 board what it will take to get to the point where
23 we're able to demolish the existing structures and
24 secondarily, he's going to inform the board and the
25 public what it will take, assuming an approval, to

1 actually construct the residential units.

2 My second witness is going to be Tom
3 Brennan. Tom is the licensed architect, who prepared
4 the architectural plans and you'll hear from Tom that
5 those architectural plans are consistent with the
6 plans that are within the redevelopment plan. He'll
7 also testify as to the amenities, the clubhouse, the
8 maintenance building and those items.

9 Our third witness will be Wayne Corsey.
10 Wayne Corsey is from Bowman Consulting and he's our
11 site engineer and he'll present site engineering
12 testimony and respond to the engineering report that
13 we received in this matter.

14 Then we have Craig Perego, our traffic
15 consultant from Dynamic Consulting. Craig did our
16 traffic study, which was an interesting traffic study.
17 The ordinance originally required us to go to the
18 county and required us to try and get a traffic signal
19 at the location of East Main Street and the access to
20 the project. We've worked very hard with the town,
21 the town attorney and the town planner to convince the
22 county that a traffic signal should be located at this
23 site. The county said no. We went to the township
24 council last Monday requesting a waiver from the
25 original requirement to provide a traffic signal at

1 that location and the township council authorized its
2 attorney, Bill Savo, to prepare a resolution granting
3 the waiver.

4 We also presented at that time the plan
5 before the board. It's called the alternate plan and
6 it shows the board and the public no traffic signal at
7 the intersection, but it does show very importantly,
8 emergency access only to Radel Avenue. So that's the
9 plan that we're presenting this evening. You'll hear
10 from Craig Perego from Dynamic Consulting. He's our
11 traffic consultant.

12 And finally, we have Bill Hamilton.
13 Bill Hamilton is also from Bowman Consulting and Bill
14 will be testifying as to conformance of the site plan
15 with the redevelopment plan.

16 One other item. There has been a
17 continuous issue of property maintenance while these
18 activities are going on. It's my understanding today
19 that my client met with the construction code official
20 and worked out some type of property maintenance
21 issues that will be undertaken until we get an
22 approval and until we get the demolition. So there
23 will be ongoing property maintenance, hopefully, to
24 satisfy some of the concerns of the neighbors with
25 respect to the current condition of the property.

<p style="text-align: right;">Page 14</p> <p>1 CHAIRMAN: Do you know when that will 2 be initiated? 3 MR. LINNUS: It started today. 4 COUNCILWOMAN ROSE: Excuse me? What 5 are they? 6 MR. LINNUS: I don't know. Mr. 7 Rodzinak was at the meeting. Perhaps, Mr. Rodzinak 8 could inform the public. 9 MR. RODZINAK: They were resecuring the 10 building at the first floor level that would prohibit 11 access local people from partying and drinking. They 12 are resecuring the first floor windows and doors and 13 fence around the property to prohibit access from 14 anybody who's unauthorized to go there. 15 COUNCILWOMAN ROSE: Thank you. 16 MR. LINNUS: So without further ado, 17 Mr. Chairman, I'd like to call my first witness. 18 MR. COLLINS: I'd like to swear in all 19 the witnesses anybody who is testifying with the 20 applicant, please come forward and raise your right 21 hand. 22 - - - 23 (At which time Mr. Collins administered 24 the oath to Mike Corsey, Craig Perego, Chris Zwindle, 25 Thomas Brennan and Bill Hamilton.)</p>	<p style="text-align: right;">Page 16</p> <p>1 BOARD SECRETARY: A-1. 2 MR. LINNUS: I'd like to mark the 3 Exhibit A-1. It's an aerial photograph of the 4 existing conditions and it was prepared by Bowman 5 Consulting, but Mr. Zwingle will be referring to it. 6 Mark that A-1 with today's date. 7 - - - 8 (At which time, an aerial photograph 9 prepared by Bowman Consulting was received and marked 10 as A-1 for identification.) 11 - - - 12 MR. LINNUS: We've already handed a 13 smaller version to Ann Marie and the rest is going to 14 the board members right now. Mr. Zwingle, would you 15 give the board and members of the public the benefit 16 of your educational and professional background, 17 qualifications and experience? 18 MR. ZWINGLE: Okay. I went to NJIT. I 19 have a bachelors degree and masters in civil 20 engineering from the New Jersey Institute of 21 Technology. I've been practicing in the field of 22 geotechnical and environmental engineering for 30 plus 23 years. About several years ago I obtained my LSRP 24 license with the New Jersey Department of 25 Environmental Protection.</p>
<p style="text-align: right;">Page 15</p> <p>1 - - - 2 MR. COLLINS: Starting on my left and 3 your right, please come to the mike, gentlemen. You 4 have to be on the record. State your name and address 5 and spell your last name. 6 MR. CORSEY: My name is Wayne Corsey, 7 C-O-R-S-E-Y. I work for Bowman Consulting. Our 8 address is 54 Horsehill Road, Cedar Knolls, New 9 Jersey. I'm the engineer, site engineer. 10 MR. PEREGOY: My name is Craig Perego, 11 P-E-R-E-G-O-Y, with Dynamic Traffic. The address is 12 245 Main Street, Chester, New Jersey and I'm the 13 traffic engineer. 14 MR. ZWINGLE: I'm Chris Zwingle, 15 Z-W-I-N-G-L-E. I'm with SESI Consulting Engineers, 12 16 Maple Avenue in Pine Brook, New Jersey and I'm the 17 LSRP and environmental engineer. 18 MR. BRENNAN: My name is Thomas Brennan 19 from Thomas Brennan Architects, 6505 Windcrest Drive, 20 Plano, Texas and I'm the architect. 21 MR. HAMILTON: Bill Hamilton, 22 H-A-M-I-L-T-O-N, with Bowman Consulting, as well, 54 23 Horsehill Road, Cedar Knolls, New Jersey. 24 MR. COLLINS: Thank you, gentlemen. 25 MR. LINNUS: Mr. Zwingle?</p>	<p style="text-align: right;">Page 17</p> <p>1 MR. LINNUS: What is an LSRP license 2 for members of the planning board and public? 3 MR. ZWINGLE: LSRP stands for Licensed 4 Site Remediation Professional and in the State of New 5 Jersey and individuals, like myself, are required to 6 be responsible for cleaning up sites that are 7 contaminated under the New Jersey site remediation 8 program. 9 MR. LINNUS: Who are you employed by? 10 MR. ZWINGLE: I'm one of the principals 11 of SESI Consulting Engineers. We're in Pine Brook, 12 New Jersey. We are an engineering firm. We 13 specialize in geotechnical and environmental 14 engineering. 15 MR. LINNUS: Were you and your firm 16 retained by the applicant owner here, Eden Wood 17 Realty? 18 MR. ZWINGLE: Yes, I was. 19 MR. LINNUS: Give the board and members 20 of the public what you've done here tonight with 21 respect to the property. 22 MR. ZWINGLE: I was asked to look at 23 the property and determine if there were any 24 environmental considerations that needed to be dealt 25 with as part of the redevelopment of the property. So</p>

<p style="text-align: right;">Page 18</p> <p>1 the first thing we did was, we did a walk through with 2 Eden Wood Realty. We did a complete walk through the 3 property and we looked for anything that was visual. 4 The next step was we performed a study 5 of all existing documents that our client, which is 6 Eden Wood had about the property. There was phase one 7 environmental assessment that was done several years 8 ago. We reviewed that and there were some other 9 documents as well, but not many. 10 MR. COLLINS: Before you go any 11 further, we'll just confirm for the record the board 12 recognizes and accepts Mr. Zwingle's qualifications as 13 a licensed site remediation professional in 14 environmental engineering. 15 MR. LINNUS: Thank you, Mr. Collins. 16 MR. ZWINGLE: After doing a study of 17 the existing documents our client had, we proceeded to 18 develop what's known as a preliminary assessment of 19 the site. This is very similar to a phase one 20 environmental investigation. It's commonly done to 21 determine if there is any environmental problems on 22 the site, but in New Jersey it's not called a phase 23 one usually. It's called a preliminary assessment. 24 It's a little bit more detailed than a normal phase 25 one.</p>	<p style="text-align: right;">Page 20</p> <p>1 MR. LINNUS: Do you want to make this 2 is a part of the record of these proceedings? 3 MR. ZWINGLE: Yes. 4 MR. LINNUS: How does the applicant get 5 to demolition? What steps need to be taken for the 6 applicant to safely and securely demolish the existing 7 structures? 8 MR. ZWINGLE: As part of our findings 9 we determined that there are certain things that need 10 to be dealt with from an environmental standpoint. I 11 don't have the complete list off the top of my head. 12 Maybe, I can look at this document here, but one of 13 the items is asbestos. 14 Both of the buildings on the property 15 contain asbestos-containing materials. This includes 16 a lot of floor tiles in the building, a lot of the 17 roofing materials has asbestos-containing materials in 18 it. The office building I understand the siding 19 contains it. This was determined by Eden Wood Realty 20 hiring a company that specializes in doing asbestos 21 surveys. This company came in and they are very 22 knowledgeable in what types of materials usually 23 contain asbestos and what doesn't and they walked 24 through these buildings and took samples of floor 25 tiles, the roofing, the siding and the building and</p>
<p style="text-align: right;">Page 19</p> <p>1 As part of this, we went down to the 2 DEP and we researched whatever records the DEP had. 3 So we went down to the DEP offices in Trenton, New 4 Jersey and under OPRA, Open Public File Act, any 5 citizen can go down to the DEP and request to review 6 any documents that the state has on any property. So 7 we went down and did this study. The state didn't 8 have much on this property either. 9 What we did, we compiled all of the 10 documents we had, including the phase one report that 11 was previously done. We did another more detailed 12 walk through of the facility and prepared our 13 preliminary assessment report. This preliminary 14 assessment report is a road map for our client to 15 address a list of the environmental issues at the 16 property that would be part of the demolition and 17 redevelopment of the property. That is what we have 18 done so far. 19 MR. LINNUS: In addition to that as 20 part of the submission here, you prepared and 21 submitted a report dated April 22, 2016 and this is on 22 file with the planning board and it's called a 23 supplement to the environmental impact statement. Are 24 you familiar with that? 25 MR. ZWINGLE: Yes.</p>	<p style="text-align: right;">Page 21</p> <p>1 anything else they know and also insulation on many of 2 the pipes, took samples and they had them tested for 3 asbestos and they developed a report, which outlines 4 where asbestos remediation needs to happen. The name 5 of the company that did this was Bio Terra and they 6 issued reports to Eden Wood Realty on May 31, 2016. 7 So this just happened. And these reports describe 8 where the asbestos is on the property that needs to be 9 remediated. 10 Remediation would involve going to 11 these different asbestos sources and pulling up floor 12 tiles, remove the roofing materials and any material 13 that contains asbestos, performing additional tests on 14 it and disposing of it offsite because the main issue 15 of asbestos is inhalation. That's the first thing 16 that needs to be done. 17 Another thing that needs to be done and 18 there is no order here for what needs to be done for a 19 second and third, but another item that needs to be 20 addressed is there is an underground heating oil 21 storage tank on the property and we believe it's about 22 12,000 gallon capacity heating oil tank and it does 23 have oil in it. We've measured it. We've taken a 24 sample of the oil and had it tested and it's, in fact, 25 number two heating oil. So this tank needs to be</p>

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1 removed from the property. This is something that
 2 Eden Wood Realty is going to retain a tank removal
 3 contractor to pump out the contents of the tank and
 4 cut open the tank and clean the tank and pull the tank
 5 out of the ground. I will be onsite or one of my
 6 associates will be onsite to witness this because if
 7 the tank has holes in it and leaked or if there is any
 8 evidence that the tank did leak or if there is any oil
 9 in the soil around the tank or underneath it that
 10 would be an indication that oil leaked out of the tank
 11 and we may have to do some remediation. Either way,
 12 we'll be taking soil samples below and around the
 13 perimeter of the tank we have to demonstrate through
 14 laboratory analytical data that the tank did not leak.

15 MR. LINNUS: After demolition, assuming
 16 this board grants approval, are there any
 17 environmental issues that the applicant, the owner,
 18 needs to address with you so that they are able if
 19 they get an approval to actually construct residential
 20 units?

21 MR. ZWINGLE: Well, soil on the
 22 property. It appears to me based on walking around
 23 the property that a fair amount of fill may have been
 24 placed there in the past to grade the site to its
 25 current configuration. It's possible that this fill

Page 23

1 is contaminated or has contaminants in it. We don't
 2 know at this point in time. There is no indication in
 3 any of the records that we found there is any soil
 4 contamination out there, but this will be something
 5 determined during the demolition of the existing
 6 building and during the removal of underground pipes
 7 that exist out there and construction of new
 8 foundations for the new buildings.

9 MR. LINNUS: As an LSRP what are your
 10 responsibilities?

11 MR. ZWINGLE: My first responsibility
 12 is the underground storage tank. Actually for this
 13 particular property since we didn't really find any
 14 specific indicators of known soil or groundwater
 15 contamination at this point in time until such
 16 problems are encountered, that is the underground
 17 storage tank is my only responsibility. However, in
 18 New Jersey the LSRP is responsible for all materials
 19 being disposed off site and that would include the
 20 asbestos in this property.

21 MR. LINNUS: Did you have an
 22 opportunity to review with me and our client the
 23 report of Chris O. Poulsen, director of human
 24 services, dated June 9, 2016?

25 MR. ZWINGLE: I've reviewed several

Page 24

1 reports from the town.

2 MR. LINNUS: You want to go over the
 3 comments of various township staff members to your
 4 discipline?

5 MR. ZWINGLE: I can do that, yes.

6 CHAIRMAN: You're going to start with
 7 Mr. Poulsen's report? Mr. Zwingle, I'm looking at a
 8 report dated June 9th from Mr. Poulsen, director of
 9 human resources.

10 MR. ZWINGLE: I'm looking Mr. Poulsen,
 11 director of human services four bulleted items here.

12 MR. LINNUS: What is your response to
 13 those items?

14 MR. ZWINGLE: First item relates to the
 15 ISRA or the ECRA status of a property. Right now we
 16 do not know for sure with the -- by the way, ECRA was
 17 replaced by, nowadays we only talk about ISRA. We
 18 don't know for sure if this site falls under ISRA or
 19 not. We know that in the past a couple of the tenants
 20 have applied to the DEP for a letter of
 21 non-applicability for ECRA and ISRA. We know one
 22 letter of non-applicability was given I think to
 23 Weyerhaeuser. However, this is something that needs
 24 to be dealt with and we will deal with it.

25 MR. LINNUS: What about the second item

Page 25

1 in Mr. Poulsen's report?

2 MR. ZWINGLE: The second item --

3 MR. LINNUS: On the first item looking
 4 for phase one environmental assessment, but that's now
 5 been replaced by a preliminary assessment report?

6 MR. ZWINGLE: That's correct.

7 MR. LINNUS: And you'll be happy to
 8 submit that to the board's; is that correct?

9 MR. ZWINGLE: Yes. Second bullet item
 10 talks about groundwater monitoring, using wells on the
 11 property. I don't know of any wells that exist on the
 12 property.

13 MR. LINNUS: What about the third item?

14 MR. ZWINGLE: The third item is rodent
 15 infestation of existing structures. It wouldn't
 16 surprise me if rodents are out there. The building is
 17 in pretty wretched condition. During my walk-throughs
 18 of these buildings the roofing leaked. So the inside
 19 of the buildings are very wet. There are pools of
 20 water all over the place. They are in pretty bad
 21 shape and they are bit of a hazard to even walk
 22 through so it wouldn't surprise me if there's rodents
 23 out there.

24 MR. LINNUS: Part of the remediation
 25 process is to get rid of the rodents before

1 demolition; is that correct?

2 MR. ZWINGLE: Yes. I guess, yes and
3 the last bullet is that the applicant should provide a
4 dumpster enclosure for household trash as well as
5 recyclables.

6 MR. LINNUS: We'll address that with
7 another witness. What are other reports that you
8 reviewed?

9 MR. ZWINGLE: There is a report of June
10 16, 2016 from Scarlett Doyle, the professional planner
11 and board planner. And I know there are some items in
12 here that refer to my testimony.

13 CHAIRMAN: What page are you on?

14 MR. ZWINGLE: One of the items is on
15 page four and it references a demolition permit that
16 needs to be obtained. I believe that that's one of
17 the reasons we're here. Eden Wood Realty needs to get
18 a demolition permit and after they addressed that I've
19 been talking about. There are some other items in
20 this report on page 14 and 15. On page 14 it's number
21 41 there is a concern that was raised by Ms. Doyle
22 addressing the hazardous materials that are in the
23 buildings. Some of these materials potentially can be
24 picked up by animals and move this contamination
25 around the neighborhood and my response to that is,

1 yes, there is some potential contaminated materials in
2 the building and these materials need to be disposed
3 of by Eden Wood Realty and that would be one of the
4 pre-demolition tasks.

5 MR. LINNUS: Based on your
6 investigation so far do you see any reason why
7 demolition cannot start 90 days after approval is
8 issued?

9 MR. ZWINGLE: I can't see why not at
10 all page 15 of Ms. Doyle's letter she lists a number
11 of items, A through L, which are, basically, a summary
12 of the road map that we developed as part of our
13 preliminary assessment. It talks about the ISRA issue
14 still needs to be re-involved. The ISRA/ECRA issue is
15 just an administrative task. It's paperwork. If
16 there is any contamination on the site it will be
17 dealt with during construction and demolition. It
18 talks about the 12,000 gallon underground storage
19 tank. Here are transformers that need to get the oil
20 tested for PCBs. It's asbestos we talked about that.
21 Throughout these buildings there are many,
22 miscellaneous containers that contain unknown
23 materials. These materials need to be tested and
24 deposed offsite. There's some hydraulic oil,
25 chemicals that need to be dealt with. There is

1 mention of a historic incident report, which is item
2 G. We have not been able to find out what this
3 historic incident report is, but through looking at
4 some informal records from our DEP files we believe
5 that one of the residents at one time called the DEP
6 hotline to file a complaint. We're not sure what it
7 was, but it may have been for sloppy housekeeping on
8 behalf of Weyerhaeuser.

9 Item H, there's underground piping on
10 the site. We believe there is we haven't actually
11 seen it and I know it's storm water piping on the
12 property. Any underground piping would be encountered
13 during demolition and we'll deal with it accordingly.
14 There is a historic septic system that reportedly
15 exist on the property likewise will be dealt with when
16 it's encountered during construction. It's fill
17 materials that need to be characterized. This, too,
18 will be dealt with during construction.

19 With regard to the office building, it
20 has a cooling system. There may be some chemicals
21 related to that and that need -- a lot of these things
22 can be dealt with during construction and demolition.
23 This is the normal process. Our company does this a
24 lot in New Jersey which we remediate ground fill
25 sites.

1 MR. LINNUS: Who actually would issue a
2 clearance prior to construction of the residential
3 units? Would it be you as the LSRP or the DEP?

4 MR. ZWINGLE: That would be the LSRP.

5 MR. LINNUS: You would be responsible
6 for issuing that clearance, correct?

7 MR. ZWINGLE: It's called response
8 action outcome that says if in there is any
9 contamination on the site and we don't know that there
10 is yet, but if there is any contamination on the site
11 it will be dealt with in accordance with DEP
12 regulations and guidance documents. There is a June
13 27, 2016 report by Ann Marie Lehberger, secretary to
14 the planning division, with the land use
15 administrative report. I went through here and it's,
16 basically, one, item 11 and it's on page three.

17 MR. LINNUS: That's actually an
18 engineering report you're referring to. What the
19 witness is referring to is the June 20, 2016 report
20 issued by the engineering department and you're
21 referring to page three, item number 11.

22 MR. ZWINGLE: Item number 11, yeah.
23 Comment, testimony shall be provided to clarify the
24 status of any soil contamination and the site
25 remediation cleanup requirements. As we sit here

1 today, we do not know if there is any soil
2 contamination on the property. The DEP has
3 regulations which state that Historic Fill and I
4 mentioned earlier that it appears that the site has
5 been filled in. Historic Fill, by the way, is a
6 regulated type of material. Capital H, capital F for
7 Historic Fill regulated in a certain manner. If the
8 soil from this property turns out to be the Historic Fill
9 and if this Historic Fill does contain constituents,
10 which are above the residential soil cleanup
11 standards. Then in order to build-up the residences
12 that are proposed, we'll need to deal with this
13 contamination. Most likely the solution would be to
14 cap the site. The capping system could include floor
15 slabs for the different buildings and another
16 acceptable type of capping would be asphalt pavement
17 and in landscaped areas an acceptable capping system
18 would include a covering of soil usually 12 to 24
19 inches thick and possibly using geotextiles. The idea
20 of capping the system is to prevent human and
21 ecological exposure to the underlying contaminated
22 Historic Fill. In addition if the fill is
23 contaminated the owner will have to file a deed notice
24 with the DEP within the county stating that the levels
25 of contamination and get a soil remedial action permit

1 from the NJDEP that will have ongoing monitoring.
2 There will also be what's called a CEA, Classification
3 Exception Area, for groundwater which would be
4 obtained from the state, as well.
5 MR. LINNUS: You'll be supervising this
6 entire process as the LSRP; is that correct?
7 MR. ZWINGLE: That's correct.
8 MR. LINNUS: Just so the board and the
9 public understand it, before the demolition permit
10 would be issued it would be subject to your review and
11 approval, is that correct, that all of the steps have
12 been taken, correct?
13 MR. ZWINGLE: Correct.
14 MR. LINNUS: And likewise, with
15 construction of the residential dwellings that will be
16 prior to the issuance of construction of residential
17 dwellings you have to satisfy your requirements?
18 MR. ZWINGLE: That's correct.
19 MR. LINNUS: I have no further
20 questions.
21 CHAIRMAN: I'll give the board to
22 opportunity to ask questions.
23 COUNCILWOMAN ROSE: I have a couple.
24 You talked about the rodents. You talked about doing
25 something with them prior to demolition. What exactly

1 is that?
2 MR. RODZINAK: They have to trap and
3 bait before demolition can take place. It's a
4 requirement for any demolition permit.
5 COUNCILWOMAN ROSE: So these rodents
6 are not just scurrying about the neighborhood? There
7 won't be more scurrying about the neighborhood as a
8 result of this demolition? I'm curious to know what
9 you would say to the residents that live in the
10 neighborhood about all of this contamination,
11 et cetera, et cetera, et cetera, which you clearly
12 understand. I'm not sure that I understand, but what
13 words of assurance can you give us and the neighbors
14 that what you are doing in the demolition of this site
15 is not going to impact them in a negative way in terms
16 of hazardous materials?
17 MR. ZWINGLE: Well, the first step
18 would be to address all of the items that we currently
19 know about that are on the property, such as the
20 underground storage tank, the asbestos, getting rid of
21 miscellaneous containers chemicals that exist
22 throughout the facility, hiring a specialist to come
23 in and bait and trap the rodents. There are other
24 potential items out there on the property such as the
25 reported septic system, underground piping that

1 contain the material, possibility of the fill that was
2 used to raised site grades being impacted with
3 contaminants. These items that we currently don't
4 know about, but will be encountered during
5 construction would be dealt with at that time. One of
6 the ways we deal with that is through monitoring fill
7 operations of the property when there's earth moving
8 going on or when there is foundation being excavated
9 or during the removal of existing foundations or
10 building slabs, my company for instance, can be onsite
11 with handheld field equipment to test the air because
12 that's one way that the residents could be impacted is
13 by inhalation from vapors. We don't have any
14 indication that there is any major vapor concerns yet,
15 but we will know about this during demolition.
16 MR. LINNUS: You're able to address it
17 at that time?
18 MR. ZWINGLE: Yes.
19 MR. LINNUS: If there is that concern
20 you're able to abate it?
21 MR. ZWINGLE: Absolutely. Another
22 potential exposure pathway of site contamination if it
23 exists to the neighborhood that may exist through
24 dust, but once again, we would do dust monitoring
25 during construction. If dust becomes a problem, it's

1 a simple matter of wetting down the soil materials to
 2 ameliorate the amount of dust and of course, during
 3 construction if anything unusual is found, like,
 4 colored soil or an area of the site where there is
 5 high levels of volatile or inorganic compounds, these
 6 will be dealt with on piece-by-piece basis. It's
 7 environmental hot spots. Let's say we're removing an
 8 existing foundation and we smell some strong organic
 9 vapors, we will stop construction at that point in
 10 time. We'll take samples of the materials, have the
 11 materials tested and based on the test results of what
 12 the material is that's causing the odor the material
 13 will be remediated before construction continues in
 14 that area. So there are a lot of ways to protect the
 15 workers and the site workers during construction from
 16 being impacted by contamination. We do this all the
 17 time. In New Jersey, if you know, there is a lot of
 18 projects being conducted and this is standard
 19 operating procedure.

20 COUNCILWOMAN ROSE: Where have you done
 21 this before?

22 MR. ZWINGLE: Right now, I'm working on
 23 one of the larger remediations in the State of New
 24 Jersey. It's in Perth Amboy. It's the former Red
 25 Devil Paint manufacturing facility. I'm the LSRP for

1 that project. It's 100 acres of some of the most
 2 awful stuff you can imagine.

3 COUNCILWOMAN ROSE: Are there
 4 residences around this property?

5 MR. ZWINGLE: Not as close as this
 6 property. It's an industrial area of town. I was the
 7 LSRP for the enclosure of the Carteret landfill in
 8 Carteret. Likewise, that's more of an industrial area
 9 of town, but we dealt with all kinds of issues during
 10 the redevelopment of that property, as well.

11 COUNCILWOMAN ROSE: Have you done
 12 projects like this in a residential community like the
 13 one that this particular project is in?

14 MR. ZWINGLE: Yes, not only in New
 15 Jersey, but the tri-state area, New York State,
 16 Connecticut.

17 COUNCILWOMAN ROSE: At some point
 18 you'll be able to provide that information to us?

19 MR. ZWINGLE: Yes, absolutely.

20 MR. LINNUS: Just to follow up whether
 21 this property were to develop residential units or
 22 industrial units or commercial units, it would still
 23 be a requirement that pre-demolition steps be taken
 24 and pre-construction steps be taken; is that correct?

25 MR. ZWINGLE: Yes, we remove the

1 asbestos, for instance, before you knock this building
 2 down. Otherwise, you'll be creating a lot of asbestos
 3 dust.

4 MR. LINNUS: That's whether the site is
 5 redeveloped for the permitted use, which is 220
 6 residential rentals or some commercial-type use or
 7 reuse as an industrial site; is that correct?

8 MR. ZWINGLE: That's correct.

9 CHAIRMAN: Just to follow up a question
 10 about asbestos. Since it's asbestos, it's oil and
 11 it's the septic that are known issues on asbestos and
 12 I think your counsel indicated that the big risk is
 13 inhalation. Can you spend a few moments saying since
 14 we know it's there how is that removed in a way that
 15 it doesn't allow it to go out into the air and the
 16 neighborhood that's this close?

17 MR. ZWINGLE: Well, the work would be
 18 accomplished by a licensed asbestos removal company.
 19 A lot of the asbestos on the property, I imagine some
 20 of it is friable, which means if you were to disturb
 21 it, it would turn into dust. But a lot of it is not.
 22 I think a lot of the asbestos and I'm not an expert in
 23 asbestos. I rely on licensed evaluators to go out and
 24 identify asbestos tiles and identify this and that. I
 25 also rely on the integrity of the license asbestos

1 removal contractors, but from what I know asbestos,
 2 which is not friable in floor tiles, they pry up the
 3 floor tiles and put them in containers. Where there
 4 is a potential for the asbestos to degrade and become
 5 airborne they need to block off the area, sheet it
 6 with plastic and conduct a remediation site inside an
 7 enclosed area under negative pressure.

8 CHAIRMAN: You can envision potentially
 9 big plastic around certain areas of the building as
 10 they remove asbestos, right?

11 MR. ZWINGLE: The only place onsite
 12 that I've actually personally observed friable
 13 asbestos would be in the boiler room. I think most of
 14 the asbestos elsewhere is the hard variety. It's not
 15 going to go get carried away by the air.

16 MR. RODZINAK: It's also DEP guidelines
 17 that the asbestos remediation contractors have to
 18 adhere to. They have to put a remediation plan in
 19 with the state in order to get approval, air
 20 monitoring, all of the things that the gentleman has
 21 been discussing.

22 CHAIRMAN: Excellent.

23 MAYOR HAYES: In the area where you
 24 have Historic Fill, how do you determine what
 25 chemicals to test for?

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1 MR. ZWINGLE: In New Jersey it's two
2 ways you can approach this. One way would be to try
3 to test the fill to determine that it's clean. If
4 it's Historic Fill -- first of all, Historic Fill is
5 to define in the regulations as being fill that was
6 brought on site to raise the site grades that was
7 contaminated before it was brought onsite. It usually
8 contains some construction demolition debris, asphalt
9 pieces, sludge, slag, different things that would show
10 it had a history of being in an area, which was
11 industrial. So that's what Historic Fill is. We
12 don't know the fill on the property is Historic Fill
13 or not.

14 At this time in point I'm working under
15 the assumption that it's very likely is, but if you
16 have Historic Fill you can either, number one, assume
17 it's contaminated and cap it accordingly or number
18 two, go through the exercise to try to show that it's
19 not contaminated, which is usually difficult to do.
20 Either way, you usually end up dealing with it as if
21 it were contaminated and you cap it, get your deed
22 notice, get your soil remedial action permit, et
23 cetera, et cetera.

24 MAYOR HAYES: That procedure that you
25 described is all guidelines set by the DEP?

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1 MR. ZWINGLE: Yes.

2 MR. LERNER: As I'm hearing this, it
3 sounds like what you do you proceed through the
4 process, things you know about, you fix and you say I
5 fixed them. Things you find, you fix and you say I
6 found it and I fixed it. What I'm concerned about is
7 the third category of things that you didn't find
8 because you didn't look that might be in a remote part
9 of the property that is not impacted by your
10 pre-demolition routine. So I guess two parts of the
11 question is, do you take samples from every corner of
12 the property whether it's impacted by your demolition
13 or not to make sure that there is nothing there and at
14 the end of the day do you, in essence, provide some
15 kind of certification that says whether you found it
16 or not that the property is and again, I'm not a
17 scientist, but clean to your satisfaction or
18 remediated to the level required to by law?

19 MR. ZWINGLE: That's the keyword,
20 remediated because if it's Historic Fill, it's
21 impacted. It wouldn't get cleaned up. It would get
22 remediated by capping. So to answer your question, by
23 the way, with regards to that if we find hotspots of
24 something that's particularly bad that can't be
25 capped, like a pocket of oil contaminated soil,

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1 colored soil with super high metals content or
2 something, these hotspots we'll probably have to dig
3 them up and take them offsite. So I'm talking about
4 fill in general.

5 Now part of the redevelopment most of
6 the property will undergo some type of excavation,
7 there are a lot of foundations to be constructed.
8 This is after demolition at some point in time, much
9 if not all the property will undergo some type of
10 excavation procedures. So we should be seeing it all
11 at some point.

12 MR. LERNER: At the end of the day is
13 there some kind of statement that comes on your
14 letterhead that says we have investigated the entire
15 property and there is nothing left that could cause
16 the neighbors or the township harm that existed before
17 this?

18 MR. ZWINGLE: Yes. I need to clarify
19 that. I just can't give you a yes. I, as the LSRP,
20 the only current responsibility for site cleanup on
21 this property, unless it's shown to be subject to ISRA
22 is the underground storage tank and the asbestos and
23 the things we know about. It could be, it's possible.
24 It's not likely, but it's possible that the fill is
25 clean sand from the beach and if it's determined to be

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1 the case then it would be nothing issued regarding
2 that clean soil. However, it's most likely that there
3 is some Historic Fill on the property.

4 Now assuming that's the path that's
5 followed at end of the project I as the LSRP would
6 need to issue several documents to the DEP. One of
7 them would be an application for soil remedial action
8 permit. The soil remedial action permit obtained from
9 the DEP would give a list of conditions that need to
10 be followed in the future in perpetuity to make sure
11 that capping system is installed on the property to
12 protective of human health and environment. So after
13 that soil remedial action permit is obtained, I as the
14 LSRP, would issue an RAO, Response Action Outcome,
15 which, basically, says what the condition of the
16 property is, which is a certification on my part
17 stating what the property could be used for in this
18 case residential and submitted to the DEP on behalf of
19 the owner.

20 MR. LERNER: The ISRA question and
21 maybe I missed this has it been determined and if so,
22 by who that this property is not subject to ISRA?

23 MR. ZWINGLE: I notice it was a note in
24 one of the reports that I've read that it was
25 requested that we obtain a letter of non-applicability

1 from the DEP. The DEP to my knowledge does not give
2 letters of ISRA non-applicability anymore. They
3 stopped doing that years ago. It's up to the LSRP
4 working with the attorney to look at the NAICS codes
5 and the former tenants of the site. DEP publishes a
6 list of NAICS codes. If the former site tenants had a
7 certain code number based on their site operations
8 that fall under the ISRA requirement, then the site is
9 subject to ISRA. We have yet to go through this
10 process.

11 MR. LERNER: Scarlett, if I may, what
12 do we get to comfort ourselves that it is not subject
13 to ISRA from the applicant?

14 MS. DOYLE: We have a health officer to
15 tracks this from right now through the entire process.
16 I can certainly give the board updates, but my updates
17 would be asking the environmental officer what the
18 status is.

19 MR. LERNER: Somebody does tell us from
20 the applicant's side this is not subject to ISRA?

21 MS. DOYLE: He will tell the health
22 officers, if requested, what the status is and that
23 would include ISRA.

24 CHAIRMAN: That will be then confirmed
25 with the state obviously. Any further questions?

1 MR. LERNER: No, I'm good.

2 CHAIRMAN: Ms. Doyle?

3 MS. DOYLE: With regard to capping
4 there are many different means by which capping can be
5 accomplished. Would any of those potentially change
6 the site plan, for example, capping must be a macadam
7 surface where a park was proposed that type of change
8 is that a potential?

9 MR. ZWINGLE: I don't see that
10 happening. I believe that any of the proposed
11 landscaped areas need to be capped that they can be
12 capped with anywhere from 12 to 24 inches of soil or
13 any of the other alternative capping types.

14 MS. DOYLE: Are you aware whether the
15 plan for demolition and redevelopment would happen at
16 one phase or would it be staged in different phases?

17 MR. ZWINGLE: There has to be some
18 stages. For instance, asbestos would have to be
19 removed from the buildings before you start knocking
20 the walls down. Some of it can also occur
21 simultaneous with demolition such as removal of the
22 underground storage tank.

23 MS. DOYLE: Is it your understanding
24 that the demolition of buildings would all occur in
25 the relatively same time or would there be potentially

1 months of time span between the industrial building
2 versus the office building?

3 MR. ZWINGLE: It's not for me to
4 dictate the schedule. We'd need to get the owner
5 involved in this about, but from an actual
6 practicability standpoint it could happen pretty much
7 at once. Once you get beyond the asbestos and the
8 transformer testing the oils, testing the oils from
9 PCBs.

10 MS. DOYLE: With your experience in
11 these types of projects if the board were to approve
12 it and if there is a 45-day appeal period the
13 applicant, the attorney has just said 90 days after
14 approval the demolition could begin, the process could
15 start. Knowing the listing of all the approvals that
16 have to be secured before the buildings can come down,
17 how long would it be after approval not counting
18 anything else that you could secure all of the permits
19 that are necessary to commence with actual
20 construction?

21 MR. LINNUS: Demolition?

22 MS. DOYLE: Yes, demolition.

23 MR. ZWINGLE: If I understood your
24 question right, you want to know how quickly
25 demolition can start assuming the board were to

1 approve this now?

2 MR. LINNUS: Or if we applied for a
3 demolition permit.

4 MS. DOYLE: No. I'm not asking how
5 long you would apply for a demolition permit. You
6 could apply for a demolition permit perhaps very
7 rapidly. The testimony has been that there are a lot
8 of stages that have to go through to get permits from
9 outside agencies and securing providing documentation
10 to support certain conditions on the properties,
11 certain soils, et cetera. So from a practical
12 standpoint are the buildings going to be down in 90
13 days or 190 days? I know you're going to say it
14 depends, but we need some sort of a guide so that
15 people are aware of what to expect.

16 MR. ZWINGLE: I mean, I don't see --
17 once the permit is obtained from the building
18 department to start demolition -- by the way, I think
19 it's partly a matter of semantics because in my mind
20 the asbestos removal is demolition. The removal of
21 the tank is demolition. This is all demolition
22 because you're taking part of the building to remove
23 the asbestos. Once you removed asbestos from certain
24 part of the building the rest of the building can come
25 down. Once the asbestos is removed from the boiler

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1 room the boiler room can get demolished.

2 MR. RODZINAK: Just for clarification,

3 we do not issue permits for asbestos removal. Only on

4 public buildings. So that's going to take place

5 outside of my jurisdiction. The demolition permit

6 being issued is going to be contingent upon me getting

7 a clearance notice from the LSRP saying that he's

8 removed the asbestos and any other contaminants they

9 find prior to us trap and baiting, prior to us being

10 able to issue a demolition permit. So your question

11 really is how long is it going to take permits for him

12 to obtain permission from the DEP to get removal of

13 the asbestos.

14 MS. DOYLE: From the date of all

15 approval when do you expect and I realize there are a

16 lot of variables here, when do you expect the

17 buildings to be down?

18 MR. ZWINGLE: I don't mean to be

19 difficult. You want to know after the list of items

20 that I talked about, the asbestos, the oil tank,

21 things like that are done, how long it would take?

22 MR. LINNUS: If the board issues an

23 approval, take it from there.

24 MR. ZWINGLE: Eden Wood would

25 immediately retain their contractor and the contractor

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1 would come in right away and start abating the

2 asbestos. I know the underground storage tank is

3 scheduled to be removed in two weeks. That's a

4 two-day job unless we find soil contamination, which

5 requires additional remediation. These things can

6 happen very quickly, but asbestos is going to take a

7 little bit of time because it's a fairly-involved

8 process.

9 MS. DOYLE: If I can reframe the

10 question. Is it reasonable to expect that if people

11 drove down Radel Avenue they would see no buildings of

12 any kind, they would see a flat landscape in a year

13 from the time of approval?

14 MR. ZWINGLE: I would expect you would

15 see it unless than a year.

16 MS. DOYLE: Thank you.

17 CHAIRMAN: Anybody else on the board

18 have any questions?

19 MR. FORSYTHE: I have two. Preliminary

20 assessment you said was done. Has that been submitted

21 to the township?

22 MR. LINNUS: No, it hasn't, but it will

23 be submitted.

24 MR. FORSYTHE: When do you plan to do

25 the site investigation? Do you plan on doing probes

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1 into the soil to see what's under the parking deck?

2 MR. ZWINGLE: We don't plan on doing

3 anymore site investigation until such time this is

4 warranted. We are planning to remove the underground

5 storage tank in a couple weeks and the rest of this

6 evaluation, for instance, the reported septic system,

7 the underground piping, all of these things we are not

8 going to go out and look for them. Rather, we are

9 going to deal with them during construction. It's two

10 ways to approach it. You can go out and characterize

11 your site initially or you can undertake construction

12 and deal with these items as they arise. There's

13 advantages and disadvantages to both approaches, but

14 the owner has decided they would prefer to deal with

15 the second approach and go out there and start working

16 and we'll deal with these if there is any problems

17 that arise during construction, we're willing to

18 shutdown construction in that area, do a mini

19 investigation of what's going on, laboratory testing

20 of soil, for instance. Basically, stop everything in

21 that an area and if it calls for remediation,

22 remediate that area and then to proceed after that.

23 MR. FORSYTHE: Because of the proximity

24 to the residential, I'd probably like to see some soil

25 borings and stuff to see what's underneath all that

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1 pavement out there before you expose it and obviously,

2 if it's an airborne condition now you've contaminated

3 everybody. If you have absolutely no idea what's

4 underneath there, you don't know what you're exposing

5 the workers or anybody else to. If you do some

6 testing, you would at least have some idea before you

7 get too far and uncover everything.

8 CHAIRMAN: Based on your testimony,

9 Mr. Zwingle, that you said, basically, I believe you

10 said that, you know, it's highly likely that the fill

11 is contaminated and you mentioned the type of --

12 MR. ZWINGLE: I said, it's likely

13 Historic Fill.

14 CHAIRMAN: Historic Fill is

15 contaminated.

16 MR. ZWINGLE: It's possible it's

17 contaminated.

18 CHAIRMAN: In your professional opinion

19 given Historic Fill, given the type of business that

20 went on there, given the barrels of chemicals that

21 you've seen in various places, I think I agree with

22 you it would make sense to do further investigation I

23 think before demolition begins.

24 MR. ZWINGLE: Yes, the client has

25 agreed to this.

1 CHAIRMAN: Any further questions from
2 the board? Seeing none, we'll invite the public to
3 come at this time. You can ask a question of this
4 specific witness on any of the testimony that's been
5 made. Please come forward, state your name and your
6 address and be sworn in.

7 MR. KULAK: My name is John Kulak. I'm
8 at 13 Ramsey Street in Bridgewater.

9 - - -

10 JOHN KULAK, after having been
11 first duly sworn, testified as follows:

12 - - -

13 MR. COLLINS: Please spell your last
14 name.

15 MR. KULAK: K-U-L-A-K.

16 MR. COLLINS: Please go ahead.

17 MR. KULAK: Just a few questions, if I
18 may. The board had just asked questions about soil
19 samples and if I heard you correctly, the developer,
20 has agreed to representative samples prior to doing
21 any demolition. Is that what I heard?

22 MR. ZWINGLE: That's correct.

23 MR. KULAK: Can you tell me if those
24 samples will be done in each of the areas that is to
25 be disturbed by the construction or how those samples

1 next door within just a few feet of the areas that are
2 going to be disturbed. So to have some assurance that
3 the proper testing has been done in advance of
4 disrupting the property makes sense to us and the more
5 testing that can be done the better we'll feel about
6 it once we know the results. I don't know what your
7 recommendation would be professionally to the
8 developer.

9 MR. ZWINGLE: Well, our first step
10 would be to put together a sampling and testing plan
11 and like I said, it would include borings and test
12 pits and we will be taking soil samples and either
13 discrete samples or composite samples and have them
14 analyzed for constituents, like volatile organic
15 compounds, semi-volatile organic compounds and metals,
16 PCBs. There's probably a few other items.

17 MR. KULAK: Is that plan subject to the
18 planning board's approval or is that something that I
19 don't know?

20 MR. ZWINGLE: Well, normally it would
21 be me, the LSRP being responsible for the site.

22 MR. KULAK: Does the board have
23 oversight of that?

24 CHAIRMAN: No.

25 MR. FORSYTHE: We would work with them

1 are likely to be taken?

2 MR. ZWINGLE: We will take the samples
3 either using a drilling rig or an excavator and we
4 will take representative samples throughout the
5 property. So I'm not saying exactly on a grid because
6 it would be hard to grid a site like this, but we
7 would take enough samples where we would get a good
8 handle on what the fill consists of.

9 MR. KULAK: You do know where each of
10 the foundations is to be constructed?

11 MR. ZWINGLE: Yes.

12 MR. KULAK: It would make sense since
13 that's going to be the area of largest disturbance to
14 do testing at least in each of those foundation sites,
15 correct?

16 MR. ZWINGLE: I don't know about each
17 one. There's a lot of them.

18 MR. KULAK: I know.

19 MR. ZWINGLE: We would do what we feel
20 as a professional to do. If the fill is fairly
21 consistent in the test pits or the borings that we do,
22 we can extrapolate our test locations.

23 MR. KULAK: The environmental issues as
24 a professional are -- the community is very sensitive
25 to these issues because we have people living right

1 on what the limits are.

2 CHAIRMAN: Engineering department.

3 MR. FORSYTHE: Visually, the first
4 round for something like this is a general sweep of
5 the whole property and do some testing, see what's
6 there and when they find a hot spot or something
7 that's approaching a higher level of contamination
8 they'll do a little more testing around it if that
9 needs to be done. I think initially doing every
10 single foundation is probably a little overkill for
11 this, but as they get through it and as we work
12 through it, it's kind of a step-by-step process. They
13 do kind of a general sweep and work through the hot
14 spots that you find.

15 MR. KULAK: That's something you would
16 have oversight?

17 MR. FORSYTHE: He is the ultimate
18 professional responsible for it, but we'll work with
19 them and get a reasonable plan.

20 MR. KULAK: I'm sorry. Don't mean to
21 make this too fine a point, but he's responsible,
22 you'll be working with them?

23 MR. FORSYTHE: Correct.

24 MR. KULAK: But he's the ultimate
25 authority of what happens?

<p style="text-align: right;">Page 54</p> <p>1 MR. FORSYTHE: He's the ultimate 2 authority. 3 CHAIRMAN: And it's his license that 4 it's against. 5 MR. KULAK: Yes, I understand. Of the 6 other question I had with respect to the underground 7 oil tank itself. You discover that the soil is, in 8 fact, contaminated what's the remediation process? Do 9 you do groundwater testing and is that something that 10 takes place immediately after you've discover the 11 problem? 12 MR. ZWINGLE: Yes, it would. 13 MR. KULAK: It includes all those 14 things and how would it be remediated if, in fact, you 15 identified soil contamination and potentially 16 groundwater contamination? 17 MR. ZWINGLE: It depends on how much 18 oil leaked out of the tank, if any leaked and made it 19 to the water table. It could be many times — by the 20 way, the tank has a lot of oil in it now and it's been 21 sitting there unused for a long time. So it's kind of 22 indicative that it doesn't have holes in it. If it 23 does have holes in it or if oil leaked out from the 24 piping connections to the tank we would dig out all 25 the soil that has oil in it for offsite disposal and</p>	<p style="text-align: right;">Page 56</p> <p>1 decide to walk away? 2 CHAIRMAN: That's a good question. 3 MR. FORSYTHE: My understanding is that 4 his license would require him to report any 5 contamination to the state. At that point if the 6 developer walked away it still would become the 7 property owner's responsibility to remediate through 8 and get their approvals through the state once it 9 becomes on the state list they'll keep a track of it. 10 MR. KULAK: If they chose to, they 11 could stop development in its tracks? 12 MR. FORSYTHE: The development would 13 stop, but the cleanup would have to proceed. 14 CHAIRMAN: The state would obviously 15 get involved at that point and owner would be held for 16 responsible for whatever the state determines is 17 necessary. 18 MR. KULAK: I apologize for taking up 19 your time. This is a community that knows well the 20 dangers of asbestos. Many of us had friends and 21 relatives die from asbestosis, mesothelioma and it's a 22 real concern to us. It's not theoretical. We are 23 very familiar with terms of friability and what 24 asbestos can do to the community. 25 You talked earlier about potentially</p>
<p style="text-align: right;">Page 55</p> <p>1 If it looks like a sufficient quantity of oil leaked 2 out and impacted water we can put a groundwater 3 monitoring well in. Either way, we would be taking 4 soil samples for testing. 5 MR. KULAK: As you were talking about 6 some of the Historic Fill and potentially some of the 7 hazardous materials that may or may not exist there, 8 if you discover them and they are in sufficient 9 quantities and you found out that the remediation is 10 just extremely expensive does the developer have an 11 obligation to remediate what you've discovered or can 12 they simply just walk from the process and say we're 13 not going to build anything? 14 MR. ZWINGLE: I really don't see that 15 has an — I'm guessing, but I really don't see that 16 happening. Based on our preliminary assessment that 17 we perform is a pretty extensive research project. 18 There is really no indication there should be any type 19 of condition like that on the property. We expect to 20 find, if anything, low levels of constituents and 21 Historic Fill that require capping in the deed notice 22 and that sort of remedial action permit. 23 MR. KULAK: If they were to finding 24 what I'm talking about does the planning board have 25 any authority to remediate the site or can they simply</p>	<p style="text-align: right;">Page 57</p> <p>1 some of the insulation of the roof of building having 2 asbestos in it and I think one of board members talked 3 about tenting the entire building. Is that a 4 possibility for remediation? 5 MR. ZWINGLE: I honestly don't think 6 that would be required. We need to really sit down 7 with the asbestos abatement contractor. I've only 8 seen one area of the building where there's friable 9 asbestos and that's in the boiler room and everywhere 10 else from what I've read in the reports by the 11 surveyor. I'm talking about Bio Terra. That's the 12 company that did the asbestos survey. It's mostly 13 ceiling tiles, caulking, mastic, things like that, but 14 yeah, whatever needs to be done to prevent the 15 asbestos from getting airborne will be done. 16 MR. KULAK: We'd like to know as much 17 as possible prior to the actual physical disruption of 18 the buildings, the soil and all the things that could 19 impact the health of the surrounding community. The 20 approach you described was a discover and fix process. 21 We'll start digging and if we find something we'll fix 22 it and we appreciate the necessity of fixing the 23 things you find, but I think that perhaps as 24 Mr. Forsythe said, you're going to find stuff you can 25 find out ahead of time and take better actions to</p>

1 protect us from those environmental hazards.
 2 MR. ZWINGLE: We decided tonight I
 3 believe we're going to go out and do some testing.
 4 MR. KULAK: Thank you very much.
 5 CHAIRMAN: Thank you. Anyone else?
 6 MS. DIGRICOLI: Barbara DiGricoli,
 7 D-I-G-R-I-C-O-L-I
 8 - - -
 9 BARBARA DIGRICOLI, after
 10 having been first duly sworn, testified as follows:
 11 - - -
 12 MR. COLLINS: What is your address?
 13 MS. DIGRICOLI: 3103 Johnson Circle,
 14 Bridgewater, New Jersey and I would like to know would
 15 I be able to get a copy of your presentation as a
 16 citizen of Bridgewater?
 17 CHAIRMAN: You can have mine. It's
 18 public information.
 19 MS. DIGRICOLI: This is my first time
 20 here. Can we just come up and ask for a copy or just
 21 stand up?
 22 CHAIRMAN: You get access to the
 23 planning department here and anything that's entered
 24 in and you'll have, Mr. Collins say please mark that
 25 so and so, that becomes part of the public record and

1 you can get copies of all that.
 2 MS. DIGRICOLI: Thank you.
 3 MR. COLLINS: That was A-1.
 4 CHAIRMAN: Any other questions of this
 5 witness?
 6 MS. ALLY: Samantha Ally, 29 Manville
 7 Boulevard.
 8 - - -
 9 SAMANTHA ALLY, after having
 10 been first duly sworn, testified as follows:
 11 - - -
 12 MS. ALLY: A-L-L-Y, 29 Manville
 13 Boulevard. I heard you talk about the water table.
 14 For those residents in that existing neighborhood that
 15 live on a well, could you talk more about that? I'm
 16 very concerned.
 17 MR. ZWINGLE: Where exactly is your
 18 residence? Could you point it out on the map?
 19 MS. ALLY: Did you know that there are
 20 wells existing in that neighborhood. We're talking
 21 about the water table being affected and the
 22 possibility of things going into the ground.
 23 MR. ZWINGLE: I didn't know.
 24 MS. ALLY: There are several wells.
 25 Not the least of which being mine, but those three

1 people back there drink plenty of water out of. They
 2 bathe, everything. They have just as much a right to
 3 live in a safe environment and how are we going to
 4 address that?
 5 MR. ZWINGLE: We don't know that the
 6 groundwater is impacted at this point.
 7 MS. ALLY: How do we know before it
 8 gets impacted? Basically, what I want to know is, do
 9 I have to live in fear now that I can't do anything
 10 water-wise because it might affect their health?
 11 That's my biggest concern and the fact that you didn't
 12 know that there are wells in that neighborhood really
 13 scares me. I don't know who did our research, but
 14 there are several wells in that neighborhood. Mr.
 15 Poulsen I believe knows that there is wells in that
 16 neighborhood.
 17 MR. ZWINGLE: Well, what would happen
 18 here as part of this redevelopment of the property, I
 19 did mention that the soil is going to get tested. If
 20 the soil is impacted then several things happen I
 21 mentioned the site needs to be capped with a deed
 22 notice and get a soil remedial action permit and if
 23 the soil is impacted there is a CEA that's drawn
 24 around the limits of the property.
 25 MR. LINNUS: What's a CEA.

1 MR. ZWINGLE: Classification Exception
 2 Area. It's, basically, a deed notice for the
 3 groundwater, which says you can't drink this
 4 groundwater, but that would be an automatic thing if
 5 you have contaminated Historic Fill on your property.
 6 The CEA wouldn't necessarily go off the boundary of
 7 the property in question.
 8 CHAIRMAN: If I can, the assumption is
 9 your water is good now, right? Otherwise, what's
 10 happening here is that the testing that we got the
 11 agreement to do today before any disturbance takes
 12 place will indicate whether or not any of these
 13 contaminants are existing and then if they are
 14 existing there will be tests done to determine whether
 15 or not it will go into the water is what you said
 16 before, right?
 17 MR. ZWINGLE: That's correct.
 18 CHAIRMAN: And if it did, action would
 19 have to be taken at that point?
 20 MR. ZWINGLE: That's correct.
 21 CHAIRMAN: What's the action going to
 22 be?
 23 MR. ZWINGLE: Well, the action depends
 24 entirely on the constituents that are in the
 25 groundwater. It's difficult to remediate groundwater

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1 using conventional pump and treat systems and things
 2 like that. Let's say the contaminants are organic,
 3 like from an oil tank or from gasoline or something
 4 like that. You'll probably find some level of
 5 dissolved constituents in the water on this property.
 6 They would flow on the normal groundwater flow on the
 7 property. I don't know what direction that is because
 8 we haven't put any wells in. There are no wells that
 9 I know of on the property. There's other types of
 10 contaminants, metals contamination. There are a host
 11 of different other types of constituents. At this
 12 point we just don't know.

13 MR. RODZINAK: I think one of the other
 14 concerns, the work that's going to take place on this
 15 site right now, will it impact the water table and any
 16 of the remediation or construction work because quite
 17 honestly, if the oil tank leaked now, the condition
 18 exists.

19 MR. ZWINGLE: That's correct.

20 MR. RODZINAK: It's a condition that
 21 already exists. I think the concern would be more
 22 about the work you're doing it or could it impact the
 23 groundwater system in that area.

24 MR. LINNUS: Let's take it step by
 25 step.

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1 MR. ZWINGLE: The demolition shouldn't
 2 have any impact on the groundwater system.

3 MR. LINNUS: What about construction
 4 later on after you do this investigation?

5 MR. ZWINGLE: I don't know how deep
 6 groundwater is out there. That's one of the issues.
 7 If I had to guess just looking at the site, I know
 8 there is a wet area next to the railroad tracks around
 9 ten feet or so. So the assume the groundwater is
 10 down, maybe, five, ten feet below grade. Most of the
 11 construction activity, yes, will be taking place above
 12 that level. So they really shouldn't be impacting the
 13 groundwater system.

14 MS. ALLY: I just wanted to point out
 15 to the planning board we've been doing this for years.
 16 They are ill-prepared. They have no idea there are no
 17 wells in that community and I'd like you to think
 18 about what you're taking on approving all this and
 19 please think about the people that live there.

20 CHAIRMAN: Anyone else?

21 MR. LERNER: Sir, you said a couple
 22 times there is no wells that I know of. Would a well
 23 show up on the reports that you're looking at at the
 24 county or state level? I mean, is that part of
 25 something that would have to be documented at some

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1 point so that if you're doing title work you would see
 2 wells or know wells or if not, what does one do to see
 3 if there are wells on a property?

4 MR. ZWINGLE: If there were wells there
 5 should have been something in the records at the DEP
 6 showing that there were well permits. In addition, I
 7 walked around the entire property several times. I
 8 didn't see any well heads.

9 MR. RODZINAK: On the applicant's
 10 property?

11 MR. ZWINGLE: The applicant's property.

12 CHAIRMAN: Part of the preliminary
 13 assessment report does not include determining if
 14 there are wells in the surrounding area.

15 MR. ZWINGLE: That's correct.

16 MR. LERNER: Can we add that to the
 17 things that you're going to be testing so when we're
 18 here next we have a better understanding of what's
 19 there?

20 MR. ZWINGLE: Yes, we can add that to
 21 the program. We can do a well search of the
 22 surrounding vicinity.

23 MR. LERNER: Thank you.

24 - - -

25 JOSEPH KELCO, after having been

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1 first duly sworn, testified as follows:
 2 - - -

3 MR. KELCO: My name is Joseph Kelco. I
 4 live at 27 Newberry Street. K-E-L-C-O, Jr. I have
 5 one or two questions. I think the only one I
 6 recognize that's older than me living in the area is
 7 Mr. Kulak. I refer to this property as Research
 8 Cottrell and I remember playing there and I remember
 9 the factory that was there and I'm pretty sure there
 10 is a well in there because the only thing that they
 11 had at that time we're talking about 1940, '49, '50
 12 when I was young was the fire hydrants and the rest of
 13 the community were wells. We had a well.

14 The other point I want to make is the
 15 processed lumber that was there on that property from
 16 when the warehouse was there. Now there was mention
 17 of a grade from Radel Avenue all the way down to
 18 Newberry Street is a slow, slow slope and there is a
 19 water drainage. I can prove it to you. I just didn't
 20 bring my film and the lot that I have over there it
 21 rains six hours, it's full of water and it all comes
 22 down from that area.

23 I'm concerned if there was processed
 24 lumber which was sitting out on that macadam area and
 25 it contaminated the area.

1 CHAIRMAN: I guess your question to the
2 witness is, go ahead ask that question.
3 MR. KELCO: I would like to know if you
4 could -- treated lumber is a contaminate. It's
5 sitting out on the asphalt over there and it rains and
6 it flows from that area all the way down.
7 MR. ZWINGLE: Towards the railroad
8 tracks.
9 MR. KELCO: No, towards Newberry
10 Street.
11 MR. LINNUS: It does that now at this
12 point?
13 MR. KELCO: Right.
14 MR. LINNUS: Without any activity on
15 the site?
16 MR. KELCO: Right. When we played ball
17 there the water used to steep into the ground and now
18 asphalt collects water and it runs right down. Now
19 you have a construction outfit over there that's
20 sitting on the dirt, but it's concrete. It's hard as
21 a rock and water just flows right out of the streets,
22 the driveway. You know, the water just flows right
23 down there. That's the point I wanted to make on
24 your --
25 CHAIRMAN: Part of your testing would

1 include any potential contaminants that would come
2 from treated lumber.
3 MR. KELCO: I would like to know how
4 people in the community would be able to follow up on
5 anything that was environmentally wrong. Would you
6 contact us to let us know because he's talking he's
7 going to take care of it. Would the community be able
8 to know what was wrong, what was going wrong?
9 CHAIRMAN: As you find things that are
10 wrong, you've identified three things tonight, you're
11 required to identify the township and the state, is
12 that how it works? From a process standpoint, you
13 said you then are responsible for documenting it and
14 developing the plan to remediate as appropriate. I
15 assume you also notify the township and possibly
16 depending on what the situation is, maybe even the
17 state; is that correct?
18 MR. ZWINGLE: That's correct. We don't
19 have to notify the state. As long as we do it in
20 accordance with state standards, but we have to notify
21 them at the end of the process for sure. We don't
22 have to notify them every single step of the way.
23 CHAIRMAN: But you would be notifying
24 the engineering department and as was stated before,
25 working with the engineering department I assume that

1 would be in writing and that would be part of the
2 public record that the public could come in at any
3 point in time and ask of the engineering department
4 what's happening.
5 MS. MARICONDA: Thank you. Hi, I'm
6 Chris Mariconda. I live at 19 Ramsey Street. My
7 property directly backs up to the office.
8 - - -
9 CHRIS MARICONDA, after having
10 been first duly sworn, testified as follows:
11 - - -
12 MR. COLLINS: Spell your last name.
13 MS. MARICONDA: M-A-R-I-C-O-N-D-A, 19
14 Ramsey Street. Directly behind the front of the
15 building of the office.
16 CHAIRMAN: Your question of this
17 witness?
18 MS. MARICONDA: I'm very concerned
19 about the asbestos and if I can just put my glasses on
20 because I wrote notes as I was going along. First,
21 I'd like to start off by asking what is the typical
22 process of -- I understand you're going to remove the
23 asbestos beforehand, but when it's time to do
24 demolition on the buildings, what is the process of
25 taking those buildings down? I know in Manhattan they

1 will blow them up and they come falling down
2 immediately. Are you going in with a tractor and
3 pulling everything apart one by one? I just want to
4 get an idea.
5 MR. ZWINGLE: This is after the
6 asbestos is removed, after the list of things I've
7 talked about is taken care of and we are at a point in
8 time we actually start to remove the structure,
9 itself. Most commonly I see a large excavator come in
10 and just start ripping away. It can be done in small
11 pieces to minimize noise and to do in small sections,
12 which will probably be the case here because the
13 residences are so close. So an excavator will come in
14 and pull down a small piece. It's almost like
15 surgical.
16 MS. MARICONDA: I just want to get a
17 feel of what the process was because my thing is how
18 long is this thing going to go on? He's pulling it
19 apart and what if there is more asbestos in there that
20 you did not detect to remove what would happen with
21 that if there is more in the area.
22 MR. ZWINGLE: We do know most of the
23 asbestos on the property other than the friable
24 asbestos insulation is in floor tiles and they are 9
25 by 9s and 12 by 12s and a lot of mastic and a lot of

1 the roofing materials in the office building. Some of
2 the site has asbestos behind it. After the known
3 asbestos is removed, if we see any of these items like
4 floor tiles during demolition that weren't picked up
5 by the asbestos abatement contractor, we segregate
6 these and stockpile them and have them shipped offsite
7 for disposal.

8 MS. MARICONDA: I know you're looking
9 and the town is looking to do this as soon as
10 possible. I would like to have nothing more than to
11 have those ugly eyesores out of my backyard. However,
12 I'm opposed to what's happening afterward. That's
13 neither here nor there. My concern is that, one, when
14 you start taking this down what time of year are you
15 looking at? The thing is, where we sit our
16 neighborhood is in the worst part. It couldn't be in
17 a worst location because those are northwest winds
18 that blow from where that office complex is that
19 brings the wind right into Ramsey and all the
20 surrounding areas down to Newberry. Then if it's on a
21 summer day you have the southeasterly winds, it's
22 going to come from demolishing the warehouse on Radel
23 Street. So no matter what, we're in a V and we're
24 caught in the winds in the crossfire.

25 Somebody mentioned a tent and I like

1 the idea of a tent, although I know asbestos, if there
2 is any, how long does it take to get out, how long
3 does it last in the air?

4 MR. ZWINGLE: If it were to get into
5 the air it would just blow in the wind. It would blow
6 into the wind until something stops it, but a lot of
7 the buildings, I think in the large building, that's,
8 basically, a steel structure. The steel would be
9 taken down and recycled. It's not going to be a
10 gigantic mess.

11 MS. MARICONDA: Both buildings are
12 steel inside?

13 MR. ZWINGLE: The former Weyerhaeuser
14 building and if you go inside that big warehouse it
15 is.

16 MS. MARICONDA: But the office?

17 MR. ZWINGLE: I don't know.

18 MR. RODZINAK: The office is steel and
19 concrete.

20 MS. MARICONDA: But the files were
21 found in the office complex behind Ramsey.

22 MR. ZWINGLE: There's asbestos in both
23 buildings.

24 MS. MARICONDA: My next question,
25 you're going to take out the piles and any other

1 asbestos that's removed is it one of the things, you
2 know, coming back to the well, I mean, wouldn't they
3 water down after removing the asbestos and wouldn't
4 the water ultimately hit the ground and then could
5 flow into those wells and contaminate them? When you
6 remove asbestos, you hose it down to keep the dust
7 down?

8 MR. ZWINGLE: I don't think so. Like I
9 said before, I'm not an expert in asbestos. I think
10 what they do is if they have friable asbestos it's
11 done inside a tented area.

12 AUDIENCE MEMBER: I'm sorry, but you
13 can't --

14 CHAIRMAN: Let him answer.

15 MR. COLLINS: No one else can speak
16 right now, except the witness and questioner.

17 MS. MARICONDA: I understand some
18 residents got registered letters about tonight's
19 meeting. My house is within 200 feet of the property.
20 I have pictures. I can show you that property. And
21 I'm glad that they are doing something about it,
22 finally, but I have pictures on my phone that show
23 that grass. It's a shame that they have the guy just
24 come and mow it twice a year and he has to go through
25 three feet of grass, but in any case, in any event, I

1 did not get a letter and I want to know if you are --
2 how are we going to be notified of each and every
3 procedure that's going on with this building? I got
4 no registered letter and I work from home, I might
5 add, with the exception of today.

6 MR. LINNUS: First of all, we purchased
7 our list from the municipality and we paid them \$10
8 and they are responsible to give us a list.

9 MS. MARICONDA: I've been a resident
10 for 20 years living right there.

11 CHAIRMAN: He's checking.

12 MR. LINNUS: Again, your address,
13 ma'am?

14 MS. MARICONDA: 19 Ramsey Street.

15 MR. LINNUS: We do have proof that we
16 sent notice to Kenneth and Chris Mariconda, 19 Ramsey
17 Street, Bridgewater, New Jersey. Our obligation is to
18 send you notice certified mail. Whether you pick it
19 up or not, it's not our problem.

20 MS. MARICONDA: And it came regular
21 U.S. Postal?

22 MR. LINNUS: Certified.

23 MS. MARICONDA: I'm not the only one on
24 Ramsey Street and --

25 MR. COLLINS: The only obligation of

1 the applicant is to send by certified mail the notice
2 of the people on the list. Your name is on the list
3 and their obligation was to send it by certified mail.
4 That does not necessarily mean it got received by you,
5 but Mr. Linnus has just produced the white receipt
6 from the post office confirming that it was mailed.

7 Just to help you understand this is the
8 hearing and so the hearing has been noticed and this
9 is the process that involves notice of hearing and if
10 the hearing continues after tonight, the board will
11 declare what night it's being carried to and you'll be
12 told what night it's being carried to, if it's still
13 continuing and a date certain. It will not be further
14 notices of this particular applicant's hearing.

15 COUNCILWOMAN ROSE: If memory serves me
16 correctly, I believe Scarlett mentioned something
17 about Chris Poulsen being able to provide regular
18 reports on the status of this work.

19 MS. DOYLE: As it relates to certain
20 aspects, we can -- I've never heard of a developer
21 that actually comes and tells us every single phase of
22 what they are doing. We do have site inspectors,
23 engineering inspectors. We can try to make
24 arrangements to have something so that at least the
25 public would be aware of what's being done they would

1 have to call the town hall or we would put it on the
2 website. We'll work something out.

3 CHAIRMAN: That's the reason why I
4 asked before about the notice if you'll find something
5 it will be done that's part of the public record.

6 MS. MARICONDA: I would appreciate
7 that. We need to know what's going on with this.

8 CHAIRMAN: There are established rules
9 of what a contractor needs to notify and not needs to
10 notify and there are inspectors and engineers that do
11 that.

12 MS. MARICONDA: I'm well aware of
13 remediation and all that. I had an oil tank on my
14 property that was in ground and I don't know somehow
15 they were able to build my property and put that 275
16 oil tank in the ground, which ended up leaking and
17 come to find out 275s should never go in the ground to
18 begin with, but I bought the house and it was sold to
19 me that way, but I remediated and went through the
20 process. So I'm very familiar.

21 CHAIRMAN: Any other questions?

22 MS. MARICONDA: No, just keep us in the
23 loop. Thank you.

24 CHAIRMAN: Anyone else?

25 - - -

1 JOEL KORDZIKOWSKI, after
2 having been first duly sworn, testified as follows:

3 - - -

4 MR. KORDZIKOWSKI: Joel Kordzikowski,
5 27 Field Street.

6 MR. COLLINS: Spell your last name,
7 please.

8 MR. KORDZIKOWSKI:
9 K-O-R-D-Z-I-K-O-W-S-K-I. I think I heard you say
10 you'll start to remove the oil tank in two weeks?

11 MR. ZWINGLE: Yes, that's true.

12 MR. KORDZIKOWSKI: Is the extermination
13 of the rodents going to start before that? Because
14 once their habitat is disturbed, they are going to
15 start looking for other places.

16 MR. ZWINGLE: Well, I think we need to
17 hire -- as soon as we can we'll start hire a rodent
18 company.

19 MR. KORDZIKOWSKI: Soon as we can,
20 after or before two weeks?

21 MR. RODZINAK: There is no requirement
22 for trap and baiting for oil tank removal. For
23 building structures, yes. Especially because of the
24 size of the tank he has to do a closure to the DEP for
25 tank because I imagine it's a registered --

1 MR. ZWINGLE: Yes, we registered tank.

2 MR. RODZINAK: Taking a permit out from
3 us also so that we follow up to make sure that if his
4 report is going to show if there is any holes or
5 contamination we're going to look and see if there is
6 any holes in the tank, but there is no requirement for
7 tank removal to have trap and baiting done. Only
8 structures.

9 MR. KORDZIKOWSKI: Is the tank inside
10 of one of the buildings?

11 MR. ZWINGLE: No, it's outside.

12 MR. KORDZIKOWSKI: The route for the
13 disposal of the demolition material, what route is
14 that going to take? Is it going to go through the
15 neighborhoods?

16 MR. ZWINGLE: I don't know the route.

17 COUNCILWOMAN ROSE: Your question was
18 whether or not materials that are being removed are
19 going through the neighborhoods and your response was,
20 sir? I didn't hear it.

21 MR. ZWINGLE: I do not know the route.

22 I would assume the construction materials would be
23 going offsite in tandems. I think that's one of the
24 main ways to egress and ingress from the site.

25 COUNCILWOMAN ROSE: Are we permitted to

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1 put some restrictions on that?

2 CHAIRMAN: Scarlett, can you just

3 confirm all the construction, all the demolition

4 everywhere else as of right now would go back and

5 forth through that current main street, which is not

6 the neighborhood?

7 MS. DOYLE: That's on my list. The

8 plans will have to reflect that. It's in my report

9 because the plans seemed to indicate there might be a

10 tracking pad in a different location, but that was

11 before this issue of the light of not having that

12 access available and so my report does reflect all

13 construction, everything will have to go through that

14 main street access.

15 MR. KORDZIKOWSKI: Would it be some

16 sort of guarantee because when Weyerhaeuser were

17 there. They weren't supposed to come through

18 neighborhoods, but they did. We had to keep calling

19 the police and filing a complaint.

20 CHAIRMAN: I think where we're at now,

21 that would be a requirement of the applicant.

22 MR. KORDZIKOWSKI: Okay. No further

23 questions.

24 - - -

25 JOHN BAUER, after having been

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1 first duly sworn, testified as follows:

2 - - -

3 MR. COLLINS: Please state your name

4 and address.

5 MR. BAUER: John Bauer, B-A-U-E-R. My

6 address is 33 Manville Boulevard. It's my

7 understanding that you said earlier that you'll now

8 proceed with more ground bore samples before you do

9 anything else?

10 MR. ZWINGLE: Yes, that's correct.

11 MR. BAUER: What type of equipment is

12 it that comes down to do that work? Is it a truck?

13 Is it going to take that main road? Is it handheld

14 equipment?

15 MR. ZWINGLE: It would either be -- I

16 have to sit down and develop a sampling and testing

17 plan, but it's likely that it would consist of a

18 drilling rig.

19 MR. BAUER: Similar to a water well

20 type of drill.

21 MR. ZWINGLE: Similar, but not that

22 big. It would be a rig that we would have hollow stem

23 augers on. We would drill down.

24 MR. BAUER: Since most of that property

25 is asphalt what are we going to do to keep the asphalt

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1 dust down while they are doing that drilling?

2 MR. ZWINGLE: There shouldn't be any

3 significant asphalt dust. It only makes a hole ten

4 inches in diameter.

5 MR. BAUER: That's all the questions I

6 have.

7 MR. COLLINS: You said you probably

8 will use a drill rig, but I think you had said before

9 you might use a backhoe. So it could be either; is

10 that right?

11 MR. ZWINGLE: That's correct.

12 MR. COLLINS: Would you have the same

13 opinion about test pit by a backhoe?

14 MR. ZWINGLE: Yes, even if we come in

15 with a small excavator, it's not going to create a

16 significant amount of dust.

17 MR. COLLINS: The removal of the UST is

18 likely to occur before you do any soil borings or test

19 pits of soil you're trying to get that out of the

20 ground as soon as possible. Is that your

21 understanding?

22 MR. ZWINGLE: Yes.

23 MR. COLLINS: Stay on course with that

24 please.

25 CHAIRMAN: Any other questions from the

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1 public?

2 - - -

3 ANGELA BODINO, after having

4 been first duly sworn, testified as follows:

5 - - -

6 MR. COLLINS: Please state your name,

7 address and spell your last name.

8 MS. BODINO: My name is Angela Bodino.

9 I live at 21 Dear Run drive in Bridgewater. So I'm

10 not really directly affected, but I'm just wondering

11 if somehow.

12 MR. COLLINS: How do you spell your

13 last name?

14 MS. BODINO: B, as in boy, O-D-I-N-O.

15 MR. COLLINS: Thank you.

16 MS. BODINO: I'm wondering if a

17 decision has already been made.

18 MR. COLLINS: No, you have to aim your

19 questions at the testimony. We're at the questions of

20 this witness. So if you have any questions for the

21 LSRP --

22 MS. BODINO: Is it likely that given

23 all of the contamination involved in this site and the

24 fact that people have been living there and no one has

25 been concerned is it possible that now we know how

1 contaminated this area is that possibly the developer
2 will decide it's not really a good idea to have a
3 building with residents dwelling there. It's so
4 complicated. It's so systematically troubling.

5 MR. ZWINGLE: We've done an extensive
6 study, file study, looking at all the existing
7 document that are applicable to this property. We
8 haven't found anything which suggests the site is
9 contaminated other than the items that I've pointed
10 out, like the underground storage tank, the asbestos.

11 MS. BODINO: That's a lot.

12 MR. ZWINGLE: We have no evidence to
13 suggest that the soil is contaminated.

14 MS. BODINO: How long have those
15 buildings been there?

16 MR. ZWINGLE: I have to look at my
17 report.

18 MS. BODINO: Because I think we're
19 looking at the past when we were not as aware of the
20 problem of contamination. We were more casual about
21 it. Now we're more aware. I'm wondering if that's
22 being taken into consideration.

23 CHAIRMAN: And I think that's exactly
24 what we're talking about here and exactly the steps
25 that we're putting in place to make sure further

1 masks and they moved the soil, which if you were ever
2 at the site you see this huge black mound that's
3 covered with plastic and periodically, the guys in the
4 -- what's the ones that -- not the ATM -- the
5 four-wheel drivers.

6 MR. ZWINGLE: ATVs?

7 MS. HARCAR: ATVs. Thank you. With
8 gas masks are up there patrolling. Now with all this
9 kind of construction going on I'm assuming that some
10 of this soil is going to be interrupted and now I
11 never was aware about this water table, but since
12 everything is flowing down there this can create a
13 real problem because they were supposed to remove that
14 soil and they never did and they removed like 1/100
15 and it sits there now.

16 MR. ZWINGLE: Where is this site where
17 this activity occurred?

18 MR. COLLINS: Can you point it out on
19 A-1? You're saying on the property itself --

20 MS. HARCAR: Yes, I assume. The 18
21 acres is owned by a company?

22 MR. LINNUS: Eden Wood Realty.

23 MS. HARCAR: This is Newberry and this
24 is Pave Rite and that's part of their building. They
25 don't have the Superfund cleanup on there. So it's

1 samples are taken and the township engineer will be
2 notified if there are anything of that nature found
3 and we'll deal with that at that point once we know
4 for sure whether or not it's there.

5 MS. BODINO: Whether or not it's
6 viable?

7 CHAIRMAN: We wouldn't even go there
8 yet as Mr. Collins said. We'll take it one step at a
9 time.

10 MS. BODINO: Thank you. It's
11 troubling. To listen to Scarlett, I have a lot of
12 confidence. Thank you.

13 CHAIRMAN: Thank you. Any other
14 questions?

15 - - -
16 A R L E N E H A R C A R, after having
17 been first duly sworn, testified as follows:

18 - - -

19 MR. COLLINS: State your name.

20 MS. HARCAR: Arlene Harcar,
21 H-A-R-C-A-R. 34 Field Street.

22 CHAIRMAN: Your question?

23 MS. HARCAR: Are you aware that in 1990
24 they had a Superfund cleanup? The Federal government
25 came in with the men with the white suits and the gas

1 not coming off of Manville Boulevard. I don't see it,
2 but it's around here. It's in between Newberry and
3 Manville Boulevard even though that is showing the
4 Pave Rite.

5 MR. LINNUS: Let the record reflect
6 that the lady is pointing to an offsite condition
7 that's not within the boundaries of the property that
8 we're seeking to develop.

9 MS. HARCAR: When you have all this
10 development here it's not going to effect over here
11 even though that's not what the realty company owns
12 there will be no repercussions when you're doing all
13 that type of work and we already know that the water
14 table flows this way? Did you know about the 1990
15 Superfund cleanup?

16 MR. ZWINGLE: No, I did not.

17 CHAIRMAN: It's not on this property.
18 So the only thing the applicant is required to examine
19 is this immediate property. That's why we're asking
20 you to point it out so the township could take a look
21 at that.

22 MS. HARCAR: Will the township take a
23 look at that?

24 CHAIRMAN: We'll probably through the
25 course of application we'll talk about drainage and

1 we'll talk about runoff, we'll talk about things like
2 that and often times a site like this if my
3 professional engineers want to correct me they can,
4 but a site like this, has so much macadam on it, it's
5 not going to be as much and it will be a retention
6 basin and drainage. It will actually be an
7 improvement of runoff that goes off the property.
8 We'll get to all that drainage before. There is a lot
9 to discuss yet and that's one of it would be offsite
10 types of impacts or not. Any other questions?

11 - - -
12 ROBIN GUARINO, after having
13 been first duly sworn, testified as follows:
14 - - -

15 MS. GUARINO: My name is Robin Guarino,
16 G-U-A-R-I-N-O. I live at 625 Second Street. My first
17 question is, if vapors or dust does travel, how would
18 you notify people because obviously, that's something
19 that people would need to know immediately? What
20 would do you have in place to do something like that?

21 MR. ZWINGLE: Vapors or dust, is that
22 what you're asking about?

23 MS. GUARINO: Let's address them both.

24 MR. ZWINGLE: Well, during construction
25 typical things that are used to monitor for that, we

1 put dust monitors on the downwind part of the site.
2 That would monitor dust particularly with residents so
3 close to construction activities there would be
4 actions taken to make sure that there was no dust by
5 watering down the ground.

6 MS. GUARINO: I understand things to be
7 done, but if they fail how do you notify the public of
8 the danger that exists?

9 MR. ZWINGLE: Well, the dust monitor
10 that I was referring to provides a continuous
11 recording of data that it receives and we use the dust
12 monitor to determine the effectiveness of our dust
13 control during construction. If the instruments are
14 showing it's picking up dust, then that tells us that
15 we need to improve the dust control onsite. You're
16 kind of getting beyond me here, but I suppose we could
17 put in place some kind of a notification program, but
18 as far as the dust is different than vapors. Dust is
19 little particulate, for instance, silt mixed in with
20 the soil. Vapors are molecules that are released when
21 you excavate a pocket of soil containing gasoline that
22 is monitored using different types of test equipment
23 and in the event we were to uncover soil that had a
24 lot of organic vapors in it, what we would do is, we
25 would immediately stop construction and remediate the

1 soil.

2 MS. GUARINO: I understand the process.
3 I believe you explained that clearly enough. I'm
4 still concerned about if something occurs within, I
5 mean, I don't live as close as some of these people
6 do, I think it should be something in place that
7 people will be notified right away.

8 CHAIRMAN: I think what we said before
9 as the demolition or as the testing takes place, they
10 will be working with the township engineering
11 department. If any of this is found it will be
12 documented. That's all public information that can be
13 gathered and that Ms. Doyle has indicated she will be
14 working with the counsel interested in this based on
15 the questions of Councilwoman Rose with the applicant
16 to make sure everything significant would be captured
17 in the township and you know, the township is -- you
18 guys have access to all the information the township
19 has. Ms. Doyle will work on how best to do that. But
20 there isn't going to be a monthly, weekly report out
21 to the general public. It's not required by law.

22 MAYOR HAYES: Chairman, I want to make
23 a quick statement. There is a process already in
24 place that we have as the township a hazardous
25 preparedness plan, so that as things are uncovered

1 that are out of the ordinary there has to be a
2 notification to our health officer. It would be as if
3 today something occurred where hazardous material was
4 released, it's not supposed to, it's going down the
5 road. It's not supposed to happen, but if it does
6 happen people, the police department knows if it was
7 an accident. They notify the health department. They
8 notify Mr. Poulsen. He already has a process that
9 determines predetermined what is the risks and what
10 notifications are required to parallel those risks.
11 So that beyond Mr. Zwingle, who has the licensed
12 responsibility to indicate if something is found to
13 notify the town, then the town has procedures and the
14 state has procedures for notifications depending upon
15 what is found. So much of the backdrop is in place.
16 I want to make that --

17 MS. GUARINO: The responsibility ends
18 up in you're lap because you already have that
19 responsibility?

20 MAYOR HAYES: Yes, that responsibility
21 already exists to notify people when a hazard exists.
22 We thought about it in advance. There's a procedure.
23 What is the level of the hazard and who needs to be
24 notified by when.

25 MS. GUARINO: One other question, which

1 doesn't personally have to do with me, but because I
 2 was my question has to do with the question asked
 3 prior and has do groundwater and wells. I know a lot
 4 of times when companies are coming in and they want to
 5 the do something just to for good communication with
 6 the community or I'm not coming up with the right
 7 wording, but would they be willing to assist the
 8 people who do have wells to test their water now and
 9 maybe, see that it's okay and then once their process
 10 is done repeat that for them? Let's say goodwill. I
 11 know it's not required. But I'm just saying, you
 12 know, obviously people are concerned about it. I
 13 don't think -- I don't know how many there are, but
 14 wouldn't that be something that would be a wise thing
 15 to do?

16 MR. ZWINGLE: I would think I would
 17 defer to the health department on that one.

18 MS. GUARINO: I don't know if it's them
 19 or the people who are actually looking to build or
 20 maybe, just feel like it wouldn't even be necessary
 21 now and that maybe, if you did find something and it's
 22 close enough to the neighborhood you realize it's a
 23 high enough risks it would be dealt with and taken
 24 care of for them? Anybody? I'm not saying that's
 25 your question to answer.

1 MAYOR HAYES: The township currently
 2 provides well testing. It's either free or minimal
 3 charge, \$15, so people can come if they wish to and
 4 they can do it after, also.

5 MS. GUARINO: I'm just throwing it out
 6 there. Thank you.

7 CHAIRMAN: Thank you. Other questions
 8 of this witness?

9 - - -

10 CESAR CARRANZA, after having
 11 been first duly sworn, testified as follows:

12 - - -

13 MR. COLLINS: Please state your name
 14 and address.

15 MR. CARRANZA: Cesar Carranza, 24
 16 Ramsey Street.

17 MR. COLLINS: Spell your last name.

18 MR. CARRANZA: C-A-R-R-A-N-Z-A. I know
 19 the process that's going to happen with the
 20 demolition. I know everything about it and what they
 21 going to do is open a can of worms because you're
 22 going to have to find all kind of hazards on the site,
 23 but I'm wondering how many hours a day you guys
 24 planning to work? You guys planning on work on
 25 weekends, Saturdays? Are you going to be able to work

1 at your own pace? I don't think nobody in the
 2 neighborhood want to hear it on the weekend.

3 MR. ZWINGLE: I'm not the one to be
 4 answering that question on the construction schedule.

5 MR. FORSYTHE: The township has
 6 specific construction timeframes. Seven o'clock in
 7 the morning to six p.m. during the week, less hours on
 8 the weekends. The weekends have to be pre-approved by
 9 the township engineering department, so they can't
 10 just work whenever they want.

11 MR. RODZINAK: No municipal holidays.
 12 No Sundays unless, again, they get pre-approval for
 13 it. Saturdays, eight to four with pre-approval.

14 MR. CARRANZA: About the hazard
 15 materials, we're going to have one of those going
 16 east, south, north and west because I know the process
 17 if the wind blows toward our houses you're going to
 18 have to stop the construction, right?

19 MR. ZWINGLE: Yes.

20 MR. CARRANZA: We're going to have
 21 around our house --

22 MR. ZWINGLE: Can you repeat your
 23 question?

24 MR. CARRANZA: Where are monitors going
 25 to be working behind our houses? Like I said, we live

1 on Ramsey Street.

2 MR. ZWINGLE: We're going to put
 3 together a work plan to be followed during
 4 construction. We already have a health and safety
 5 plan, which will include a lot of the procedures that
 6 we follow during the construction and I'm not sure if
 7 this will be part of the health and safety work plan,
 8 but there will be a written plan developed describing
 9 the construction activities if contamination is
 10 discovered during the activities.

11 CHAIRMAN: I thought your question was
 12 also where are the wind monitors going to be located
 13 and are they going to be on each side of the property
 14 so if the wind changes direction your indications will
 15 continue to be accurate.

16 MR. ZWINGLE: That would be described
 17 in the work plan and health and safety plan. The
 18 monitors can be placed anywhere, basically, an
 19 automatic setup. Usually, we just place them on the
 20 upgrade end and downgrade end side of the property,
 21 but if the area is known for wind shifts, changing
 22 winds, we can put -- if the monitors were placed
 23 between the site and residences that's the main
 24 concern, right?

25 MR. CARRANZA: Right.

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1 MR. ZWINGLE: We could put one on Radel
 2 Avenue and a couple at the other end of the property.
 3 MR. FORSYTHE: Again, the state has
 4 specific requirements to measure that and to make sure
 5 the contamination does not bother anybody. So they
 6 will be following the states rules with regards to
 7 that asbestos.
 8 CHAIRMAN: And given their residence to
 9 the east, west and north, you know I think it will be
 10 pretty well monitored, at least the wind.
 11 MR. CARRANZA: Thank you.
 12 CHAIRMAN: Any further questions of
 13 this witness? Hearing none, we'll take a five-minute
 14 recess and come back and start at 9:20 with the next
 15 witness.
 16 - - -
 17 (At which time a short recess was
 18 taken.)
 19 - - -
 20 CHAIRMAN: Counsel, your next witness.
 21 MR. LINNUS: Thank you very much,
 22 Chairman, members of the planning board, members of
 23 the public, Tom Brennan.
 24 - - -
 25 T O M B R E N N A N, after having been

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1 previously sworn, testified as follows:
 2 - - -
 3 MR. COLLINS: He's already sworn and
 4 we've never met Mr. Brennan. I don't think. So if
 5 you'd like to do a quick summary of his qualifications
 6 that would be good.
 7 MR. LINNUS: Absolutely. Mr. Collins,
 8 would you give the board members and members of the
 9 public your education and professional background and
 10 qualifications and experience.
 11 MR. BRENNAN: Sure thing. I have a
 12 bachelor of architecture from New York Institute of
 13 Technology and I am a licensed architect in the State
 14 of New Jersey. By the way, I was a native here and I
 15 still own property here. Even though it says Plano,
 16 Texas I'm a Jersey boy, per se. But I do have a
 17 bachelor of architecture from New York Institute of
 18 Technology. I'm licensed in the State of New Jersey
 19 and have performed many architectural services in the
 20 residential and multifamily arena for numerous clients
 21 throughout the state. I would venture --
 22 MR. LINNUS: Have you testified at
 23 planning board proceedings in the State of New Jersey?
 24 MR. BRENNAN: Yes, many.
 25 MR. LINNUS: You want to give the board

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1 members and the public a sampling of the projects that
 2 you've been involved in that are similar to the
 3 project that we're proposing tonight?
 4 MR. BRENNAN: Ones that come to mind
 5 with the attached garages are a project in Howell
 6 called Verdana. There is a project up in Florham Park
 7 and Cedar Grove that was very similar to this one.
 8 We've also done obviously three and four stories and
 9 mid rise and urban-type projects, but there's probably
 10 20 to 25 projects that are of similar nature like this
 11 that we've done through the state.
 12 MR. LINNUS: Again, you are a licensed
 13 registered architect in the State of New Jersey,
 14 that's correct.
 15 MR. BRENNAN: That's correct.
 16 MR. LINNUS: I would move his
 17 qualifications.
 18 MR. COLLINS: We'll confirm for the
 19 record Mr. Brennan's qualifications as a licensed
 20 architect are recognized and accepted by the
 21 Bridgewater Planning Board. Please go ahead,
 22 gentlemen.
 23 MR. LINNUS: Tom, were you retained by
 24 the applicant, the redeveloper, to prepare the
 25 architectural plans that are before the board this

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1 evening?
 2 MR. BRENNAN: Yes, I was.
 3 MR. LINNUS: I want to direct your
 4 attention to the site and I think we have an exhibit,
 5 a rendering that you may be referring to later. You
 6 want to mark that A-2?
 7 MR. BRENNAN: Sure.
 8 MR. COLLINS: That will be A-2 in
 9 evidence.
 10 - - -
 11 (At which time, a rendering was
 12 received and marked as A-2 for identification.)
 13 - - -
 14 MR. LINNUS: Put today's date on that
 15 please.
 16 MR. COLLINS: While you're up there, do
 17 the next board.
 18 MR. LINNUS: While you're up there,
 19 mark that exhibit.
 20 MR. COLLINS: A-3 describe what that
 21 is.
 22 MR. BRENNAN: A-3 is an exhibit that
 23 shows the five-unit building that's proposed on the
 24 site. It shows the elevations and it also shows the
 25 floor plans.

1 - - -
 2 (At which time, a rendering of a
 3 five-unit building was received and marked as A-3 for
 4 identification.)
 5 - - -
 6 MR. LINNUS: A-4.
 7 MR. BRENNAN: A-4 would be the ten-unit
 8 building that is proposed on the site.
 9 - - -
 10 (At which time, a rendering of a
 11 ten-unit building was received and marked as A-4 for
 12 identification.)
 13 - - -
 14 MR. LINNUS: Finally, A-5.
 15 MR. BRENNAN: A-5 would be the
 16 community center clubhouse and the proposed
 17 maintenance building.
 18 - - -
 19 (At which time, a rendering of the
 20 community center clubhouse and proposed maintenance
 21 building was received and marked as A-5 for
 22 identification.)
 23 - - -
 24 MR. LINNUS: Tom, you want to begin by
 25 describing what were proposing by way of architectural

1 treatment of the site?
 2 MR. BRENNAN: Sure. If I can point to
 3 the site plan, the engineer will actually go through
 4 this at length later on, but obviously, the site as
 5 it's proposed coming off the main road there are --
 6 MR. LINNUS: For the record, you are a
 7 referring to A-2?
 8 MR. BRENNAN: That's right. I'm
 9 referring to A-2. The clubhouse area is the first
 10 building that is proposed there and then there is a
 11 series of five-unit buildings, which is what we have
 12 here as exhibit A-3 and that five-unit building is
 13 comprised of five-unit buildings that consist of one
 14 bedroom, two bedrooms and they each particular
 15 building has three garages to it and there is a ground
 16 floor unit, which in this particular unit happens to
 17 be a two bedroom and then on the second floor there
 18 are two bedroom units that are the ground floor of the
 19 two-bedroom unit consist of living room, kitchen,
 20 dining and then on the second floor above consists of
 21 two bedrooms.
 22 The one bedroom unit, you would come up
 23 to the main level and have the kitchen living and
 24 dining room. It's very open. There's no walls at
 25 all. It's a nice open space, open plan, a lot of

1 light. So these units are designed in a way of
 2 enjoyable living. Of course, the one bedroom would
 3 have a bedroom with a bath and closet space on the
 4 upper floor. That primarily is the five-unit
 5 building.
 6 MR. LINNUS: The five-unit building
 7 that's depicted is consistent with the redevelopment
 8 documents?
 9 MR. BRENNAN: Yes, it is. If I should
 10 be able to relate to the elevation, the elevation is
 11 done in a traditional style that has materials.
 12 There's brick. Obviously, the red that's indicated
 13 here would be the brick and would be surrounding the
 14 whole, entire building. So it's just not in one
 15 facade. It's all the way around the building in the
 16 front, the rear and the sides and that would be
 17 depicted as a red, colonial-type brick.
 18 The siding would be in a Nantucket
 19 gray-type siding. We wanted to carry on that
 20 traditional theme and of course, there are accent
 21 colors like the shutters and things of that nature
 22 that would be black. The shingles would be a
 23 gray-type color. So it would be very consistent and
 24 all the buildings would have the same color theme. It
 25 would be not be any individual colors. It would be

1 treated as a community throughout the entire project.
 2 If I can go to the next exhibit, which
 3 was A-4, is an indication showing the ten-unit
 4 buildings. The ten-unit buildings were the ones that
 5 were closer to the railroad as I point to it on A-2
 6 and they are consistent down in the southern part of
 7 the site. Those again being the same materials and
 8 the only difference between the five units and ten
 9 units is they are attached. So as I point to it there
 10 are a set of the garages on one end and another set of
 11 garages and the units are in the middle. The two
 12 bedrooms are in the middle and of course, the one
 13 bedrooms are on the ends and you can see it gives a
 14 nice residential-type feel and that's what we were
 15 trying to obtain is more of that townhouse residential
 16 concept. If I go from there to the clubhouse --
 17 MR. LINNUS: Before we leave that
 18 exhibit A-4 is that consistent with the plans that
 19 were reviewed in the redevelopment plan?
 20 MR. BRENNAN: Yes. As we go to the
 21 clubhouse building, the clubhouse building is the
 22 first building you see when you come in. Again, it
 23 has the same materials. It has the brick and the gray
 24 siding and things of that nature. The clubhouse
 25 building is again a multipurpose-type facility, which

1 has multiple amenities. It's indoor amenities and
2 outdoor amenities. I'll let the engineer discuss the
3 outside amenities, which deal with the pool and other
4 things that are pertinent to the outside.

5 But inside you come in and you have a
6 small leasing office. You have a large multipurpose
7 room and kitchen area, a billiard area. It's an
8 exercise and fitness area, obviously, men's and
9 women's room. There's some covered areas to the rear
10 that would be facing toward the pool and there is some
11 storage area that would be used for the outdoor
12 storage in off-season.

13 Also on this particular plan, A-5, was
14 a depiction of the maintenance office. The
15 maintenance office as I point back to A-2, is this
16 little square that's at the end of this loop road back
17 here and that maintenance office is about 538 square
18 feet and it would contain an office, which is 12 by 14
19 and there's a storage space next to it and the purpose
20 of this building would be for property management. So
21 they would be able to have a property manager who
22 would be able to come to this building and that's his
23 office and workshop and whatever would be required for
24 property maintenance.

25 MR. LINNUS: Is A-5 consistent with the

1 redevelopment plan?

2 MR. BRENNAN: Yes, it is.

3 MR. LINNUS: Did you have an
4 opportunity, Tom, to review some of the staff reports
5 in conjunction with this application as it affected
6 your architectural testimony.

7 MR. BRENNAN: Yes, I did.

8 MR. LINNUS: Do you want to take the
9 board and public through those reports?

10 MR. BRENNAN: Yes, which one?

11 MR. LINNUS: First one, as Ms. Doyle's
12 report dated June 16, 2016.

13 MR. BRENNAN: As we review that report,
14 do you want me to just reference some of the
15 architectural parts of it?

16 MR. LINNUS: Just the architectural
17 parts and what you testified to in your comments with
18 respect to her report.

19 CHAIRMAN: Tell us what page and what
20 item number you're talking to.

21 MR. BRENNAN: Page three, item number
22 11, it dealt with the percentages of the affordable
23 units and basically, as it's indicated in there, we
24 are proposing for the entire project, 8 one bedrooms,
25 27 two bedrooms and 9 three bedrooms and it indicates

1 that it is compliant and the affordable units are
2 throughout the project. They are not in one building.
3 Item number 12 was referencing the 44 affordable units
4 and were in addition to there was 176 market rate
5 units of which we have 88 one bedrooms and 88 two
6 bedrooms and we are in compliance with that comment,
7 as well.

8 As we go to page five there was another
9 comment in regard to how trash was going to be
10 handled.

11 MR. LINNUS: What number is that on
12 page five?

13 MR. BRENNAN: That was number seven.

14 MR. LINNUS: How is trash proposed to
15 be handled.

16 MR. BRENNAN: The engineer will relate
17 to it on the site plan more on the operational part of
18 it. Internally, what we have is inside each garage,
19 the marked units themselves, that have garages there
20 will be an area that has a recycling area and a trash
21 bin. I'm not sure what the terminology is, if it's a
22 robocan, but the largest one is like a 30 by 30. It
23 could be a 22 by 28, but we have provided enough room
24 for these.

25 Also, the units that do not have the

1 garages we have individual trash areas as I refer to
2 it and point to it by the garages here and those would
3 have the trash and recycling in that room, per se and
4 the room is like a five by five and basically, you
5 would have your cans in there and you would roll them
6 out like everyone else would on trash day.

7 MR. LINNUS: It would all be within the
8 confines of the building or the garage?

9 MR. BRENNAN: That's correct.

10 MR. COLLINS: Can you just explain how
11 a person who lives in the apartment would get their
12 closet or area where their non-garage disposal storage
13 is.

14 MR. BRENNAN: Sure. If you lived in
15 the upper unit, for instance and you would come down
16 the stairs and you would exit the building and then
17 you would walk over to your trash area and you would
18 open the door and you would put your trash in the
19 robocan inside the trash area.

20 MR. COLLINS: Would you share that door
21 with other tenants?

22 MR. BRENNAN: No, because the other
23 tenants -- if you had a garage area you would be
24 putting your trash in your garage and if you are out
25 one of the two units that don't have the garage, this

1 room would be your room. It would be your private
2 trash room that would be put in your lease that you
3 would be leasing trash room number one in building so
4 and so and that's your room.

5 MR. COLLINS: It would have its own
6 locking door from the outside?

7 MR. BRENNAN: Yes.

8 MR. FORSYTHE: The storage area showing
9 the garage are the trash areas you're talking about?

10 MR. BRENNAN: Yeah.

11 MR. FORSYTHE: The concept is,
12 basically, each tenant takes care of the storage of
13 its own garbage, it's own container, in its own garage
14 or closet space; correct?

15 MR. BRENNAN: Yes.

16 MR. COLLINS: There will be no need at
17 all for a common dumpster and common recycling
18 exterior enclosed area. That's your opinion?

19 MR. BRENNAN: Yes.

20 CHAIRMAN: Other than the clubhouse I'm
21 assuming --

22 MR. BRENNAN: Let me go back to that
23 because there is an area there as I go back and point
24 to A-5 again, there is an area very similar to what
25 we're proposing for the apartments that would be a

1 trash area for the operations of the clubhouse they
2 would then put their trash and recycling in that
3 particular room and then again, that would be on trash
4 day be brought out to the curb like some of the other
5 ones would be. It's not anticipated that a clubhouse
6 of this nature would get a lot of trash.

7 CHAIRMAN: I would imagine when its
8 events in that multipurpose room it would be, right.

9 MR. BRENNAN: Yes. Other items that
10 there was on page 13 and I think 25, basically,
11 pertains to the amenities, which I guess we really
12 would let the engineer refer to as far as the outdoor
13 amenities around the pool that we did discuss, the
14 maintenance building and did mention that the chaise
15 lounges would be in the storage area that would be
16 next to the -- and the outdoor area, there is a
17 storage area here that would have chairs and chaise
18 lounges. I guess that's pretty much about it.

19 MR. FORSYTHE: Do you have a specific
20 place for the chemicals for the pool in the clubhouse?

21 MR. BRENNAN: The chemicals for the
22 pool, would be in an outdoor area. If I can point to
23 where the pool is on the southwest corner, there is a
24 little notch in there. I'm not sure if it's depicted.
25 It would be where the chemicals and the pool pump

1 would be there and they would fence that I'm sure the
2 engineer would refer to the details of that fencing
3 and screening of chemicals.

4 MR. LINNUS: Item 29, there is a
5 recognition that the architecture of the clubhouse is
6 compatible with the theme of the complex and the
7 maintenance building is compatible with the theme of
8 the complex; is that correct?

9 MR. BRENNAN: That is correct.

10 MR. LINNUS: Are there any other items
11 in any of the reports that you would like to address?

12 MR. BRENNAN: The only other one was
13 the report of June 20th.

14 MR. LINNUS: Before we get to that, Ms.
15 Doyle points out starting on page 16 she provides a
16 summary of market and affordable units. The market
17 and affordable units that you testified to are in the
18 plans with the bedroom mix complies with the
19 redevelopment plan requirements, correct?

20 MR. BRENNAN: That is correct. There
21 is a whole matrix of where they start. I believe,
22 they don't start until building A. Building A is the
23 market rate and it would be the first seven buildings
24 and it relates in the matrix you receive it spells out
25 what buildings get what percentage of ones and twos

1 and threes affordable units.

2 MR. LINNUS: Are there any other
3 reports that you want to comment on?

4 MR. BRENNAN: You know, basically, the
5 one township report here that was dated June 20th.

6 MR. LINNUS: An engineering report
7 dated June 20, 2016.

8 MR. BRENNAN: Yes, and on page three
9 and item number seven it was identified there, as you
10 know my opinion with the 220 units that we're
11 proposing would the clubhouse building be sufficient.
12 Yes, the rule of thumb in doing this for many, many
13 years, 20 something years, it's about ten-square feet
14 per unit that's required for amenity and clubhouse
15 type facilities. So that would be a little over 2000
16 square feet, 2200. We're providing 2800 square feet.
17 So yes, that would be sufficient for this.

18 And item number eight had referenced
19 the fact would the clubhouse building be available to
20 people outside of the community and no, it would not
21 because the clubhouse would only be available for the
22 residents of this community and so, therefore, if you
23 wanted to go to the clubhouse, if you wanted to
24 exercise in the fitness area or shoot pool in the
25 billiard area, yeah, if you were a member of the

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1 community and you lived there, yes, you would be able
 2 to, but it would not be open to the general public to
 3 just come to this clubhouse facility.
 4 We did talk about number 16 and the
 5 maintenance building and I did indicate that would be
 6 for property management and that's I think about all
 7 on this.
 8 MR. LINNUS: There is a question
 9 regarding sprinklering and that appears in the fire
 10 prevention official's report dated June 16, 2016. The
 11 question is, does the clubhouse need to be
 12 sprinklered.
 13 MR. RODZINAK: Fire suppressed, how's
 14 that?
 15 MR. BRENNAN: Yes, it would be. All
 16 the buildings being multifamily buildings, the five
 17 unit and the ten-unit building would be required to be
 18 sprinkled based on the codes in the State of New
 19 Jersey, DCA and et cetera. The clubhouse building
 20 would also be required to be sprinkled and we have
 21 sprinkler rooms and maintenance areas for each one of
 22 those buildings. Probably if I could reference to the
 23 fact that the maintenance building being only 500
 24 square feet does not require to be sprinkled. So
 25 that's the only building that's not a sprinkled

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1 building on the site. Every other building will be
 2 sprinkled on the site.
 3 MR. LINNUS: To summarize your
 4 testimony, the architectural plans that you've
 5 presented to this board and to the public are they
 6 consistent with the approved redevelopment plan?
 7 MR. BRENNAN: Yes, they are.
 8 CHAIRMAN: Just to follow up on the
 9 maintenance building, you said it's an office and a
 10 workshop. There is no storage there of lawn mowing
 11 equipment and gasoline powered?
 12 MR. BRENNAN: No. Typically, in this
 13 type of development, they contract out for lawn mowing
 14 and stuff, but for 220 units you would need a property
 15 manager, maintenance person to fix things and the
 16 office is for his office duties and the storage area
 17 is for his fixing maintenance, whatever they do.
 18 CHAIRMAN: I assume questions on
 19 fencing would go to the site engineer?
 20 MR. LINNUS: Yes.
 21 CHAIRMAN: Questions from the board?
 22 MR. LERNER: Is there any walkways so
 23 if your kids are in the southeast part walking to the
 24 pool you're not walking in the road.
 25 MR. BRENNAN: I'll defer that to the

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1 engineers since they handle all the internal sidewalks
 2 and driveways and things of that nature. I mean, my
 3 answer would be, yes, but I'll let him answer handle
 4 it since it's in their jurisdiction.
 5 MS. DOYLE: Depth of the pool, are you
 6 in charge of the pool?
 7 MR. BRENNAN: That would be part of the
 8 engineering, as well.
 9 MS. DOYLE: The next thing the
 10 discussion is number 30 in my report, G-13.
 11 Typically, the entertainment area as right off the
 12 clubhouse and you've got the area right off the
 13 clubhouse the same area as the other side of the pool
 14 we work together to perhaps keep the same area, but
 15 shift the pool just a little further back so you have
 16 a little more generous entertainment area?
 17 MR. BRENNAN: Again, with engineering,
 18 I think they would be able to accommodate that.
 19 MS. DOYLE: I'll assume it's
 20 acceptable, unless I hear otherwise. No other
 21 questions.
 22 CHAIRMAN: Any other questions from the
 23 board? I'll open the floor to members of the public
 24 who have questions of the architect.
 25 MR. KULAK: John Kulak, 13 Ramsey

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1 Street.
 2 CHAIRMAN: You're still sworn in, John.
 3 Go right ahead.
 4 MR. KULAK: Thank you. As you were
 5 talking about the matrix of different units throughout
 6 the complex and you have 220 units. How many
 7 buildings?
 8 MR. BRENNAN: There are 31 buildings.
 9 MR. KULAK: Can you tell me as you
 10 looked at the various mixes what's the maximum
 11 occupancy for this entire complex?
 12 MR. BRENNAN: There's 220 units in the
 13 entire complex.
 14 MR. KULAK: You're designing the
 15 interior floor plans, the bedrooms, living spaces and
 16 so on. Did you have in mind an optimal occupancy for
 17 each of the apartments and what does that total?
 18 MR. BRENNAN: It wasn't factored in
 19 that way. It's 88 one bedrooms and 88 two bedrooms.
 20 You could get a single occupant renting a two bedroom
 21 and you could get two people renting a one bedroom.
 22 So it all varies. It's not a straightforward answer
 23 to say that there is a certain amount of people that
 24 are going to be here at any given time.
 25 MR. KULAK: You've been doing this a

1 long time. Statistically, you must know in a complex
2 of this size with the various bedroom mixes and so on
3 what the occupancy would be if it were fully rented.

4 MR. BRENNAN: It's really up to how the
5 rental happens, you know, how it operates.

6 MR. KULAK: Is there a number that
7 would exceed the capacity to which you designed it
8 for? Is there a number of people that would live in
9 this apartment complex that would exceed the capacity
10 for which you designed?

11 MR. LINNUS: Let me respond to that
12 before Mr. Brennan does. The bedroom mix was set by
13 the redevelopment plan and we've complied with the
14 bedroom mixed required by the affordable housing units
15 as well as the market rate units. I don't think it's
16 relevant to this witness to inquire as to what a
17 maximum capacity may be. These units when constructed
18 will be like any other residential unit of a one or
19 two-bedroom variety in the Township of Bridgewater.

20 MR. KULAK: He is the architect and he
21 did design it and he's got the living spaces designed
22 and the bedroom mix that's why I'm asking what the
23 maximum capacity would be and if he can't answer the
24 question --

25 MR. BRENNAN: It based on how they

1 MR. KULAK: The garage doesn't count
2 those rooms for my trash.

3 MR. BRENNAN: No.

4 MR. KULAK: The other question I had
5 has to do with the maintenance building. It's meant
6 to being an office and tool shed. There's no
7 gasoline-containing tools or anything like that.
8 That's why it's not being sprinklered because today
9 it's all kinds of power tools.

10 MR. BRENNAN: It's not required to be
11 sprinklered because of the size of the building it's
12 so small and it's just like it's designed to be it's
13 an office a maintenance man would go there for six,
14 eight hours a day and there is a room that's adjacent
15 to it that I mean, most maintenance buildings have a
16 room that they would store stuff. It might be extra
17 light bulbs. It might be things of that nature that
18 that's what that's for.

19 MR. KULAK: As you've designed these
20 units the proximity of one unit to another and the way
21 in which they are orchestrated is that an engineering
22 question or is a question that you can address from
23 the standpoint of allowing light into the various
24 units or are they so closely packed together that some
25 won't have sunlight coming in, those kinds of

1 lease.

2 MR. KULAK: I would ask the planning
3 board to consider what the maximum occupancy of this
4 development might be because it has other impacts and
5 it would be nice to have an answer to that question.
6 You said the engineer, himself, is talking about
7 parking spaces because you were talking about garages
8 specifically. Do you know how many total parking
9 spaces there are onsite?

10 MR. BRENNAN: The engineer would know.

11 MR. KULAK: Do you know how many
12 garaged spaces.

13 MR. BRENNAN: Each building has three
14 garages so there's 96 garages.

15 MR. KULAK: That excludes the garage
16 space that's dedicated to trash collection or trash
17 container? I got a little confused there. So if I
18 have a garage, I keep my trash container in the garage
19 with my car?

20 MR. BRENNAN: That's correct.

21 MR. KULAK: And if I don't have a
22 garage, what do I have?

23 MR. BRENNAN: You would have a room
24 that's five by five to keep your recycling and your
25 trash in that room.

1 questions?

2 MR. BRENNAN: The engineer can give you
3 the dimensions of the buildings between the buildings,
4 but they are there are courtyards on all the sides. I
5 mean, there's garage driveways on one side of the
6 building and then, basically, there's entryways and
7 court ways on the other side. So if I'm looking at
8 this westerly group of buildings here, you know, this
9 side here is all open there is a driveway that comes
10 off of a drive street here, but this is open and this
11 is open. So there's plenty of room between the
12 buildings themselves. They are not real tight. The
13 engineer can attest to how I think they are 30, 35
14 feet between buildings.

15 MR. KULAK: Thank you. I know that the
16 architect was unable to answer the question as to the
17 maximum occupancy of the complex, but I would ask the
18 planning board to consider that as we look toward the
19 density of this development and the compaction of the
20 units and what the overall population increases to a
21 neighborhood that has very few homes and much more
22 sparsely developed. Thank you.

23 MR. LINNUS: The spacing between
24 buildings comply with the redevelopment plan and the
25 ordinance.

<p style="text-align: right;">Page 118</p> <p>1 MR. BRENNAN: Yes.</p> <p>2 MR. KORDZIKOWSKI: Joe Kordzikowski.</p> <p>3 Are there additional fire hydrants in the community?</p> <p>4 MR. BRENNAN: That would be an engineer</p> <p>5 question.</p> <p>6 MR. KORDZIKOWSKI: The community</p> <p>7 building, what would prevent somebody from walking off</p> <p>8 the street to go in, is there an access card for them?</p> <p>9 MR. BRENNAN: Yes, it would probably be</p> <p>10 an access card that would be required by all residents</p> <p>11 that are there.</p> <p>12 MR. KORDZIKOWSKI: I couldn't just walk</p> <p>13 in the door and walk in?</p> <p>14 MR. BRENNAN: No.</p> <p>15 CHAIRMAN: Other questions of the</p> <p>16 architect?</p> <p>17 MR. KELCO: Joseph Kelco. I have one</p> <p>18 question. You know, I have previous plans, two of</p> <p>19 them and one of them had 21 buildings and the other</p> <p>20 one had 18. My question to you is, why did you</p> <p>21 increase to 31?</p> <p>22 MR. BRENNAN: I'm not part of the</p> <p>23 previous application. So I'm only the architect to</p> <p>24 this application.</p> <p>25 MR. KELCO: I'll ask the lawyer then.</p>	<p style="text-align: right;">Page 120</p> <p>1 live in communities like this, parking for when they</p> <p>2 have parties and outside visitors that come in, I know</p> <p>3 one of the concerns we have as residents if you only</p> <p>4 have a garage and a parking space in front of your</p> <p>5 building if you have company over where are the guests</p> <p>6 going to park? So when you have something going on at</p> <p>7 the clubhouse, a big event, anniversary, whatever and</p> <p>8 you've got 25 guest coming, 50 guests, do you have a</p> <p>9 parking lot there and how many cars does it hold?</p> <p>10 MR. LINNUS: We'll let the engineer</p> <p>11 answer that. The short answer is, the parking as I</p> <p>12 understand it is compliant with the RSIS standards for</p> <p>13 a residential developer.</p> <p>14 MS. MARICONDA: Foreign to me.</p> <p>15 MR. LINNUS: The engineer would it's</p> <p>16 state standards.</p> <p>17 MS. MARICONDA: You have an engineer</p> <p>18 here? Is he going to tell us?</p> <p>19 MR. LINNUS: Probably not tonight.</p> <p>20 CHAIRMAN: Other questions of the</p> <p>21 architect any other questions from the board? No.</p> <p>22 Seeing none. Thank you.</p> <p>23 MR. BRENNAN: Thank you.</p> <p>24 CHAIRMAN: Seeing as we're past ten</p> <p>25 o'clock, I think we will carry this application to a</p>
<p style="text-align: right;">Page 119</p> <p>1 MR. LINNUS: It don't know what you're</p> <p>2 referring to, sir. You have to show me what you're</p> <p>3 referring to before I can answer that question. I</p> <p>4 think the gentleman is referring to a prior</p> <p>5 application that went to the planning board, but was</p> <p>6 not completed when the property was in the senior</p> <p>7 citizen residential zone. This application is in</p> <p>8 conformance with the redevelopment plan in terms of</p> <p>9 the number of units and the buildings. Those plans</p> <p>10 are not part of this application. They go back a</p> <p>11 number of years when I had more hair.</p> <p>12 MR. KELCO: That's fine. Is there a</p> <p>13 reason why 31 instead of 21 or 18?</p> <p>14 MR. BRENNAN: It's the application to</p> <p>15 achieve 220 units.</p> <p>16 MR. LINNUS: By way of history that</p> <p>17 plan was based on a 13 unit per acre plan, which would</p> <p>18 have yielded 240, 245 units. So there is a drastic</p> <p>19 reduction in the density between this plan and the</p> <p>20 plan that you just --</p> <p>21 MR. KELCO: More buildings.</p> <p>22 MR. LINNUS: Less units.</p> <p>23 MS. MARICONDA: Chris Mariconda, 19</p> <p>24 Ramsey Street. Sworn in already. The clubhouse when</p> <p>25 you do that when people because I have friends that</p>	<p style="text-align: right;">Page 121</p> <p>1 date that we'll decide right now rather than bring up</p> <p>2 another witness.</p> <p>3 BOARD SECRETARY: August 9th.</p> <p>4 CHAIRMAN: Is that good for you?</p> <p>5 MR. LINNUS: August 9th.</p> <p>6 CHAIRMAN: Board members, August 9th</p> <p>7 works? Good.</p> <p>8 MR. COLLINS: We will be continuing</p> <p>9 this public hearing which commenced tonight and will</p> <p>10 continue without additional notice on August 9th at 7</p> <p>11 p.m.</p> <p>12 MR. LINNUS: That's with no additional</p> <p>13 notice?</p> <p>14 MR. COLLINS: No additional notices and</p> <p>15 continue public hearing August 9th, the same place at</p> <p>16 7 p.m.</p> <p>17 MR. LINNUS: Thank you very much of a</p> <p>18 good evening.</p> <p>19 - - -</p> <p>20 (At which time the hearing concluded at</p> <p>21 10:00 p.m.)</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>

CERTIFICATE

I, LATTISA RUSSELL, a Certified Court Reporter and Notary Public of the State of New Jersey, certify that the foregoing is a true and accurate transcript of the stenographic notes of the deposition of said witness who was first duly sworn by me, on the date and place hereinbefore set forth.

I FURTHER CERTIFY that I am neither attorney, nor counsel for, nor related to or employed by, any of the parties to the action in which this deposition was taken, and further that I am not a relative or employee of any attorney or counsel in this case, nor am I financially interested in this case.

LATTISA RUSSELL, C.C.R.
LICENSE NO. 30XI00234100

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