

BRIDGEWATER TOWNSHIP PLANNING BOARD

Regular Meeting

Tuesday, August 9, 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 – present

Chairman Ron Charles – present

Councilwomen Christine Henderson-Rose – present

Tricia Casamento – present

Mayor Dan Hayes – present

Evan Lerner – present

Urvin Pandya, Alt. #1 – present

Debra Albanese, Alt. #2 – present

Others present: Board Attorney Thomas Collins, Board Engineer David Battaglia, Board Planner Scarlett Doyle, Recording Secretary Marianna Voorhees.

5. APPROVAL OF BOARD MINUTES:

June 14, 2016, Regular Meeting

July 12, 2016, Regular Meeting

July 25, 2016, Regular Meeting

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

6. MEMORIALIZATION OF RESOLUTIONS:

LAROSA BROTHERS CONSTRUCTION LLC – Foothill Estates

Block 718 Lots 160, 161 & 164

#16-014-PB, Request for Extension of Prior Approval- Preliminary Subdivision

Approved with Conditions: 7/12/16

Motion by Mr. Rodzinak; Second by Mr. Lerner, the foregoing resolution was adopted on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Mr. Franco, Councilwoman Rose, Mrs. Casamento, Mr. Lerner

NOT ELIGIBLE: Chairman Charles, Mayor Hayes, Mr. Pandya, Mrs. Albanese

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 August 9, 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 September 13, 2016 at 7:00 pm. with no additional notice required.

MEETING OPEN TO THE PUBLIC:

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 10:15 pm.

Respectfully submitted,
Ann Marie Lehberger
Secretary to the Planning Division

TOWNSHIP OF BRIDGEWATER
COUNCIL MEETING

IN RE: EDEN WOODS * AUGUST 9, 2016

- - - - - *

SCHULMAN, WIEGMANN & ASSOCIATES
CERTIFIED COURT REPORTERS
216 STELTON ROAD
SUITE C-1
PISCATAWAY, NEW JERSEY 08854
732-752-7800

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1TRANSCRIPT of the stenographic notes

2of the proceedings in the above-entitled matter as

3taken by and before LATITISA RUSSELL, CCR

4#30XI00234100, RPR and Notary Public of the State of

5New Jersey, held at the Bridgewater Council Meeting

6Room, 100 Commons Way, Bridgewater, New Jersey, August

719, 2016 commencing at 7:05 p.m.

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1APPEARANCES:

2

3LAW OFFICES OF FRANCIS P. LINNUS

4BY: FRANCIS P. LINNUS, ESQUIRE

5Professional Center at Somerset

621 Clyde Road, Suite 101

7Somerset, New Jersey 08873

8fplesq@comcast.net

9Counsel for Eden Woods

10

11

12BOARD MEMBERS:

13Ron Charles, Chairman

14Stephen Rodzinak

15Evan Lerner

16Urvin Pandya

17Tricia Casamento

18Christine Rose, Councilwoman

19Dan Hayes, Mayor

20Scarlett Doyle, P.P., Township Planner

21Thomas Collins, Board Attorney

22David Battaglia, Township Engineer

23Charles Hult, P.E. Board Traffic Engineer

24Marianna Voorhees, Board Clerk

25

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2 **CHAIRMAN:** We'll move on to land

3 development continuation of Eden Woods Patriot Greens.

4 I believe we left with the traffic engineer about to

5 present.

6 **MR. LINNUS:** Let me bring the board up

7 to date. First of all, Francis P. Linnus. I'm

8 pleased to represent Eden Woods in connection with

9 these proceedings. As the board members may recall we

10 met on June 27th of this year. At that time we

11 presented Chris Zwingle. Mr. Zwingle was our

12 environmental consultant, a licensed site remediator

13 professional, who will be handling the environmental

14 issues relating to the site. He's back here tonight

15 because there were some questions that the board

16 members had and the public had. So we're going to

17 recall him tonight to answer those questions.

18 We also presented the testimony at that

19 time of Tom Brennan. He was our architect and he

20 showed the board the renderings and the compliance of

21 the architectural package with your redevelopment

22 plan. Once we produce Mr. Zwingle and he answers all

23 the questions that the board and the public has, our

24 next witness will be Wayne Corsey.

25 Wayne Corsey is with Bowman Consulting.

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1 He's our site engineer, who will bring the board and

2 public in tune with the site plan that's being

3 presented and by the way, since our last meeting we

4 have submitted revised plans and you'll see as we go

5 through those revised plans that they substantially

6 improved the original plans and addressed most, if not

7 all, of the comments of your professionals. So you'll

8 hear that from our site engineer.

9 After we present Mr. Corsey, we then

10 have our traffic testimony and for that we have Craig

11 Peregoy of Dynamic Engineering. He produced the

12 traffic impact study that's before the public and the

13 board this evening.

14 And finally, we have our professional

15 planner. That's Bill Hamilton of Bowman Consulting.

16 He produced the traffic impact study and he will

17 testify as to compliance with your redevelopment plan

18 and as to any zoning and planning issues that may be

19 evident in connection with these proceedings.

20 So without further ado, Chairman, with

21 your permission I'd like to recall Mr. Zwingle.

22 **MR. COLLINS:** You understand you're

23 still under oath, correct?

24 **MR. ZWINGLE:** Yes, I do.

25 - - -

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1 **CHRISTOPHER ZWINGLE** E, after

2 having been previously sworn, testified as follows:

3 - - -

4 **MR. LINNUS:** Mr. Zwingle, again, just

5 to refresh everyone's recollection, you are an

6 environmental consultant?

7 **MR. ZWINGLE:** Yes, I am.

8 **MR. LINNUS:** And you are what is known

9 as an LSRP; is that correct?

10 **MR. ZWINGLE:** Yes, a licensed site

11 remediation professional.

12 **MR. LINNUS:** Okay. And from a layman's

13 perspective, what is an LSRP?

14 **MR. ZWINGLE:** An LSRP is licensed by

15 the LSRP Board. It's very similar to the Professional

16 Engineering Board, the PE Board. It was setup by the

17 New Jersey Department of Environmental Protection and

18 it is in a way a privatization of the oversight of the

19 cleanup of contaminated sites, including sites that

20 contained regulated underground storage tanks. There

21 are many reasons for this program. There's programs

22 like it in other states. This has been in effect in

23 New Jersey for several years now.

24 **MR. LINNUS:** As such, you have a

25 license in the State of New Jersey?

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1 **MR. ZWINGLE:** Yes, I do.

2 **MR. LINNUS:** Are there any penalties to

3 an LSRP if the LSRP were to wilfully falsify any

4 studies or wilfully falsify any report?

5 **MR. ZWINGLE:** Yes, there are. The LSRP

6 program is handled very similar to the professional

7 engineering program in New Jersey. It's overseen by a

8 board and PEs are overseen by the Professional

9 Engineering Board. The LSRPs are overseen by the LSRP

10 Board. If there is a potential issue that is raised

11 on the decision that an LSRP makes, then there is a

12 specific set of procedures which you can follow to

13 where the LSRP Board will investigate any allegations

14 or any decisions which are questionable.

15 **MR. LINNUS:** Are you familiar with any

16 penalties that might be assessed to an LSRP, who

17 violates the rules and regulations set forth by the

18 State of New Jersey?

19 **MR. ZWINGLE:** Yes, I am and this is all

20 published on the DEP website, by the way. You can get

21 a full understanding of the LSRP profession by looking

22 at the NJDEP website, the site remediation program.

23 But in regard to penalties, the LSRP

24 Board has a matrix. It's called the penalty matrix

25 and the matrix consists of one column, one side of the

<p style="text-align: right;">Page 10</p> <p>1 matrix is how the person acted, whether, maybe, a 2 decision was made it wasn't too bad. It wasn't a lot 3 of malicious intent to where the high end of the 4 spectrum where a very egregious, malicious decision 5 was made or when it was very far from being protective 6 of human health and the environment. That's, 7 basically, what this is about of making decisions 8 about the human health and the environment. 9 The other side is the severity of the 10 damage caused by the decision and depending where you 11 fall on the matrix if, in fact, you are determined by 12 the board to have made a mistake like this, then there 13 are fines associated with that. 14 MR. LINNUS: Let's address some of the 15 issues that arose at the last meeting. There was a 16 question raised whether it was from a board member or 17 the public about ISRA. First of all, what is ISRA? 18 MR. ZWINGLE: ISRA is Industrial Site 19 Recovery Act. It replaced ECRA. ECRA was originally 20 started back in the early 1980s and what ISRA is, is 21 when an industrial establishment is on a property, 22 it's required to cleanup any contamination that it may 23 leave behind before it leaves the property. 24 MR. LINNUS: Now did you make a 25 determination whether ISRA applies to this particular</p>	<p style="text-align: right;">Page 12</p> <p>1 MR. ZWINGLE: Yes, we had worked on 2 projects which were not identical to this, but have 3 similarities. One of them is a project in Metuchen. 4 It was a five-acre project. There was contaminated 5 fill and several underground storage tanks and the 6 property has residential within one block and the 7 property was redeveloped. 8 Another project is in Whippany and this 9 was actually a project that was also performed by the 10 same by Eden Woods Realty. It was a closure of a 11 landfill. There's residential that surrounds this 12 landfill. So the landfill was remediated and is 13 currently in the operations and maintenance stage. 14 We have a project in Harrison, New 15 Jersey. It's very close to the Red Bull Arena. There 16 is residential there and property is contaminated, but 17 it was cleaned up. This property is being developed 18 for residential. But having said that, the properties 19 I mentioned are known contaminated properties. The 20 property here we're talking about at this meeting we 21 don't know that there is any serious contamination out 22 there. 23 MR. LINNUS: That's what the 24 investigation is all about that will occur prior to 25 any demolition of the property and conclude prior to</p>
<p style="text-align: right;">Page 11</p> <p>1 property? 2 MR. ZWINGLE: We did make a 3 determination. It's a fairly complex situation on 4 this site, but it's possible that ISRA may be 5 applicable to this property. 6 MR. LINNUS: Whether it's applicable or 7 not, does it have any affect of an approval on this 8 project? 9 MR. ZWINGLE: No, I can't say whether 10 ISRA is applicable or not without any impact with the 11 approval. At this point it would be an administrative 12 item, which we would deal with the NJDEP. 13 MR. LINNUS: As part of your functions 14 as the LSRP you're, basically, going to be doing the 15 same thing that you would in the event there was an 16 ISRA closure? 17 MR. ZWINGLE: That's correct. 18 MR. LINNUS: Now Councilwoman Rose had 19 wanted you to identify similar projects that you and 20 your company have been involved in similar to the 21 extent where a proposed project in that particular 22 municipality was adjacent to a residential 23 neighborhood. Did you go back and review your files 24 and if so, what can you report to the board and the 25 public?</p>	<p style="text-align: right;">Page 13</p> <p>1 the construction of the property should the board 2 grant the approval; is that correct? 3 MR. ZWINGLE: That's correct. 4 MR. LINNUS: Another piece of 5 information that the board and/or public was looking 6 for, they wanted you to conduct a well search for 7 offsite wells. Did you do that? 8 MR. ZWINGLE: Yes, we did. 9 MR. LINNUS: Did you bring with you a 10 memorandum that we'll mark as an exhibit? 11 MR. ZWINGLE: Yes, I did. 12 MR. LINNUS: I'm going to mark this as 13 A-6 and put today's date on it. 14 - - - 15 (At which time, the April 9, 2016 well 16 search memo received and marked as A-6 in evidence.) 17 - - - 18 MR. LINNUS: I've just marked for 19 identification A-6. Can you describe that while I'm 20 handing it out? 21 MR. ZWINGLE: Sure. We did a well 22 search and the well search consisted of looking at the 23 DEP database for wells in the area and also, included 24 going to the health department and talking to them and 25 finding out which wells are in the area and what we</p>

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1 found was that within 500 feet of the site, there are
 2 three residential wells, which may be used for potable
 3 purposes and there are several other wells, which are
 4 used for other purposes. They are more industrial
 5 wells or they are what's known as injection wells.
 6 MR. LINNUS: What were your findings
 7 with respect to the location of offsite wells?
 8 MR. ZWINGLE: There are two wells
 9 within 200 feet of the site. One is on Riha Street
 10 and one on Ramsey Street. There is another well
 11 within 500 feet of the site. It's on Manville
 12 Boulevard. These are residence wells. We got this
 13 information from the health department. There are a
 14 total of 34 injection wells within a half a mile to a
 15 mile of the site. These injection wells, many of them
 16 we believe are used for remediating contaminated
 17 sites, which are near the property. I believe the
 18 American Cyanamid property is one of them and there
 19 may be another one on Manville Boulevard. There are a
 20 total of six industrial wells that take water out of
 21 the ground. We didn't research where they are, but
 22 they are within a half mile of the property. There's
 23 one public well, which takes water out of the ground.
 24 It's a half a mile to a mile from the property.
 25 MR. LINNUS: Based on your current site

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1 investigation, your current site environmental
 2 investigation, have you arrived at any preliminary
 3 conclusions as to whether there is any contamination
 4 onsite and if so, where is it?
 5 MR. ZWINGLE: We have done some very
 6 preliminary investigations at the site. Not so much
 7 of groundwater, but soil. Two weeks ago we removed a
 8 large underground storage tank, which was on the site.
 9 It was a heating tank.
 10 MR. LINNUS: So the underground storage
 11 tank has been removed, correct?
 12 MR. ZWINGLE: Yes.
 13 MR. LINNUS: Properly removed?
 14 MR. ZWINGLE: Absolutely. It's
 15 removed. It's offsite. We tested the soil. The tank
 16 did not leak oil into the ground and we took many soil
 17 samples for testing in accordance with DEP
 18 requirements. So the tank is gone. We also did a
 19 very preliminary test pit program around the property.
 20 We excavated 12 to 13 test pits throughout the
 21 property to determine what the soil conditions were
 22 like. Based on our observations, the soils on the
 23 property, I didn't see any fill on the property, any
 24 significant amount of fill. The soils consist of
 25 residual shale, soils which have weathered from shale

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1 bedrock. These are all natural soils. These soils
 2 were formed in place over a long period of time by the
 3 weathering of the red shale bedrock, which exists
 4 throughout this part of town. We saw no evidence of
 5 any contamination, except for one location on the
 6 property.
 7 One of the test pits we found this
 8 odor. This test pit that I'm describing was excavated
 9 way back down by the railroad tracks. Other than
 10 that, all of our test pits, we found no evidence of
 11 fill or contamination of any kind.
 12 MR. LINNUS: You're going to remediate
 13 the contamination near the railroad tracks?
 14 MR. ZWINGLE: Yes, we are.
 15 MR. LINNUS: How far a distance would
 16 you say contamination you found vis-a-vis the nearest
 17 offsite well?
 18 MR. ZWINGLE: I didn't measure.
 19 Probably several hundred feet.
 20 MR. LINNUS: Are there other sites in
 21 the vicinity that are known contaminated sites?
 22 MR. ZWINGLE: We didn't do a detailed
 23 searched, but we believe there is an American Cyanamid
 24 remediation going on to the south of the site on the
 25 other side of the railroad tracks. We also believe

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1 that there may be a site remediation on Manville
 2 Boulevard that's going on. So we do know that there
 3 is site remediation going on on other sites near our
 4 project. We don't have a lot of details on it.
 5 MR. LINNUS: In addition to your
 6 testimony so far you were asked at the last meeting to
 7 file your preliminary site assessment with the board
 8 and the board staff. And did you do that?
 9 MR. ZWINGLE: Yes.
 10 MR. LINNUS: I'm going to make
 11 reference for the record to what's already on file and
 12 it's entitled SESI Consulting Preliminary Assessment
 13 Report for Former Weyerhaeuser Tenant Site Prepared
 14 for Eden Woods Realty LLC, prepared by SESI Consulting
 15 Engineers and it's dated January 13, 2016. Is this
 16 the report that I'm referring to?
 17 MR. ZWINGLE: Yes, it is.
 18 MR. LINNUS: We're making that part of
 19 the record?
 20 MR. ZWINGLE: Yes.
 21 MR. LINNUS: In response to that report
 22 did you have a chance to review Chris Poulson's, the
 23 director of human services, August 4, 2016 memorandum?
 24 MR. ZWINGLE: Yes, I did.
 25 MR. COLLINS: We'll just confirm for

<p style="text-align: right;">Page 18</p> <p>1 the record that A-6 is the well search memo and the</p> <p>2 additional document, preliminary assessment report</p> <p>3 will be mark as exhibit A-7. We have a copy in the</p> <p>4 file, but we'll treat it as A-7 and moved in evidence.</p> <p>5 Please go ahead.</p> <p>6 - - -</p> <p>7 (At which time, the preliminary</p> <p>8 assessment report was received and marked as A-7 in</p> <p>9 evidence.)</p> <p>10 - - -</p> <p>11 MR. LINNUS: Thank you, Mr. Collins.</p> <p>12 Did you and your client, the owner, have an</p> <p>13 opportunity to review the August 4, 2016 commentary</p> <p>14 report by the director of human services?</p> <p>15 MR. ZWINGLE: Yes.</p> <p>16 MR. LINNUS: The director of human</p> <p>17 services of this township has made certain</p> <p>18 recommendations that he would like to see his</p> <p>19 conditions of approval should this board grant</p> <p>20 approval as it relates to the SESI report. Did you</p> <p>21 see that?</p> <p>22 THE WITNESS: Yes.</p> <p>23 MR. LINNUS: Is our client agreeable to</p> <p>24 comply with each and every request or condition set</p> <p>25 forth in Mr. Poulson's memorandum?</p>	<p style="text-align: right;">Page 20</p> <p>1 whether it was proposed for a warehouse, industrial</p> <p>2 facility, commercial facility or any other type of</p> <p>3 development?</p> <p>4 MR. ZWINGLE: Well, it wouldn't because</p> <p>5 the state has different criteria depending on whether</p> <p>6 the site is going to be used for residential versus</p> <p>7 industrial or commercial.</p> <p>8 MR. LINNUS: There are stricter</p> <p>9 requirements?</p> <p>10 MR. ZWINGLE: Yes, there are.</p> <p>11 MR. LINNUS: It's your job to make sure</p> <p>12 that those strict requirements are complied with; is</p> <p>13 that correct?</p> <p>14 MR. ZWINGLE: Correct. I have to issue</p> <p>15 a report at the end of this. It's a remedial outcome</p> <p>16 document, which describes all the activities and</p> <p>17 basically, certifies that the site is fit for</p> <p>18 residential and it's going to be safe from an</p> <p>19 environmental standpoint.</p> <p>20 MR. LINNUS: I have no further</p> <p>21 questions.</p> <p>22 CHAIRMAN: Questions from the board</p> <p>23 members?</p> <p>24 MR. FRANCO: I just have one question.</p> <p>25 I want to clarify that whether you're doing the</p>
<p style="text-align: right;">Page 19</p> <p>1 MR. ZWINGLE: Yes.</p> <p>2 MR. LINNUS: You testified at the last</p> <p>3 hearing and you provided some follow-up testimony</p> <p>4 tonight. Can you offer any conclusions as to whether</p> <p>5 the neighbors and township would benefit substantially</p> <p>6 if this project is approved, the structure is properly</p> <p>7 demolished and the residential units constructed?</p> <p>8 MR. ZWINGLE: Yes. From an</p> <p>9 environmental standpoint the demolition of these</p> <p>10 existing buildings, which are in terrible condition,</p> <p>11 would be a great benefit to the neighborhood. Work</p> <p>12 has already started. We've removed the underground</p> <p>13 storage tanks. There is asbestos that needs to be</p> <p>14 remediated that's throughout the building. These are</p> <p>15 all pluses. These are big benefits that the community</p> <p>16 would see.</p> <p>17 During demolition we will be out there</p> <p>18 watching the construction activities. If any areas of</p> <p>19 concern or any contamination is uncovered during</p> <p>20 construction, this would be remediated. So in the</p> <p>21 end, this site will be completely remediated of all</p> <p>22 environmental contamination.</p> <p>23 MR. LINNUS: And is your function as an</p> <p>24 LSRP, basically, the same whether this project was for</p> <p>25 the construction of the residential units proposed or</p>	<p style="text-align: right;">Page 21</p> <p>1 residential or any type of project onsite, once you've</p> <p>2 identified the contamination, it has to be remediated?</p> <p>3 MR. ZWINGLE: That's correct, but</p> <p>4 whether it's residential or industrial the level of</p> <p>5 remediation is different.</p> <p>6 MR. FRANCO: It's a stricter</p> <p>7 requirement?</p> <p>8 MR. ZWINGLE: Residential is strictest,</p> <p>9 yes.</p> <p>10 MR. FRANCO: I want to be clear this</p> <p>11 has to be done and you are actually doing it to a more</p> <p>12 stringent criteria?</p> <p>13 MR. ZWINGLE: Yes, we would be using</p> <p>14 the most stringent soil remediation criteria for all</p> <p>15 of the work on this project, if any is required. As I</p> <p>16 testified earlier, we've excavated test pits</p> <p>17 throughout the site and we didn't find anything that's</p> <p>18 suspect, except for one location.</p> <p>19 MR. LERNER: My recollection of ECRA,</p> <p>20 which goes back a long time, is that if a piece of</p> <p>21 property is subject to ECRA then there has to be</p> <p>22 cleanup before deed can be transferred. Is that the</p> <p>23 same concept as ISRA?</p> <p>24 MR. ZWINGLE: I don't know the exact</p> <p>25 answer to that. I do know that ISRA, basically, is a</p>

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1 continuation of ECRA.

2 MR. LINNUS: I think you're correct,

3 Mr. Lerner and from a legal standpoint and in the old

4 days when ECRA was around, any transfer of title would

5 be subject to an ECRA clearance. Likewise, I think

6 any transfer of title in this instance would be

7 subject to ISRA clearance, but since the owner here is

8 the applicant and the redeveloper, there is no current

9 transfer of title.

10 MR. LERNER: I guess and I don't mean

11 to assume, but it sounds like you've made the

12 assumption you move forward with the transfer without

13 deeming it an ISRA site and my question is, what

14 happens if the Department of Environmental Services

15 determines that, oops, it was and you moved forward,

16 how does that work?

17 MR. LINNUS: Let Mr. Zwingle answer

18 that. It's my understanding that he is investigating

19 that right now and as I understand his testimony, but

20 he can testify, that if ISRA is applicable then he has

21 to take administrative steps to clear the situation;

22 is that correct?

23 MR. ZWINGLE: That's correct. The way

24 I see this, this is strictly an administrative matter

25 to clear the ISRA paperwork because the site is going

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1 to get remediated for residential purposes. That's

2 what is really important. That's what ISRA is all

3 about, to make sure the site is remediated and since

4 that is going to be done, the administrative part of

5 the ISRA is going to happen. We just have to sort

6 through, whether this one tenant did trigger ISRA or

7 not.

8 MR. LINNUS: So you have to go back in

9 history and see who was a tenant at what point in

10 time, investigate that if they have a standard

11 industrial classification number that triggers ISRA,

12 et cetera; is that correct?

13 MR. ZWINGLE: Actually, it's a NAICS

14 number nowadays. We found one tenant back in the 80s.

15 They were a tenant from 1985 to 1990 and one of their

16 sister companies was again a tenant from '85 to '95.

17 We think that their NAICS code would have triggered

18 ISRA.

19 MR. LINNUS: Just to assure everyone,

20 the fact that it is subject to ISRA does not mean that

21 the site is contaminated.

22 MR. ZWINGLE: Absolutely correct. Just

23 because you trigger a site that is subjected to ISRA

24 doesn't mean it's contamination there.

25 MR. LERNER: I think what you said was

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1 that the site will be cleaned up to the same extent

2 now as if it was subject to ISRA?

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

4 MR. LINNUS: If it requires a cleanup,

5 yes.

6 MR. ZWINGLE: If any remediation is

7 required.

8 CHAIRMAN: And it sounds like if

9 something is required, a cleanup, the ISRA component

10 piece delves into who's responsible in the end to pay

11 for that, given whether or not it's applicable here if

12 you find something, who is responsible to clean it up?

13 MR. ZWINGLE: It could go there, I

14 suppose, if it was a very costly cleanup and this site

15 has had numerous tenants and it may be very difficult

16 to go back in time to prove somebody did something.

17 CHAIRMAN: And if you couldn't provide

18 it, then fundamentally it's the current owner's

19 responsibility?

20 MR. ZWINGLE: Yes.

21 CHAIRMAN: Just a little bit more on

22 the LSRP. Since you raised it, are you on the site

23 full time during the project?

24 MR. ZWINGLE: I, myself, will not be.

25 But I will have one of my associates there whenever

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1 excavation work is proceeding.

2 CHAIRMAN: When excavation work is

3 proceeding you're overseeing, you're watching it, per

4 se, or you're relying on the construction company?

5 MR. ZWINGLE: Yes. I haven't gotten to

6 the point where we actually worked out a schedule yet.

7 I need to sit down with the owner to workout a plan.

8 The idea is since I have to write the final document

9 certifying that the site has been cleaned up, if there

10 is anything to cleanup that we need to see, basically,

11 all the excavation.

12 CHAIRMAN: How often during that period

13 do you report to, not so much the state, but to the

14 township in terms of the health department? Is that

15 on an only-if-something-is-found basis?

16 MR. ZWINGLE: Yes, we can work that

17 with the health department anyway they would like to.

18 CHAIRMAN: So if the health department,

19 let's say, wanted more frequent just, you know, an

20 e-mail that says, hey, we're at this stage and we're

21 still clear, it's still what I testified to, you would

22 have no problem with doing that?

23 MR. ZWINGLE: No, I wouldn't have any

24 problem at all.

25 CHAIRMAN: And I guess the township on

1 the other hand can take that information and the
2 residents in the area who are interested in getting
3 that, could get an e-mail blast to see that type of
4 progress and again, that would be on the health
5 department's responsibility in terms of that.

6 MR. ZWINGLE: And also, the state
7 requirement is there is a sign posted outside of the
8 site, as with all sites that have an LSRP in charge,
9 with my phone number on it. So I could be called, as
10 well.

11 MR. LINNUS: You can't escape.

12 MR. ZWINGLE: No.

13 CHAIRMAN: There will be two avenues
14 for anybody in the area to find out, directly through
15 you, through the state and through the township health
16 department.

17 MR. ZWINGLE: That's correct.

18 MAYOR HAYES: It is the
19 administration's preference to work with the existing
20 on the exception basis rather than to establish the
21 township as a conduit for redundant communication
22 means.

23 CHAIRMAN: Thank you for that, Mayor.

24 MS. CASAMENTO: You testified that the
25 underground storage tank was removed within the past

1 everything that happened with this tank, the pictures,
2 lab test results, et cetera.

3 MS. CASAMENTO: And my next question
4 is, the one location of contamination that you did
5 find by the railroad, how do you go about remediating
6 that?

7 MR. ZWINGLE: We are developing a plan
8 to do that. It's going to involve some test pits and
9 it's going to involve pumping contaminated water and
10 it's going to involve putting some temporary
11 groundwater monitoring wells to see if groundwater was
12 impacted.

13 MS. CASAMENTO: Thank you.

14 CHAIRMAN: Other questions from the
15 board? We'll open it up to the public and just as a
16 reminder, your questions at this stage are specific to
17 this testimony. It will be an opportunity at the end
18 of the application for general comments. But right
19 now is for any questions of this particular witness.
20 Anyone who would like to ask a question, please step
21 forward, state your name and address.

22 MR. KULAK: John Kulak, 13 Ramsey
23 Street in Bridgewater. My property is adjacent to the
24 site that we're discussing for development.
25 Mr. Linnus was asking Mr. Zwingle a lot about the LSRP

1 two weeks. Was there a governmental agency that came
2 out to approve whether or not that tank was removed
3 properly?

4 MR. ZWINGLE: Yes, somebody from
5 Bridgewater Township came out. That individual didn't
6 actually sit there and watch us remove the tank. But
7 he did talk to me after the tank was pulled and we
8 talked about it. I'm actually the oversight agency,
9 technically. It has to document the removal of this
10 tank and I have to prepare a report on the removal of
11 the tank along with all of our laboratory test results
12 and submit it to the NJDEP to closeout the tank.

13 MR. RODZINAK: That's because it's a
14 regulated tank.

15 MR. ZWINGLE: Yes, it's a regulated
16 tank.

17 MS. CASAMENTO: In the end, NJDEP has
18 to signoff on your report?

19 MR. ZWINGLE: No, because of the LSRP
20 program I am signing off on it, but it does get
21 reviewed by the NJDEP. They have an audit program
22 where they look at a percentage of all submissions and
23 they pick a certain percentage of submissions and they
24 go and look at the details of what happened on that
25 particular remediation. So that's why I documented

1 and the penalties that you would face if, in fact, you
2 had willfully created an error or alternatively, I
3 don't know about errors of omission for something that
4 you missed you could be held liable in some respect,
5 at least your status as an LSRP could.

6 As I was thinking about it, though, I'm
7 just concerned because you talked about the only way
8 then to determine the level of penalty that you might
9 face is based on the severity of damage that was
10 created, which is after the fact. So if you make a
11 mistake and we, the neighbors, suffer the consequences
12 at some point in the future you would be in jeopardy
13 perhaps of some type of penalty that you might face.

14 What I think we're all looking for in
15 the community is more engagement with both the
16 planning board, the planners, the developer themselves
17 because even the Mayor's comment about a redundant
18 form of communication about an environmental issue
19 that became eminent, there is no such thing as a
20 redundant form of communication.

21 MR. LINNUS: Excuse me. Is this a
22 question?

23 MR. KULAK: Excuse me. I'm talking.

24 MR. LINNUS: You're leading up to a
25 question?

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1 CHAIRMAN: He can continue.
 2 MR. KULAK: I'm talking about comments
 3 that were already made.
 4 MR. LINNUS: I understand that, but it
 5 should lead to a question.
 6 MR. KULAK: My question about the
 7 communication piece, since there is no such thing as
 8 redundant communication, are we going to get
 9 communication pieces from the developer, his agent or
 10 the township if there is an emergent issue?
 11 MR. ZWINGLE: Yes.
 12 MR. KULAK: How would that be done?
 13 MR. ZWINGLE: I think we talked earlier
 14 about a communication link between myself and the
 15 health department.
 16 MR. KULAK: But the mayor said that
 17 will be redundant.
 18 MAYOR HAYES: Actually, let me be
 19 clear. There is already a process. What Mr. Charles
 20 had inquired as to whether or not we will reach out on
 21 a routine basis undetermined to simply ask if
 22 everything is okay, when already he's under
 23 responsibility through his state license to
 24 communicate to us in the event that something is not
 25 okay. So rather than have township resources call

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1 every day and say, are we okay, we rely on him to say,
 2 as he must, that it is not okay and then there is the
 3 process for communicating that as standard. It's with
 4 our health department. The state has it all setup as
 5 if it was an emergent situation; is that true?
 6 MR. ZWINGLE: Yes.
 7 MR. KULAK: When would that information
 8 be transmitted to me and by whom?
 9 CHAIRMAN: I think that was more of my
 10 comment. I don't doubt that you'll communicate to the
 11 township immediately when you find something. Having
 12 did a little research on LSRP, that's important. My
 13 question is more once the township is notified and the
 14 health department, how does that then get communicated
 15 proactively to the residents in the area? I don't
 16 know the answer to that.
 17 MAYOR HAYES: I think that would be
 18 through the health department's decision and Chris
 19 Poulson and whatever protocol he has.
 20 CHAIRMAN: But no one here knows that
 21 right now, but we can report on that.
 22 MR. KULAK: Can we find out?
 23 CHAIRMAN: We will.
 24 MR. KULAK: Thank you. Continuing
 25 along your LSRP vein and the potential penalties that

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1 Mr. Linnus was talking about, since they occur after
 2 the fact and those things are already suffering
 3 consequences of those, if things then needed to be
 4 further remediated because of an error that you've
 5 made, how would that be done?
 6 MR. ZWINGLE: Well, if it's determined
 7 that I made an error or otherwise did something
 8 egregious, like cover up an environmental problem and
 9 that were determined, the state would reopen the case
 10 and the NJDEP would come out and make sure that the
 11 remediation happened.
 12 One thing is at the end of the project
 13 I have to issue a response. It's on RAO document.
 14 It's, basically, a document that says that I, the
 15 LSRP, has overseen this remediation. Once again, if
 16 any remediation is required and I feel this site is
 17 safe for construction of residential units, the state
 18 has three years to come back and look at this
 19 document. It's a three-year period the state has they
 20 can reopen this case at any point in time and require
 21 more remediation if they found I missed something or I
 22 did something wrong or any one of these situations.
 23 MR. KULAK: You were talking earlier
 24 about the test pits that you had excavated and that
 25 one of them had demonstrated some environmental

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1 concerns that you're going to have remediated. There
 2 are going 31 buildings and clubhouse and a pool. With
 3 only 13 pits, you haven't excavated a test pool at
 4 each one of those sites and I know you were reluctant
 5 to that the last time we met. Is there a reason why
 6 you wouldn't do that now that you've discovered at
 7 least one environmental issue out of 13 or 12?
 8 MR. ZWINGLE: Normally, we wouldn't go
 9 out on a site like this and dig it, test pit at every
 10 possible location. That would be too many test pits.
 11 We extrapolated between test pit locations. The
 12 purpose of the work that I did, these 13 test pits was
 13 because there was the issue of historic fill brought
 14 up at the last meeting, if you recall and I wanted to
 15 get a handle is there historic fill on the property or
 16 is there a lot of it or a little bit of it or none of
 17 it. I wanted to get a handle on the geology of it
 18 because the planning board meeting tonight. That's
 19 why we went out there and we did this work. What we
 20 found is soil conditions, even the one location where
 21 we found an area of concern, the soil conditions
 22 didn't contain any fill really. The soils were all
 23 natural. They looked like beautiful virgin soil,
 24 except this one location. Underneath the asphalt
 25 there was some crushed stone and there was some water

1 trapped in the crushed stone, which had a solvent-like
2 odor to it, but the soils were still good there.

3 MR. KULAK: It is nonetheless possible
4 that historic fill exists on the site and you have not
5 yet discovered it?

6 MR. ZWINGLE: It's possible, yes.

7 MR. KULAK: And given the proximity of
8 this site to adjacent properties, some of which are
9 superfund status cleanup sites, it's possible some of
10 this fill could come from those sites. As a homeowner
11 that's the kind of thing that keeps you up at night.

12 Couple of things you were talking about
13 with respect to remediating the property to a high
14 level of residential standard. Why isn't the property
15 remediated right now? Why has the landowner done
16 nothing over this last period of time since the
17 property has been vacant, ten years or more, why
18 haven't any of them been required or done anything to
19 remediate it?

20 MR. ZWINGLE: I can't address that.

21 MR. KULAK: Fair enough. I'll pose
22 that to the planning board because we choose to have
23 elected representatives that represent our interest.
24 That stuff is already there and nothing has been done.
25 This is a way to do it, but it comes at a high cost to

1 the neighbors.

2 But let me continue, if I may, with the
3 questions. Last time you were unaware of the wells.
4 This time you did a well study and you found in
5 addition to the residential wells, industrial wells.
6 Those industrial wells, are they relevant in terms of
7 having to have clean water to use or do they use
8 contaminated water for whatever processes they are
9 using?

10 MR. ZWINGLE: There's three residential
11 wells. We learned of these wells through the health
12 department. These wells are not permitted with the
13 NJDEP. All of the other wells that we found in our
14 well search, we obtained knowledge of those wells by
15 looking at the DEP website and talking to people from
16 the division of water quality. All of those wells are
17 permitted wells. They have a well permit. You have
18 to take water out of the ground or pump water into the
19 ground because those wells are permitted. Those wells
20 are regulated by the DEP. We didn't look into exactly
21 the story behind each one of the wells. That would
22 have been beyond the scope of our study.

23 MR. KULAK: You learned about the
24 residential wells from testimony that was provided at
25 the last planning board meeting. You talked to the

1 department of health, but you haven't surveyed the
2 neighborhood, itself, to find out perhaps if the
3 health department has missed some wells?

4 MR. ZWINGLE: That's correct.

5 MR. KULAK: And all of these wells that
6 exist had been, even if they are not DEP regulated,
7 they are grandfathered because they have been in
8 continuous use for a period of time. It's our
9 understanding you will be working with the homeowners
10 to test the well water currently as it stands and see
11 if your development had any; is that not true?

12 MR. ZWINGLE: Well, it was discussed at
13 the last meeting. It was not resolved at the last
14 meeting and at this point in time I'm not really in a
15 position to really discuss it further.

16 MR. KULAK: The other thing that I'm
17 curious about, did you contact any of the -- there is
18 a superfund site, which was previously owned by
19 American Cyanamid, which is now being managed by
20 Pfizer. It's a multigenerational project going on to
21 remediate that site. It's very complex and your
22 property is within 1200 feet of that site and one of
23 our neighbors talked about the mound of contaminated
24 materials that exists on the site that is clearly
25 visible from some of the impacted properties.

1 So I asked the people at Pfizer and I
2 asked the people at Crisis that works closely with
3 Bridgewater Township. I asked the people at the
4 Raritan Headwaters Association and a variety of other
5 environmental groups, including the Raritan River
6 lower basin people and nobody's been contacted by you,
7 Mr. Linnus or the developer to see if there would be
8 any complications or as a courtesy, a professional
9 courtesy, as to any of the drainage that may occur on
10 that property would impact either the river or the
11 superfund cleanup efforts that's going on. I'm
12 curious to why given the magnitude of the potential
13 impact to the superfund site that you can see from
14 your property that you wouldn't ask the question of
15 them, are we going to have any interconnectivity
16 perhaps in groundwater from the industrial wells you
17 identified. Alternatively contamination from that
18 site, which even though it's being remediated exists
19 as a threat anyway. So why not?

20 MR. ZWINGLE: Well, I do know that on
21 our site this area is served by municipal water. So
22 groundwater is really not -- we don't plan to use
23 groundwater for drinking. We have not researched
24 these other sites yet because we haven't done it.

25 MR. KULAK: Well, you're going to be

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1 disturbing ground. You're going excavating. You're
 2 doing some tests. You have somewhere a stormwater and
 3 drainage plan. I see you've relocated the retention
 4 basin on the new plans and it's not something that we
 5 find as people in the neighborhood to be an acceptable
 6 location for that. But given all of the water and its
 7 potential impact on these sites that's very close to
 8 the site that you're developing, it would seem to me
 9 that you should have some interaction with those
 10 groups who know these sites very well and might be
 11 able to provide some information to you that you were
 12 unable to uncover yourself and I know you said, you
 13 just haven't done it.

14 The other thing is that respect to
 15 communication, I guess Ms. Doyle had a meeting with
 16 the developer and a variety of people not too long
 17 ago, sometime in July. They provided additional input
 18 to you. You in turn provided that to the planning
 19 board. At no point yet has the public, aside from
 20 these meetings, been involved in those discussions.
 21 Don't understand why. We're available. My property
 22 is adjacent to the property being developed. As a
 23 courtesy, I could be called in. I could ask some
 24 questions that we might have or give an opinion about
 25 some of the things and my understanding from this

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1 meeting, we will be continuing the testimony, which we
 2 are, but there is a lot of conversation that has gone
 3 on between the two parties that has yet to be made
 4 public. Not saying it's bad and the planning board
 5 would be asked to act on those conversations as if we
 6 are a party to them and we're not. So there is no
 7 reason why we can't communicate. You can stand
 8 formally behind the processes, but this is too big a
 9 project with too many consequences for the
 10 neighborhood, to the township, itself. We can go on
 11 about that, but I'm just asking for a better form of
 12 communication even if it's something slightly
 13 different than what you're used to, even if it's
 14 redundant. Just include us. Because I don't want to
 15 survey everybody here and ask you if you visited the
 16 site. I don't think you have. I know some people
 17 have. But making this kind of determination without
 18 that just doesn't make sense to me and thank you,
 19 Mr. Zwingle. Thank you for answering my questions.

20 CHAIRMAN: Thank you. Any other
 21 questions of this witness? Having none, you can move
 22 to your next witness, please.

23 MR. LINNUS: Thank you, Mr. Chairman.
 24 Thank you, Mr. Zwingle. Wayne Corsey.
 25 - - -

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1 WAYNE CORSEY, after having been
 2 first duly sworn, testified as follows:
 3 - - -
 4 MR. COLLINS: Please state your name,
 5 spell your last name and give us an address.

6 MR. CORSEY: My name is Wayne Corsey.
 7 C-O-R-S-E-Y. I'm employed with Bowman Consulting, 54
 8 Horsehill Road, Cedar Knolls, New Jersey.

9 MR. LINNUS: Mr. Corsey, would you give
 10 the board members, the members of the public who are
 11 here the benefit of your educational and professional
 12 background qualifications and experience?

13 MR. CORSEY: I have a bachelor of
 14 science in civil engineering from Rutgers University.
 15 I'm a licensed professional engineering since 1998.
 16 I'm a licensed professional planner, as well, since
 17 2002. I've testified before boards. Not this board,
 18 per se, but I've testified before boards in Morris
 19 County, Essex County, Union County, Somerset County.

20 MR. LINNUS: You still have your PE
 21 license; is that not correct?

22 MR. CORSEY: It's valid.

23 MR. LINNUS: I would move his
 24 qualifications, Mr. Chairman.

25 MR. COLLINS: The board will recognize

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1 and accepts Mr. Corsey as a professional engineer and
 2 professional planner. Please go ahead, gentlemen.

3 MR. LINNUS: Thank you. Mr. Corsey
 4 will you provide the board members and the public with
 5 an overview of the proposed site plan, first starting
 6 with the existing conditions.

7 MR. CORSEY: The application as you all
 8 know is the former Weyerhaeuser site. The rendering
 9 that you have before you is the one that was presented
 10 at the last meeting. It's an aerial of existing
 11 conditions as exhibit A-1 from 6/2/16. We're going to
 12 start off with that exhibit and then we have a couple
 13 more after that.

14 The property is known as Block 329, lot
 15 3.01 and 13.01 and 14. Basically, 14 is the bulk of
 16 the lot, which is here. 13 is in the front and 3.01
 17 is adjacent to it. The site has 900 feet of frontage
 18 on Main Street and has 1100 square linear feet of
 19 frontage on Radel Avenue. The site is located in a
 20 multi-residential redevelopment zone, which is a
 21 redevelopment zone that was created based on the
 22 redevelopment ordinance.

23 I previously stated it's the former
 24 Weyerhaeuser property, which it currently has an
 25 existing dilapidated warehouse building in a central

<p style="text-align: right;">Page 42</p> <p>1 part of the property. It's an office building still 2 on the northern part of the property and there is an 3 out building on the eastern side of the property. 4 There's also an existing detention 5 basin that the resident had mentioned before, which is 6 on the eastern portion of the property and fronts on 7 Radel Avenue. 8 The sites to the north and east are 9 single-family residential. The sites to the west are 10 residential apartments and sites across the railroad 11 tracks to the rear is the commercial properties. The 12 site for all intents and purposes drains -- the front 13 portion of the site drains to Main Street and about 14 where the existing office is starts to slope to the 15 rear portion towards the railroad tracks and it's not 16 much in the way of onsite stormwater management. Most 17 of the site's overland goes across the pavement into 18 the ditch, the existing ditch along the western 19 property adjacent to Fourth Street and then there is a 20 ditch along the railroad tracks that actually goes 21 across right in the vicinity of the existing 22 Weyerhaeuser building located right in here. 23 There is an existing sanitary that 24 comes through Fourth Street and kind of bisects the 25 site here and continues to Radel Avenue and there's</p>	<p style="text-align: right;">Page 44</p> <p>1 the smaller five units. Three have garages and 2 driveways and the other two have on-street parking. 3 Then we have ten of these buildings, which are in this 4 lower portion over here and they can sit there, 5 basically, on the five-unit building and they have six 6 garage spaces and six and the other residents will 7 park on the street. 8 COUNCILWOMAN ROSE: Can you just take a 9 minute and repeat what you just said because you lost 10 me. 11 MR. CORSEY: There's two buildings on 12 the site. There is a five unit, which is this little 13 square building that has five residential units in it. 14 It has three garages, three driveways. So in this 15 unit here, the driveway is off of Road D and it has 16 the garages and driveways off of that and then the 17 other one is the larger building, which is two, five 18 units married up to and it's ten units and it has 19 three garage and driveways on the top side and three 20 garages and driveways on the bottom side and access is 21 along the frontage of the buildings, like the 22 architect previously testified to. 23 COUNCILWOMAN ROSE: All the buildings 24 have garages? 25 MR. CORSEY: All the buildings have</p>
<p style="text-align: right;">Page 43</p> <p>1 existing electric, water, gas that come into the site 2 off Main Street. 3 The proposed conditions, I'm going to 4 present to you a colorized landscape plan. 5 MR. LINNUS: You want to mark that A-8 6 and you want to characterize A-8 while it's being 7 marked? 8 - - - 9 (At which time, a colorized rendering 10 of the landscape plan was received and marked as A-8 11 for identification.) 12 - - - 13 MR. CORSEY: As I said, A-8 is, 14 basically, a colorized rendering of the landscape plan 15 as part of the site plan set and it's superimposed on 16 the same aerial as part of the existing conditions. 17 The proposed conditions, we're going to have a 220 18 unit residential development that's going to consist 19 of 174 market rate units and 44 co-op affordable rate 20 units. Of that 176, 88 are going to be one bedroom 21 units and 88 are going to be two bedroom units and the 22 COAH units are going to be a mix of one, two and three 23 bedroom units. 24 There's two building types on the 25 property we have, the smaller ones, which are here are</p>	<p style="text-align: right;">Page 45</p> <p>1 garages, correct, but not every unit does. So three 2 of the five units or six of the ten units have garages 3 and in addition to that, we have a clubhouse building 4 with a pool and we have a maintenance building over 5 here that's going to be an office for the property 6 manager and store equipment there, as well. 7 The primary access to the site -- the 8 sole access, I should say, will be off of Main Street. 9 It will be a boulevard entrance, which means it will 10 be a split directional traffic lanes. You're going to 11 have two exit lanes, one left and one right-turn lane 12 to exit to Main Street and one inbound lane coming 13 into the site. 14 We will also have an emergency access 15 to the site, which comes off at the extension of 16 Ramsey Street at the intersection of Radel. As you 17 may recall, there was access, multiple accesses to the 18 site where you had Main Street and they have been 19 eliminated. So now we have one solo access off of 20 Main Street now and then the emergency access, which 21 will prohibit free-flow vehicles. Only emergency 22 access will have a knox box with a gate and a lock 23 that the firemen and emergency services will be able 24 to use. 25 The site consists of eight new road</p>

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1 systems. As you can see from the plan, the property
 2 is L-shaped and there are multiple roads that loop
 3 around the periphery of the site. So you have access
 4 comes in. You come in front. It's the clubhouse.
 5 It's a looping driveway. It's a one-way driveway.
 6 You enter in here and you come out here and you make a
 7 left or right in the site. You can loop around.
 8 There is one bisecting road going towards Main Street.
 9 There are two dead-end streets here and there is a
 10 main road that goes around the larger leg portion.
 11 We have a dedication of Radel, which is
 12 currently before the town council. It's my
 13 understanding that dedication is for 1.2 acres of
 14 land. My understanding is town council has held up
 15 that vacation in lieu of us getting approval here
 16 before they will vacate.
 17 MR. LINNUS: For the record, I've been
 18 in communication with the township attorney and his
 19 preference is to wait for board action before it gets
 20 submitted to the counsel. We did submit to the
 21 council the proposed ordinance vacating Radel Avenue
 22 as well as a metes and bounds description. So that's
 23 on record with the township council. Just so that
 24 issue is fully addressed, we would expect that the
 25 township council will vacate Radel Avenue. If they

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1 don't vacate Radel Avenue for any reason, what impact
 2 would that have on the project, if any?
 3 MR. CORSEY: This project is not
 4 contingent on Radel Avenue. We do not need it to have
 5 the area. The redevelopment ordinance has
 6 requirements for 18 acres of land and we have 18.27
 7 without the vacation. With the vacation it would be
 8 18.4 acres. So we are well within the confines of the
 9 requirements. Also, the redevelopment ordinance
 10 allows for 13 units per acre and we are only providing
 11 12 units per acre as a density.
 12 MR. LINNUS: Excuse me. While we're on
 13 that subject, I do have the document that was
 14 transmitted to the township council, I guess about a
 15 year ago, entitled Ordinance Vacating and Releasing
 16 from Dedication and extinguishing a dedicated road
 17 being the 2,289 square foot portion of Radel Avenue
 18 and appended to that is the metes and bounds
 19 description area to be vacated. Is that the document
 20 that I'm referring to?
 21 MR. CORSEY: Yes, it is.
 22 MR. LINNUS: I'd like to mark that A-9.
 23 MR. COLLINS: A-9 will be in evidence.
 24 - - -
 25 (At which time, Ordinance Vacating and

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1 Releasing from Dedication was received and marked as
 2 A-9 in evidence.)
 3 - - -
 4 MR. LINNUS: Okay. You can continue.
 5 MR. CORSEY: Certain units have garages
 6 and driveways. As you may or may not know residential
 7 site improvement standards regulate residential
 8 development in the state. That's the governing
 9 authority for the site road improvement as part of
 10 this RSIS and based on their number we need 422
 11 parking spaces for our development. We currently have
 12 132 garages, 132 driveway spaces and 192 surface
 13 spaces. When I say surface spaces, I mean the
 14 perpendicular parking stalls that are aligned along
 15 the street. As part of the redevelopment ordinance,
 16 it's a requirement that all parking has to be within
 17 150 feet of a residential unit. As I said before, all
 18 the units don't have a garage or driveway space. So
 19 what we've done is put these groupings of this parking
 20 to provide parking within proximity to those
 21 residential units that do not have a garage or
 22 driveway parking.
 23 So we have a total parking for the site
 24 of 456 spaces. So we have 36 extra spaces above and
 25 beyond the RSIS requirements. There are six

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1 handicapped parking spaces on the site that are
 2 situated. We have two next to the clubhouse and we
 3 have space throughout the site for accessibility for
 4 other residents.
 5 The other thing I will say, there is a
 6 sidewalk network that helps to allow pedestrian
 7 circulation through the site. As part of the
 8 redevelopment plan there was a park-like corridor
 9 envisioned along the main stem of the development,
 10 which extends down from the clubhouse creating a
 11 park-like area with a looping sidewalk and benches are
 12 located in this area, as well and the sidewalk extends
 13 through development all the way down to -- we have an
 14 additional area what they are calling a pocket park,
 15 which was previously located in this area and moved to
 16 the eastern portion of the site, so that it can be
 17 used by not only residents of the development, but the
 18 residents of the community.
 19 As I said, there is a clubhouse on this
 20 site. It's 2,896 square feet. That clubhouse
 21 includes, internally it's going to have an exercising
 22 facility, a leasing office, a billiards room and a
 23 multipurpose room and a kitchen for events. The
 24 clubhouse is only for the residents of the community.
 25 There is no leasing out for any external parties to

<p style="text-align: right;">Page 50</p> <p>1 use. As part of the clubhouse we added additional 2 parking. There's 19 parking spaces directly adjacent 3 to the clubhouse and we believe that's sufficient 4 anticipating that many residents will likely walk to 5 the clubhouse if there is a function.</p> <p>6 CHAIRMAN: Those were included in your 7 previous calculations?</p> <p>8 MR. CORSEY: Yes, included. The 9 clubhouse in addition to the internal facility of the 10 clubhouse, there's external facilities where we have 11 here, which is different than our original submission, 12 we've created several spaces for the outdoor dining 13 barbecue, which is adjacent to the clubhouse and the 14 pool is adjacent to the clubhouse, but we have a fence 15 and landscaped row between the two, so that in the 16 off-season spring, fall, winter, when we have nice 17 weather it was a function and you have an outdoor 18 seating area and barbecue area, as well and the whole 19 area is enclosed by a fence. You have to go through 20 the clubhouse to get access to that area.</p> <p>21 We also have a 532 square foot 22 maintenance shed over here that is intended to be used 23 for the property manager as an office and also for 24 storage of equipment, small appliances and things of 25 that nature that have to be replaced. Lawn and</p>	<p style="text-align: right;">Page 52</p> <p>1 right-of-way dedication. That right-of-way dedication 2 is right here at Radel that currently extends into the 3 site. As you see this dashed area on the plan, we do 4 not need it as part of our development, but we believe 5 that it will be beneficial for the town to create that 6 dedication, swap half the land from our property and 7 half to the lot that's adjacent to it. But if it's 8 left unvacated, you're going to create a dead end and 9 you will have the potential for loitering and things 10 of that nature. So it would be better to dedicate it, 11 give half to the other owner and half to us and that 12 will cleanup that area for no loitering.</p> <p>13 MR. LINNUS: The board doesn't have the 14 jurisdiction to require the vacation, but they 15 certainly can and if you approve the project make a 16 recommendation to the township council, if that's what 17 you desire.</p> <p>18 MR. CORSEY: We have had conversations 19 with the board of education. They have requested that 20 we provided a bus stop outside this light at the 21 intersection of Radel and Ramsey, so adjacent to our 22 site. So all residential, if there are children in 23 this facility they would come and be picked up at this 24 location. Right now the bus stop is, basically, a 25 three by five concrete pad where children can sit and</p>
<p style="text-align: right;">Page 51</p> <p>1 maintenance equipment of that nature will be done by a 2 contractor. It will not be done by the property 3 manager.</p> <p>4 Each one of the units has an internal 5 either a garage where they will store their garbage or 6 trash rooms. If you look closely you will see the 7 trash room. There is no dumpsters onsite. All 8 garbage is going to be handled in the facility 9 curbside on collection days and recycling. Pickup 10 your stuff and put your containers back into your 11 facility.</p> <p>12 We have two monuments signs to the 13 entrance to the building. I understand the ordinance 14 only allows one. We're asking for a variance. Mr. 15 Hamilton will testify to that. The two signs are 16 going to be 12 square feet. So it's going to be a 17 six-by-two sign area with the name of the development 18 on it and it's going to be on a backdrop of concrete 19 and brick veneer structure that's 12 by 4. So we have 20 two of them, one on both sides of the driveway. The 21 reason we do it on both sides of the driveway is 22 because so as you know, Main Street has traffic that 23 won't be able to see it from approaching eastbound and 24 westbound traffic to see it as they entered the site.</p> <p>25 As I said before, there is a</p>	<p style="text-align: right;">Page 53</p> <p>1 wait for the bus. It's my understanding that the 2 reason they chose this location is because of the 3 signalized intersection and location of the existing 4 development to pickup the kids.</p> <p>5 I mentioned the pocket park. The 6 pocket park, which is located on the eastern portion 7 of the site will consist of tot lot. Mr. Hamilton 8 will get into more detail with that type of equipment. 9 There's access to the gate. It's going to be a fence. 10 The whole area will be enclosed to keep the kids in, 11 so they don't wander off into the street or the 12 adjacent stormwater detention basin, which one of the 13 residents had mentioned. This enclosure will be a 14 looping sidewalk with some play equipment.</p> <p>15 Getting to the detention basin, under 16 current site conditions a good portion of Ramsey and 17 Radel, drain with the existing retention basin onsite, 18 which is located in this area over here.</p> <p>19 Under proposed conditions, what we've 20 done is relocated that detention basin, which is right 21 underneath where Radel Avenue was and we relocated it 22 back in the rear of the site and that is to get it 23 away from the road and then the whole stormwater 24 system, the drainage ditch or the detention basin all 25 connect to a crossing that goes underneath the</p>

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1 railroad tracks. Roughly this is behind buildings 26
2 and 27 that goes underneath the railroad tracks in a
3 24-inch CMP, corrugated metal pipe, underneath the
4 railroad tracks, into a ditch that goes behind the
5 Somerset County recycling facility, ultimately to the
6 Raritan River.

7 Under these conditions, the site has 12
8 acres of impervious coverage. Under the proposed
9 conditions, we have 8.7 acres. So it's a significant
10 reduction of impervious surface. So what that means
11 from a stormwater management perspective is that there
12 is less water running off the site. It's more grass
13 area. It's more permeable area. So when it rains, it
14 will soak into landscaped area and lawn areas and
15 you'll have less runoff. By that sheer intent of that
16 design, we were able to not require doing the
17 detention basin for our facility.

18 One of the other questions that came up
19 in the township's review letter was snow removal. As
20 you can see, unlike a lot of developments, there is a
21 large area around the periphery of the site for snow
22 removal. It is intended by the property owners that
23 snow removal will take place on the roads and the
24 sidewalks that will be dispersed in the area around
25 the periphery of the site and in the event of a storm

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1 or multiple storms, the owner said they will truck the
2 snow off to an offsite, if necessary.

3 Similar to existing conditions, the
4 site grading, a portion of the road will drain to Main
5 Street. The remaining portion of the site will drain
6 through a stormwater network, which under existing
7 conditions is not much of a stormwater network,
8 management network.

9 The proposed conditions, we have multi
10 inlets and pipes along the various road system that
11 will collect and discharge to the existing drainage
12 that's here. So a portion of runoff will drain into
13 that ditch. The other portion will be collected and
14 drained to the existing ditch that's on the railroad
15 property.

16 Ultimately, this ditch right here still
17 drains along the railroad and through that 24-inch
18 culvert off to the site into the Raritan River.

19 As part of the grading for the site,
20 additionally, we have modern block retaining wall.
21 I'm sure you've all seen them, small 12 by 8 by 18
22 blocks of wall. We have an exhibit here. The block
23 that we're proposing to use is --

24 MR. LINNUS: That is A-10. You want to
25 describe it as I hand it out?

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1 - - -

2 (At which time, a photograph of modern
3 block retaining wall was received and marked as A-10
4 for identification.)

5 - - -

6 MR. CORSEY: What we have here is a
7 modern block retaining wall. It's an average maximum
8 height of five feet. We also have an additional
9 retaining wall in this area over here, which is in the
10 three or four foot range. Basically, the reason for
11 the site grading is this site, in order to balance the
12 earth work on the site, we've cut this portion of the
13 site down a little bit to fill this portion to get
14 enough coverage of the stormwater pipes to discharge
15 to the ditch on the other side of the site. So we
16 placed these walls there.

17 They, basically, are a masonry unit
18 block wall. In this case, Mr. Linnus is handing out
19 an anchor block retaining wall. The highlighted color
20 that we are proposing is a harvest blend, which is a
21 tannish, brownish mix and there is actually a picture
22 on the site. Although that's not the wall we're going
23 to build to the extent that it's not going to be a
24 tiered wall, it's going to be in similar fashion to
25 the look of that wall. As I said, you have a wall of

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1 variable height with a maximum of five feet along the
2 western property line and another small wall at the
3 lower western portion that's three to four feet.

4 Sanitary sewer, as I said before, we
5 have an existing sanitary sewer main that comes into
6 the site off of Fourth Street and goes and extends to
7 Radel. We are proposing a network of sanitary sewer
8 and stormwater system unit, a new network of sanitary
9 sewer that collects from here to here that runs
10 parallel to the existing storm drain. We're working
11 with the township sewer department to coordinate a
12 removal or a portion of this sanitary sewer mains
13 onsite and have a comingle system that discharges to
14 the Radel Avenue sanitary system.

15 As I said before, the existing sewer,
16 electric, gas, telephone, all coming off of Main
17 Street and I believe a portion coming off of Radel, as
18 well. We will continue to furnish the site with those
19 utilities at their locations. Exact terminus is going
20 to be depending on the utility locations.

21 Fire hydrants, replace fire hydrants.
22 Based on our communications with your township fire
23 marshall or fire chief, replace fire hydrants
24 throughout the site, as well. There is currently an
25 existing fire hydrant over here and I believe there is

<p style="text-align: right;">Page 58</p> <p>1 one down Manville Boulevard, but we have a network of 2 fire hydrants throughout the site.</p> <p>3 MR. LINNUS: What about the building? 4 Is the building going to have sprinklers?</p> <p>5 MR. CORSEY: Yes, the building is going 6 to have sprinklers, as well. I think Mr. Brennan 7 testified to that, as well.</p> <p>8 Lighting, we have proposed site 9 lighting for the development, as well. We have two 10 shoebox fixtures. So this is an LED fixture, which is 11 the new trend for lighting and the light fixtures cast 12 the light down and that's what we're proposing for all 13 the street lighting.</p> <p>14 Additionally, we have decorative 15 fixtures, also LED fixtures. It's going to be located 16 in the courtyard areas, the more pedestrian areas. So 17 we have the two shoebox fixtures at the entrance of 18 the site to illuminate the front entry for traffic 19 safety that are 18 feet in height. We have two 20 decorative fixtures at the boulevard entrance that are 21 18 feet in height, as well. They are fixtures of more 22 of a colonial fixture, similar to a residential 23 character and then we have around the periphery of the 24 whole site, so we have a total of 65 shoebox fixtures 25 that illuminate roadway network and we have 45</p>	<p style="text-align: right;">Page 60</p> <p>1 MR. CORSEY: Yes.</p> <p>2 MR. LINNUS: Would you tell the board 3 and the public where we are?</p> <p>4 MR. CORSEY: We submitted as part of 5 this application, as you probably all know, to 6 Somerset County for a traffic signal at the 7 intersection and the county shot that down. We are 8 getting ready to resubmit. We held off resubmitting 9 until we adjourned here. We have an application 10 pending in front of the Somerset County Planning 11 Board. We also have to submit to the Somerset County 12 Soil Conservation District. We'll have to submit to 13 the NJDEP for the sewer extension permit and our water 14 extension permit, which will be for all the water 15 onsite, both the town has to signoff on it and the DEP 16 has to signoff on it.</p> <p>17 We had on LOI, letter of 18 interpretation, regarding wetlands. We've submitted 19 it and the permit is still valid.</p> <p>20 MR. LINNUS: Just to make a complete 21 presentation and I believe your testimony so far took 22 care of responding to most of the comments and the 23 professional reports, but for purposes of the record 24 and clarification, I'm going to take the board and the 25 public through the existing professionals' reports</p>
<p style="text-align: right;">Page 59</p> <p>1 decorative fixtures throughout the site. The 2 decorative fixtures internal to the site are 12-foot 3 mounting height and the residential lights are 18-foot 4 mounting height.</p> <p>5 The town planner made comments about 6 the lighting. There is a standard that two feet under 7 previous submission we exceeded site standards for 8 residential. We've brought that down to two-foot 9 candles for the parking lot areas. We brought it down 10 to 3.2 for the intersection. So the intersection 11 here. Parking area is here and we brought it down to 12 1.0 in the residential areas and all those -- the town 13 ordinance has an average which is interpreted to be 14 mid mass. So you're supposed to be dead on with that. 15 I don't know that we can get on there, but I think for 16 site safety as the engineer of record, we believe that 17 the light levels that we are proposing here will 18 produce a safe environment without creating a nuisance 19 to the surrounding residences.</p> <p>20 Landscaping and the variances, Bill 21 Hamilton will be testifying to and clarifying.</p> <p>22 MR. LINNUS: What about outside 23 agencies? In addition to the board's approval should 24 we obtain it, has this application been submitted and 25 is it being reviewed by other agencies for approval?</p>	<p style="text-align: right;">Page 61</p> <p>1 where it affects your testimony, so that you can 2 indicate compliance with any of the concerns that the 3 professionals still have.</p> <p>4 The first report is a memorandum dated 5 July 28, 2016 from the engineering department. Did 6 you have an opportunity to review that with our 7 client?</p> <p>8 MR. CORSEY: I did.</p> <p>9 MR. LINNUS: More specifically, I'm 10 going to address the board's attention to policy 11 number four and that's on page two and there is an 12 indication that it's partially satisfied. A 13 submission was made to the board of education for 14 approval. Testimony still needs to be provided on the 15 subject of the bus stop and I think you gave that.</p> <p>16 MR. CORSEY: Yes.</p> <p>17 MR. LINNUS: Policy number five, we 18 demonstrated to the board the proposed vacation of 19 Radel Avenue. So that's been taken care of.</p> <p>20 Policy number seven requires testimony 21 and that relates to the clubhouse. The note from the 22 engineering department is that the initial comment was 23 partially satisfied and the new comment is that the 24 pool/patio area has been enlarged, but the board 25 should review with the applicant the proposed</p>

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1 amenities that are being provided for this area.
 2 MR. CORSEY: I believe I covered that
 3 in my testimony.
 4 MR. LINNUS: Policy number eight,
 5 testimony, the applicant's engineer states that the
 6 clubhouse is meant for the development community and
 7 small gatherings. However, further testimony shall be
 8 provided on the functionality and parking for the
 9 state.
 10 MR. CORSEY: As I said, there's 19
 11 parking spaces in close proximity to the clubhouse,
 12 not counting the ones on the other side of that and
 13 it's anticipated many of the residents would likely
 14 walk. It's not that large a community.
 15 MR. LINNUS: For purposes of
 16 clarification, policy number 14, that's on top of page
 17 four, it has to do with the snow removal. I believe
 18 you testified with respect to that.
 19 MR. CORSEY: I did.
 20 MR. LINNUS: There is a technical
 21 section of that report and I'll address to you and the
 22 board technical A-5, which is a technical detail about
 23 site pavement. We'll comply with that, correct?
 24 MR. CORSEY: Correct.
 25 MR. LINNUS: Technical A-15, concrete

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1 detail for concrete driveway aprons, we'll comply with
 2 that, will we not?
 3 MR. CORSEY: Yes.
 4 MR. LINNUS: The engineer wants
 5 testimony on technical A-17, suggesting that the
 6 applicant proposes a grass access way to the detention
 7 basin. However, there is a recommendation from the
 8 engineering department that this access way should be
 9 constructed with some grass pavers proposed at the
 10 emergency access from Radel Avenue. If the board
 11 agrees, the plan should be revised to reflect this.
 12 What's the applicant's position?
 13 MR. CORSEY: What we have here is the
 14 emergency access is fire access. What we're going to
 15 do is, we're going to have grass pavers. It's
 16 basically, this plastic PVC network that they put in
 17 the ground that stabilizes the soil and they plant top
 18 soil and grass and the grass grows through it. Its
 19 structure is stable enough for fire trucks and the
 20 like to drive over. But the board engineer is asking
 21 for similarly maintenance access to the detention
 22 basin, which is adjacent to the maintenance building
 23 and it's a driveway we will add the grass paver to, as
 24 well. What he's looking for is because lawnmower
 25 equipment and the like will have to drive through here

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1 to be maintained and cut the grass, so he's looking
 2 for that and we'll comply with that.
 3 MR. LINNUS: Next item is technical
 4 A-18, a new comment, the bus stop. You want to
 5 comment with respect to that?
 6 MR. CORSEY: Yes, on your plan that we
 7 submitted to the board I think the bus stop was not
 8 adjacent to the existing edge of pavement. In this
 9 rendering you see we have it there and we will move it
 10 there for the revised.
 11 MR. LINNUS: Item technical A-19
 12 regarding the applicant's engineer should show the
 13 gate locations for the fence around the proposed park
 14 and then also provide a construction detail on the
 15 plans.
 16 MR. CORSEY: Correct. The gate is here
 17 and it's based on the redevelopment ordinance. The
 18 fencing for the site had to be ornamental steel or
 19 aluminum. I think we're using aluminum, except along
 20 the railroad, which will be black chain link fence.
 21 MR. LINNUS: Going further in the
 22 engineer's report item B on page six, that's access
 23 ways and parking. The engineer is looking for some
 24 testimony regarding signage.
 25 MR. CORSEY: Yes. Under the revised

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1 set of plans that's before you, we had added some
 2 signage. One of the added signages, we made this
 3 moving drop off to the clubhouse one way and added
 4 one-way signs here, a do not enter sign here. We've
 5 added traffic signage and stop bars at every
 6 intersection and crosswalks where they were not shown
 7 previously.
 8 MR. LINNUS: Section B-5, will we
 9 comply with section B-5 regarding ADA accessible --
 10 MR. CORSEY: There is ADA
 11 accessibility. We have curbed ramps. All of the
 12 proposed sidewalks on the site are ADA accessible. We
 13 also have curbed ramps at all crossings and
 14 crosswalks.
 15 MR. LINNUS: Item B-6, the engineer is
 16 looking for testimony regarding an accessible route
 17 across the driveways, concrete driveway crossings were
 18 more ideal than asphalt.
 19 MR. CORSEY: Yes. What we had
 20 discussed at the meeting with the town officials was
 21 the town was looking for a concrete apron across the
 22 driveway. We believed that we can achieve that
 23 through asphalt. We were proposing asphalt driveways
 24 for all the site. So we believe and I believe we are
 25 supposed to submit plot plans as part of the site and

<p style="text-align: right;">Page 66</p> <p>1 on that plot plan, even though we didn't depict it 2 here, because it's kind of hard at this level of scale 3 to demonstrate, but we will comply. 4 MR. LINNUS: So you believe asphalt 5 would be sufficient as opposed to concrete? 6 MR. CORSEY: Yes. 7 MR. LINNUS: Technical B-7, you will 8 comply with; is that correct? Sidewalks are shown 9 with a two percent cross slope, there is no 10 differentiation on the plans with any grade breaks for 11 the driveways that are ADA compliant. 12 MR. CORSEY: Again that goes back to 13 plot plan. We will comply with that. 14 MR. LINNUS: Likewise B-9, stop signs 15 and stop bars partially satisfied. 16 MR. CORSEY: There were a couple that 17 were missing and we will add those. 18 MR. LINNUS: There is a new comment, 19 B-13, about proposed sidewalks shouldn't terminate 20 perpendicular to the curb line unless there is an 21 accessible ramp proposed and a subsequent ramp that 22 receives it on the other side of the roadway. The 23 recommendation from the engineering department is that 24 each sidewalk location be revised and direct 25 pedestrians to the nearest ramp location.</p>	<p style="text-align: right;">Page 68</p> <p>1 to use its best efforts to obtain approval for the bus 2 stop. 3 MR. CORSEY: As already testified we 4 addressed that. 5 MR. LINNUS: So we'll accept that as a 6 condition of approval. 7 CHAIRMAN: I was going to say for 8 clarification, is the bus stop within the development 9 or outside of the development? 10 MR. CORSEY: It's actually right at the 11 edge of our development and the existing roadway 12 network of Ramsey and Radel. 13 CHAIRMAN: So the kids will be picked 14 up through the existing development; is that correct? 15 MR. CORSEY: Correct. 16 MS. DOYLE: The redevelopment plan 17 suggests and does require that the applicant attempts 18 to secure interior bus stop, although it may not 19 happen, the effort to the school board should be made. 20 The comments that I understand that you are 21 referencing are really related to meeting with, as I 22 did, with the coordinator, with the bus coordinator, 23 who wouldn't have had the authority to offer an 24 interior road stop, interior project stop. 25 MR. CORSEY: I know the engineers in</p>
<p style="text-align: right;">Page 67</p> <p>1 MR. CORSEY: We will do that. 2 MR. LINNUS: And finally, on the B 3 section, a new comment, B-14, handicapped ramps should 4 be designed to guide a pedestrian from one side of the 5 roadway to the other in a direct manner. The proposed 6 ramps onsite should be revised to direct pedestrians 7 parallel to the travel way. So you'll comply with 8 that? 9 MR. CORSEY: We'll fix that. 10 MR. LINNUS: We can briefly go over 11 grading and stormwater management. You can comply 12 with items one, four, eight, 17, 18, 20 and 21. 13 MR. CORSEY: Correct. 14 MR. LINNUS: Most of the other items 15 are marked already satisfied in that section of the 16 report. Did you have an opportunity to review Ms. 17 Doyle's July 28, 2016 memorandum? 18 MR. CORSEY: I did. 19 MR. LINNUS: The sections that are 20 applicable to your testimony we'll discuss. In the 21 first section that's applicable to your testimony 22 would be section other requirements, E-6. Ms. Doyle 23 notes it should be a condition of site plan approval 24 redevelopment for the redeveloper to prepare and 25 submit a plan to the Bridgewater Raritan School Board</p>	<p style="text-align: right;">Page 69</p> <p>1 our office had a conversation with Mr. Coyle and he 2 confirmed that's the only location that they wanted to 3 have for a bus line. I don't know if you want to 4 press it further. I don't know who Mr. Coyle is. 5 MR. LERNER: Mr. Coyle is the head of 6 the buses. His boss is Peter Stars. You might want 7 to reach out to Peter and confirm because Peter has 8 authority for that because Bill does not have it. 9 He's the administrator. 10 MR. CORSEY: School administrator? 11 MR. LERNER: Correct, BA administrator. 12 MR. LINNUS: On page five traffic and 13 sidewalks. There are comments seven through ten. We 14 can and will comply with the comments suggested by Ms. 15 Doyle; is that not correct? 16 MR. CORSEY: I believe so, yes. 17 MR. LINNUS: You have to be more 18 definite than that. 19 MR. CORSEY: I don't have a copy of the 20 letter in front of me. The no outlet sign, based on 21 the meeting we had, we eliminated that comment, I 22 thought, that there was no need for a no outlet sign 23 because it wasn't a dead end. It was a looping 24 roadway network, so no outlet was not required. There 25 is a private driveway or private road sign that has</p>

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1 been placed at the entrance. That was my
 2 understanding.
 3 MR. BATTAGLIA: Correct.
 4 MR. LINNUS: So you'll comply with
 5 items seven, nine and ten and you just addressed item
 6 eight?
 7 MR. CORSEY: Yes.
 8 MR. LINNUS: Now with respect to the
 9 next section relating to signs, 11 through 15, you
 10 will comply with her suggestions?
 11 MR. CORSEY: Yes. Two things I'll add
 12 if I could. There is a directory sign when you come
 13 in. It will tell you where the buildings are located.
 14 It's on the layout plan. Additionally, one other
 15 thing that I omitted previously was that there are
 16 also cluster mailboxes placed throughout the site that
 17 are located on the site plans, as well and basically
 18 instead of having them all ganged in one location, we
 19 placed them at locations throughout the site, in 12
 20 clusters at a time. We are in the process of
 21 submitting that to the post office to get confirmation
 22 that will be acceptable to them.
 23 MR. LINNUS: Flipping to the lighting
 24 comments and there are two on page six and we will
 25 address them separately. Item 20, Ms. Doyle states

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1 that the plan should have a note that states the
 2 lighting shall be so located and maintained as to not
 3 constitute a hazard or nuisance to the traveling
 4 public or residents. If a light source is determined
 5 in the opinion of the township engineer to be
 6 offensive or distracting, the owner will shield the
 7 offending source. You have no problem revising the
 8 plan.
 9 MR. CORSEY: That note is currently on
 10 the plans. It's on sheet 18, note number two.
 11 MR. LINNUS: Item 21 on lighting, she
 12 indicates that before a CO is sought, the applicant
 13 will present a certification from a licensed
 14 professional that a night light test has been
 15 conducted and the illumination levels on the site are
 16 consistent with the approved plans and the
 17 illumination is safe for pedestrian/vehicular movement
 18 and this is a requirement that should be based on the
 19 plans.
 20 MR. CORSEY: Note number three on sheet
 21 18 in the upper left-hand corner of the plan. So they
 22 are already in compliance.
 23 MR. RODZINAK: Scarlett, you might want
 24 to add TCO to that, also.
 25 MS. DOYLE: Yes, we'll do that.

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1 Temporary certificate of occupancy, yes. It would
 2 have been applicable. There is no way they are
 3 getting on that site without having that, but it
 4 should say TCO.
 5 MR. CORSEY: How can you get a TCO
 6 before all the lighting and buildings and everything
 7 are built.
 8 MR. RODZINAK: No, you're not. It's a
 9 light safety issue.
 10 MR. CORSEY: You're going --
 11 MR. RODZINAK: In order for me to issue
 12 a TCO for any project, you have to have all your light
 13 safety issues in place. That means your
 14 accessibility, your handicapped parking, lighting to
 15 make it safe for public to transit, plus the
 16 buildings. It's not just buildings. It's the site,
 17 also.
 18 MR. CORSEY: You're saying we have to
 19 build all the site improvements all the way through,
 20 even if we're only building these five buildings
 21 initially?
 22 MR. RODZINAK: You're going to have to
 23 decide how you're going to do this. Are you going to
 24 phase it?
 25 MR. CORSEY: It's not tended to be

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1 phases, but I would imagine that because there are 31
 2 buildings here, that this building is going to be done
 3 far before this is done and all the site improvements
 4 are done.
 5 MR. RODZINAK: The only way you're
 6 going to be able to do that is if you phase the
 7 project because if you come in with all those
 8 buildings at one time, you're not going to be able to
 9 get a certificate.
 10 MR. CORSEY: I understand that you
 11 would have to have all the life safety requirements in
 12 proximity to the facility of --
 13 MR. RODZINAK: That will be fine, but
 14 that's something you're going to have to workout with
 15 engineering and Scarlett.
 16 MR. CORSEY: That's what I'm saying.
 17 If you just put a TCO --
 18 MR. RODZINAK: It could be a TCO just
 19 for those buildings. You're going to need them.
 20 You're going to have to have the improvements to the
 21 buildings that you're trying to occupy before.
 22 MR. CORSEY: I agree with you.
 23 MR. RODZINAK: Maybe, I made it a
 24 little confusing.
 25 MR. CORSEY: I'm just trying to clarify

<p style="text-align: right;">Page 74</p> <p>1 that if they are going to get these up and running, 2 the TCOs, they are going to have all the site 3 improvements done in this proximity and when they 4 moved to here, people could, for all intents an 5 purposes, every development that I've seen and worked 6 on, you'll have people living in these and they are 7 still building these.</p> <p>8 MR. FRANCO: That's your phasing plan.</p> <p>9 MR. CORSEY: It's not phasing. It's 10 just perpetual construction. Phasing would be that 11 you're going to build this and then you're going to 12 stop and you're going to build the next one. This job 13 in our client's view, phasing is not warranted for 14 this site. They are going to start building the site 15 improvements and they are --</p> <p>16 MS. DOYLE: If you construct grouping 17 you can easily block off the road, but say 18 construction zone, no access and that will define the 19 area.</p> <p>20 MR. RODZINAK: All of that will workout 21 in the process, but the idea whatever site 22 improvements are required for the building they are 23 going to have to be done.</p> <p>24 MR. CORSEY: I understand that part. I 25 didn't know if you had to put all the site</p>	<p style="text-align: right;">Page 76</p> <p>1 construction vehicles only and one is going to be 2 residents only. So I think with the looping network 3 system that we have, I assume that's how that's going 4 to operate to separate the two fashions from 5 commingling in there.</p> <p>6 MR. RODZINAK: Some of that you'll have 7 to workout with fire safety.</p> <p>8 MR. CORSEY: Absolutely.</p> <p>9 MR. LINNUS: To complete Ms. Doyle's 10 memorandum, there is one comment, item 23, in 11 miscellaneous. Well, you addressed item 22, the 12 modular block walls.</p> <p>13 MR. CORSEY: Correct.</p> <p>14 MS. DOYLE: Mr. Franco, did you have a 15 comment on that first?</p> <p>16 MR. FRANCO: My comment was relative to 17 the sign out on the boulevard. As far as the material 18 and I guess one of my questions, why it couldn't be a 19 double-sided sign located in the center of the 20 boulevard? You're required your setback for site 21 views anyway and I think that would be visible from 22 both sides and then you're in compliance.</p> <p>23 MR. CORSEY: Typically, what happens is 24 when you try to put a sign in the middle of the 25 boulevard it becomes a site obstruction for looking</p>
<p style="text-align: right;">Page 75</p> <p>1 improvements in the whole job at one time.</p> <p>2 MR. RODZINAK: I didn't think you were 3 going to build the whole thing at one time.</p> <p>4 CHAIRMAN: Given the singular entrance 5 and exit, I mean, I'm hard pressed to think about how 6 you're going to have construction vehicles coming in 7 and out while you have occupied. I know the township 8 will work that out with you, but you know, that would 9 definitely be a concern. I get you can get the sign, 10 construction area, past here, but the issue is egress. 11 So I think that will have to be worked out with the 12 township.</p> <p>13 MR. RODZINAK: Works back to emergency 14 services and everything else. You've done enough of 15 these to know what the process is. I didn't mean to 16 confuse the issue.</p> <p>17 MR. CORSEY: That's fine. With regard 18 to construction access, the other thing you reminded 19 me that I didn't clarify. Because this is the sole 20 access, Main Street, we're going to have construction 21 access through there, as well. Now the progression of 22 the site is we have a left and right when you come 23 into the site, you have a left and right option. I 24 would envision at some point in time that they are 25 going to keep one of these. One is going to be</p>	<p style="text-align: right;">Page 77</p> <p>1 in --</p> <p>2 MR. FRANCO: This has to be setback 3 just as far as that sign would.</p> <p>4 MR. CORSEY: Right, but it's going to 5 be on an angle. So when you're approaching, you're 6 looking at an angle to it as opposed to perpendicular 7 to it. So we have to keep it setback far enough here 8 so you won't obstruct site view going out to -- as a 9 matter of fact, the traffic engineer in his memo 10 talked about us providing a site triangle easement 11 across the frontage to make sure that we have views in 12 both ways and we're doing them on an angle, so you can 13 see it when you approach from either direction.</p> <p>14 MR. FRANCO: Have you proposed 15 landscaping with lighting around it or just 16 landscaping?</p> <p>17 MR. CORSEY: There's going to be 18 landscaping along the bottom and around it and there's 19 going to be either internal backlights or a spotlight.</p> <p>20 MS. DOYLE: With regard to that, 21 Mr. Franco raised the exhibit and it's red. You've 22 raised an exhibit and it's the harvest blend. I'm 23 trying to get compatible throughout the project and 24 the buildings are not this color. Would you be 25 willing to work with the township to get a consistent</p>

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1 pallet throughout the town?

2 MR. CORSEY: Absolutely. I think the

3 intent was two fold. One is the brick for the sign

4 was intended to be, because the buildings have brick

5 on them, the red brick, so we thought that the signage

6 material should tie into the red brick on the

7 building. On the flip side of that, the retaining

8 walls, we felt they should be more of a neutral color,

9 so they blended into the landscape. We'll be fine to

10 work with them on a different color. You'll see on

11 that pallet there is an autumn blend, red, that you

12 can possibly use, as well. So we can work with them

13 yes.

14 MS. DOYLE: The back of the sign that

15 Mr. Franco showed you, the curb sign, what's the

16 treatment of the back of the sign?

17 MR. CORSEY: It will be brick.

18 MR. LINNUS: One remaining item on Ms.

19 Doyle's report and that miscellaneous number 23. She

20 suggested developer might consider including a site

21 directory sign and bank mailbox.

22 MR. CORSEY: I talked about that just a

23 minute ago.

24 MR. LINNUS: There was a report issued

25 by Robert Reich in his August 4, 2016. It's the sewer

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1 utility memorandum. Is it my understanding that the

2 applicant will comply with the entire memorandum?

3 MR. CORSEY: Yes.

4 MR. LINNUS: And there is a report from

5 Karl McAleer, the interim fire official and he has

6 approved the plan; has he not?

7 MR. CORSEY: One of the things I want

8 to mention, too, based on the fire control, one of the

9 requirements of the fire code official was to have

10 fire striping and fire lanes designated to the site.

11 So what we've done is put a two-foot, four-inch yellow

12 stripe, two feet off the face of the curb in all areas

13 that don't have parking or driveways on them. So for

14 instance, along this roadway here, this whole area

15 here has yellow striping along it, as well as this

16 portion here and it has no parking fire zone signs, as

17 well and that's just to keep people from parking in

18 non-designated places.

19 MR. LINNUS: And just to complete your

20 presentation the RBA Group, that's Mr. Fissinger,

21 issued a memorandum dated August 1, 2016 and you took

22 a look at the site plan comments in that report and

23 can we and will we comply with items one, two, five,

24 seven, eight, and ten and you're going to reserve

25 items three and six for Mr. Hamilton?

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1 MR. CORSEY: Yes, we will comply with

2 all of those. Items three and six Mr. Hamilton will

3 testify to that.

4 MR. LINNUS: Item nine requires some

5 testimony. There are two street sign mounting details

6 on sheet 26. You need to clarify which detail is to

7 be used.

8 MR. CORSEY: One is intended to be a

9 street sign, name of the street, like the name of the

10 street and the other one is street sign being a

11 traffic control sign. What we'll do under the revised

12 plan, we'll just denote the other one under traffic

13 signage and because they both have standards in terms

14 of height, mounting height and the lighting. So we'll

15 just separate those.

16 MR. LINNUS: Mr. Corsey, as a licensed

17 professional engineer and participating in the

18 preparation and development of the site plans, is it

19 your professional opinion that the site plans are

20 consistent with standard engineering practices?

21 MR. CORSEY: They are.

22 MR. LINNUS: I have no further

23 questions.

24 CHAIRMAN: Questions from the board?

25 COUNCILWOMAN ROSE: The report done by

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1 Bowman Consulting dated July 19, 2016, I assume that's

2 your report?

3 MR. CORSEY: Is it the stormwater

4 report? The submission letter?

5 COUNCILWOMAN ROSE: Site plan

6 application?

7 MR. CORSEY: Resubmission letter that

8 we prepared in response to all the engineers.

9 COUNCILWOMAN ROSE: In that report on

10 page seven of 13 it says, under zoning requirements,

11 the plans have been revised to provide parking spaces

12 within hundred feet of the buildings without garages.

13 There are no buildings without garages.

14 MR. CORSEY: What the intent of that

15 item was, was the unit that is furthest -- what I said

16 before is, there is parking garages for some of the

17 units. However, the intent of the ordinance was you

18 have to provide parking for the units that do not have

19 a garage or driveway space to be within 150 feet of a

20 unit. So that means is that this guy right here, the

21 furthest unit has to be within 150 feet of the parking

22 and now it is.

23 COUNCILWOMAN ROSE: For the sake of the

24 record, there are no buildings without garages. There

25 are units without garages in buildings, but there are

<p style="text-align: right;">Page 82</p> <p>1 no buildings without garages.</p> <p>2 MR. CORSEY: That comment is in direct</p> <p>3 correlation to Ms. Doyle's comment about all units</p> <p>4 have to be within 150 feet of parking space.</p> <p>5 COUNCILWOMAN ROSE: Understood. Also,</p> <p>6 are you testifying about the landscaping because I</p> <p>7 have a lot of questions about trees.</p> <p>8 MR. CORSEY: Somebody else.</p> <p>9 COUNCILWOMAN ROSE: You mentioned that</p> <p>10 you feel that a macadam driveway is better than a</p> <p>11 concrete driveway. Which one lasts longer?</p> <p>12 MR. CORSEY: I think they both have a</p> <p>13 good use term life. I don't know exactly.</p> <p>14 COUNCILWOMAN ROSE: Will there be some</p> <p>15 sort of signs on the building to identify what their</p> <p>16 numbers are, units are and things like that?</p> <p>17 MR. CORSEY: There has to be for fire</p> <p>18 code.</p> <p>19 COUNCILWOMAN ROSE: Will there be</p> <p>20 lighting on the buildings?</p> <p>21 MR. CORSEY: There will be sconces at</p> <p>22 the entrances to the building, but the site lighting</p> <p>23 will be pathways up to the building.</p> <p>24 COUNCILWOMAN ROSE: So if you're</p> <p>25 looking at the buildings on -- I'm looking at</p>	<p style="text-align: right;">Page 84</p> <p>1 grass areas and stuff like that, it's not our intent</p> <p>2 nor are we required to illuminate grass areas. So we</p> <p>3 are going provide safe passage from the residence to</p> <p>4 the park.</p> <p>5 COUNCILWOMAN ROSE: If you look at</p> <p>6 buildings six, seven, eight, nine is 10 and 11, that</p> <p>7 green area will not be lit?</p> <p>8 MR. CORSEY: No, there's lights along</p> <p>9 that whole colony. The reason I say it's kind of hard</p> <p>10 to see on the landscape plan because it's rendered,</p> <p>11 you have to look at the lighting plan to see the</p> <p>12 locations of the lights, which starts on 18, 19 and</p> <p>13 20. I'll say there's lights all along this area.</p> <p>14 There are lights all along the colony here and they go</p> <p>15 all they down throughout the whole site.</p> <p>16 CHAIRMAN: I think the question was</p> <p>17 going in the other direction between those buildings</p> <p>18 going on the other way, not going down.</p> <p>19 MR. CORSEY: That's what I'm saying.</p> <p>20 Lights along the corridor and lights along the street.</p> <p>21 So the whole layout is, basically, it's illuminated.</p> <p>22 In this case, the three sides of the building and it</p> <p>23 goes all the way up to here. So this whole pathway is</p> <p>24 illuminated. This whole pathway is illuminated.</p> <p>25 Anywhere there is a sidewalk, there's light for it,</p>
<p style="text-align: right;">Page 83</p> <p>1 buildings at the top of the project such as building</p> <p>2 three, four, five, six, eight, seven. Those buildings</p> <p>3 have that lovely rear elevation, which I guess we can</p> <p>4 talk about it some other time because it's incredibly</p> <p>5 ugly --</p> <p>6 MR. CORSEY: Which elevation?</p> <p>7 COUNCILWOMAN ROSE: The rear one.</p> <p>8 Anybody that knows me knows I like a lot of windows.</p> <p>9 Anyway, in the backs of those buildings, will there be</p> <p>10 any lighting? They are not going to be pathways or</p> <p>11 anything? Just the front of units will be lit by</p> <p>12 sconces?</p> <p>13 MR. CORSEY: No, the whole intend is</p> <p>14 that all the sidewalks -- the town has a lighting</p> <p>15 requirement for all pedestrian circulation paths. The</p> <p>16 lighting we have, as I said before, two types of</p> <p>17 lighting. You have decorative lighting, which is 12</p> <p>18 feet in the courtyard area, which eliminates all the</p> <p>19 sidewalks. If you look at our lighting plan on</p> <p>20 sheet --</p> <p>21 COUNCILWOMAN ROSE: I wouldn't go</p> <p>22 there. I'll take your word for it.</p> <p>23 MR. CORSEY: The lighting plan shows</p> <p>24 the light levels. So you can discern that there is</p> <p>25 ample light on the sidewalk areas. But with regard to</p>	<p style="text-align: right;">Page 85</p> <p>1 whether it be -- I mean, the lights and sconces at the</p> <p>2 doorways, don't give you the light that the decorative</p> <p>3 lights are going to give you.</p> <p>4 COUNCILWOMAN ROSE: I will take a look</p> <p>5 at the lighting sheets.</p> <p>6 MR. COLLINS: Mr. Corsey, pull that</p> <p>7 out, so you have 16, 17 and 18 of the plans.</p> <p>8 MR. CORSEY: 18 for instance, if I may,</p> <p>9 if you can look at there, I have the little circles.</p> <p>10 Forget the dots and pluses, but see right here, you</p> <p>11 will go see this little circle here. You will these</p> <p>12 are probably that, basically, means the limit of the</p> <p>13 light that one foot candle and half foot candle.</p> <p>14 That's standard. That will tell you where all the</p> <p>15 lights are located. It's light there, a light there.</p> <p>16 COUNCILWOMAN ROSE: In terms of here,</p> <p>17 it's a sconce. So that means it's --</p> <p>18 MR. CORSEY: We didn't intend to light</p> <p>19 this space and this space because pedestrian aren't</p> <p>20 walking there and if you flip to the next page, you</p> <p>21 can see all these lights, the circles see, there's a</p> <p>22 light.</p> <p>23 COUNCILWOMAN ROSE: Understood. The</p> <p>24 construction vehicles, there would be no reason for a</p> <p>25 construction vehicle to access the site by any local</p>

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1 roads?

2 MR. CORSEY: No.

3 COUNCILWOMAN ROSE: While this is under

4 construction would Radel Avenue entrances to this

5 property be blocked so that they can't enter?

6 MR. CORSEY: The only access on Radel

7 is the emergency access.

8 COUNCILWOMAN ROSE: You have to build

9 it first?

10 MR. CORSEY: Correct.

11 COUNCILWOMAN ROSE: While you're

12 building it.

13 MR. CORSEY: All access is here. We

14 have no other road besides this. This is for fire and

15 emergency vehicles only.

16 COUNCILWOMAN ROSE: During construction

17 the neighborhood can anticipate that there will be no

18 construction vehicles in the neighborhood?

19 MR. CORSEY: Correct.

20 COUNCILWOMAN ROSE: Is the same true

21 for demolition vehicles?

22 MR. CORSEY: I know currently there is

23 access on Main Street. There's access points on Radel

24 and I think there are two locations, I believe,

25 including the extension of this.

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1 COUNCILWOMAN ROSE: Maybe, Mr. Linnus

2 can answer it. I will go back to it. Demolition

3 vehicles off the local roads?

4 MR. CORSEY: The property owner just

5 said that they will restrict access during

6 construction even for that.

7 COUNCILWOMAN ROSE: And demolition?

8 MR. CORSEY: And demolition.

9 COUNCILWOMAN ROSE: Thank you. Those

10 are all of mine for now.

11 CHAIRMAN: Thank you, Councilwoman.

12 Mr. Lerner?

13 MR. LERNER: Presently, I don't know if

14 you want to go back. It really doesn't matter. The

15 western wall where you're going to put this fence,

16 what is there now?

17 MR. CORSEY: This area is grass and

18 trees.

19 MR. LERNER: So there is no fence.

20 MR. CORSEY: There may be like a chain

21 link fence in some of the yards, but these are all

22 dead end roads that go there and I think some of them

23 may have a small chain link fence.

24 MR. LERNER: My guess is what you're

25 going to have here is young families and single people

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1 based on what you're building the bus stops and all

2 that and my question is, if you go back to the other

3 one, the rendering, it seems that single people with

4 trying to catch a train and all that you might have

5 some people driving faster than I'd might like to see

6 where kids going to school buses. That's leading to

7 the question of, have you thought about speed bumps or

8 would speed bumps in a complex like this get

9 considered?

10 MR. CORSEY: We haven't thought about

11 speed humps. I guess the traffic engineer might be

12 able to lend more reason why they are relevant and why

13 they are not.

14 MR. LERNER: That's fine.

15 MR. LINNUS: He's coming up next.

16 MR. LERNER: I was just curious. Do

17 you plan a shuttle from the train station from here?

18 It would seem to be a good idea.

19 MR. CORSEY: That would be the property

20 owner. I don't know that at this point if there is a

21 demand for it. I would imagine that makes sense.

22 MR. LERNER: That's all I have.

23 CHAIRMAN: Other board members,

24 questions? I have one about park movement. You

25 testified that the park was moved to make it more

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1 accessible, but when I look at the two different plans

2 I thought it was more accessible where it was not only

3 to the residents, but also to everyone in the

4 development area. Can you tell me more as to what

5 drove that move of the park because I don't think it

6 added at all.

7 MR. CORSEY: I will defer to Scarlett,

8 who asked us to move it.

9 MS. DOYLE: During evaluation of the

10 redevelopment plan there was discussion about where to

11 put the park. The park that's being proposed is where

12 it is in the redevelopment plan, but what the reason

13 was that the park area if it were to be used by the

14 neighborhood and we really did want it to be a public

15 park, what would happen, those people would go down to

16 Radel Avenue, the terminus of Radel Avenue and park

17 and it probably would affect the rear yard privacy of

18 those homes because it's immediately abutting the

19 park. Whereas, where it is located, it's against the

20 public road, there is no private home directly

21 abutting the public park. So that was a discussed

22 item when we were creating the redevelopment plan.

23 CHAIRMAN: Thank you, Scarlett and when

24 you talked about the property drainage and the

25 property draining to the railroad tracks and new

<p style="text-align: right;">Page 90</p> <p>1 retention basin and the old one, you didn't mention 2 what's draining into the new retention basin. You had 3 said the property is draining right back to the 4 railroad tracks and the other side drains back to 5 where it is today.</p> <p>6 MR. CORSEY: I apologize. I wasn't 7 clear. The stormwater network system at Ramsey and 8 Radel right in this area that's pipe that collects 9 runoff from Radel and pipes it into the existing 10 detention basin. All we've done is taken it from this 11 location here and moved it to here and it goes back to 12 the same terminus with which it does today.</p> <p>13 CHAIRMAN: How does it get from that 14 old retention -- is it all piped?</p> <p>15 MR. CORSEY: Yes, the basin will be 16 filled and it will be piped from here to there.</p> <p>17 CHAIRMAN: Thank you. When you met 18 with the board of education, did they asked for any 19 potential estimate numbers of students and how many 20 might be generated here or anything like that?</p> <p>21 MR. CORSEY: I don't know the exact 22 number. We traded phone conversations and e-mails 23 with them recently.</p> <p>24 CHAIRMAN: The signs that you described 25 out on the street, how do they compare to the other</p>	<p style="text-align: right;">Page 92</p> <p>1 MR. CORSEY: Right here and our site is 2 here.</p> <p>3 MS. GUARINO: It may have been 4 mentioned already and I missed it. The border there 5 now has this rickety barbed wire fence or whatever it 6 is, that is being replaced?</p> <p>7 MR. CORSEY: The only place we're 8 replacing the fence is along the retaining wall. 9 We're providing a retaining wall. Part of the code 10 requirement is you have provide a fall structure, so 11 people don't fall off it. It's going be a black 12 decorative aluminum fence along that portion the wall.</p> <p>13 MS. GUARINO: That's only going to be 14 on this portion.</p> <p>15 MR. CORSEY: From here to here. If you 16 want to walk over and look at what he's pointing at, 17 you can.</p> <p>18 MS. GUARINO: I think I got it. From 19 De Sota down to Fourth. Where is the clubhouse?</p> <p>20 MR. CORSEY: Right here in the front. 21 This is Main Street. This is our access driveway. 22 There is currently an access driveway now. We are 23 going to have a boulevard entrance, which is, 24 basically, split lanes with landscaping in the middle. 25 As you come in, you're going to have a looped road</p>
<p style="text-align: right;">Page 91</p> <p>1 signs in the area? I know that we have a few signs 2 along there. From a size perspective you said, I 3 think you said two by six.</p> <p>4 MR. CORSEY: The town ordinance I 5 believe Ms. Doyle has explained that your sign 6 ordinance defines it by the backdrop area where some 7 are defined by the sign area. I can just tell you 8 that for this type of development and the proposed 9 signed in concert with that type of development we've 10 done with other projects.</p> <p>11 CHAIRMAN: Scarlett, would you agree 12 with that, that's consistent?</p> <p>13 MS. DOYLE: Yes, generally consistent, 14 but he's requiring a variance because he's only 15 permitted one sign.</p> <p>16 CHAIRMAN: So just the number is the 17 issue, one versus two. Other questions from the 18 board? Seeing none, we'll open it up to the public 19 and I remind you these are questions that are specific 20 to this witness and there will be an opportunity at 21 the end of the application to make statements. Please 22 state your name and address.</p> <p>23 MS. GUARINO: Robin Guarino. 24 G-U-A-R-I-N-O, 625 Second Street. Can you show me 25 where Second Street is in conjunction to?</p>	<p style="text-align: right;">Page 93</p> <p>1 with a drop off at the clubhouse and then you're going 2 to have a road that goes left and right. So you're 3 going to have a road parallel to what you were asking 4 before and you'll have a road parallel, as well.</p> <p>5 MS. GUARINO: That's where the pool is, 6 also, behind it?</p> <p>7 MR. CORSEY: The pool is there, as 8 well.</p> <p>9 MS. GUARINO: What kind of hours are 10 people allowed to use that?</p> <p>11 MR. CORSEY: I imagine it's only 12 daylight hours. I don't know the exact time right 13 now. I would imagine it would start 11 to 5, 6.</p> <p>14 MS. GUARINO: You have a lot of I don't 15 knows. I just don't know if we can backtrack to 16 somebody who can answer those questions. I'm assuming 17 that the township will deal with it.</p> <p>18 MR. CORSEY: The town has operation 19 hours for this, as well.</p> <p>20 MS. GUARINO: You mentioned parking. 21 Is there going to be a restriction on how many 22 vehicles are allowed per apartment? In doing the 23 numbers it seems like there is pretty much two per 24 apartment between garages, driveways and the roads. 25 What happens if there is more than that? Does anybody</p>

1 have some kind of contention plan? Is that the word?

2 MR. CORSEY: The guiding principle for
3 parking as I said before is the residential site
4 improvement standards, they define based on other
5 projects throughout the state, they can figure this
6 number that's appreciable to a one bedroom apartment,
7 two bedroom apartment, three bedroom apartment. They
8 have 1.8 for a one bedroom, 2.1 for a two and a 2.2
9 for a three bedroom apartment. So what we've done is
10 taken then proposed number of units based on the
11 bedroom mix and we generated what the demand would be,
12 which would be 422 parking spaces. What we've done is
13 five of the -- I'm sorry. Three or six units in the
14 five of the ten buildings respectively, will have a
15 garage. Anyone who rents a garage, gets a driveway
16 spot. So they get the two and then the other two
17 units or four units depending on the building mix,
18 they will park, what I call here is surface parking.
19 It's off the street. It's perpendicular parking. So
20 we've located parking stalls adjacent to each cluster
21 of buildings to facilitate what we believe is ample
22 parking for that number of anticipated vehicles for
23 the site and as I said before, there is 422 required.
24 We have 436. I'm sorry. We have 36 parking spaces
25 more.

1 MS. GUARINO: Could you explain to me
2 that whole thing about vacating Radel? I didn't
3 understand that whole concept at all.

4 MR. CORSEY: What happens is all public
5 roadways have right of way. So it's a defined limit
6 for the road. What happens in the case of this
7 property, Radel extends to the property line. They
8 extend into this property right here. So I believe
9 it's 50-feet wide. So it extends into the property.
10 As you can see from our plan here is that we're not
11 doing anything other than providing grass area. We're
12 not using it for units or anything else, no roadways
13 or nothing. So what the vacation would do is it would
14 eliminate this dead end and as I said before, it will
15 eliminate the potential for people to park there,
16 loiter, that kind of stuff.

17 MS. GUARINO: You're talking about that
18 section?

19 MR. CORSEY: Just this piece right here
20 to the west of Ramsey. That's all we're talking
21 about.

22 MS. GUARINO: And did you say that you
23 are still going to have a light put at Main Street?

24 MR. CORSEY: No, we're not. The county
25 has shut that down. The existing traffic light at the

1 firehouse is going to remain there. That's not
2 changing.

3 MS. GUARINO: Thank you.

4 CHAIRMAN: Thank you.

5 MR. BAUER: John Bauer, 33 Manville
6 Boulevard. That's B-A-U-E-R. I do have one question
7 for Mr. Linnus. Mr. Linnus, a few times you were here
8 previous you had mentioned that no construction
9 vehicles were going to come down any of the other
10 streets other than the private road that you currently
11 have. The first day you did something on that
12 property, which was remove a tank, underground tank, a
13 flatbed comes down containing the hydraulic equipment
14 went up on my property. I have corner property, there
15 were tire marks about six inches down into the
16 property. This was followed by three other trucks
17 which contained stone all coming down Manville
18 Boulevard.

19 On each occasion we spoke to the
20 drivers. They said no one told them not to do this
21 and you told us this was not going to happen. The
22 last guy who came by said, what's the rule. We said
23 you're supposed to use that private road. He said
24 and, I'll clean it up for the ladies, F-U, you cripple
25 motherf'er. I don't think as PO'd as I was at that

1 guy, I was mad at the people in here who said this was
2 not going to happen. How do you intend to stop this?
3 It is one thing to say it, but as soon as you go out
4 the door, it's like it doesn't mean anything.

5 MR. LINNUS: Might I respond?

6 CHAIRMAN: Yes.

7 MR. LINNUS: First of all, there is no
8 current restriction. This application, if approved,
9 the applicant has agreed to restrict construction
10 access after an approval is obtained and before any
11 construction takes place. Right now they are in the
12 remediation stage. I'm not sure that there was any
13 restriction that I'm aware of prohibiting construction
14 vehicles from not using --

15 MR. BAUER: You told us that.

16 MR. LINNUS: I didn't tell you that.
17 The client told you that and I represent the client
18 and all of the discussion to the best of my
19 recollection based on an approval and a post-approval
20 construction.

21 CHAIRMAN: If I can clarify your
22 question then. I think what counsel was saying is
23 that his statements were predicated on the approval of
24 the process. But right now in the remediation stage
25 you're asking the township to restrict that.

1 MR. LERNER: I don't think there would
2 be a remediation if it wasn't an anticipated project.
3 So I think it's perfectly reasonable for us to request
4 of the owner that they --

5 MR. LINNUS: To short circuit it, the
6 owner just nodded his head.

7 MR. LERNER: That distinction is great,
8 but I was unaware of it.

9 MR. LINNUS: I was unaware of it.

10 CHAIRMAN: There will be a
11 communication, I guess, to all contractors and third
12 parties ASAP that effective immediately all
13 construction vehicles are to go through the main
14 entrance.

15 MR. BAUER: I appreciate that.
16 Mr. Corsey, on the eastern part, when you were
17 explaining some of the things there, I couldn't see
18 with the angle that was there. On the eastern part of
19 the property, specifically along Radel Avenue what
20 type of fence is going to be put there?

21 MR. CORSEY: There was no intended
22 fence for the whole length of Radel. The only area
23 where we were going to fence was the proposed pocket
24 park and the reason being is, it's a tot lot and we're
25 trying to keep the children secured in that area. So

1 it's going to be a black decorative aluminum fence
2 that goes around the pocket park area of the fence.

3 MR. BAUER: You people realize what
4 abuts that on the east side is Pave-Rite.

5 MR. CORSEY: It's a commercial
6 property.

7 MR. BAUER: Not only is it a commercial
8 property. They have every piece of construction
9 equipment you can imagine. If you're going to have
10 kids come down that street from the neighborhood to
11 use that park, I think you may have a problem there
12 because with all the gizmos kids have nowadays, they
13 are still stuck on big equipment. They are still
14 stuck on trains. They are going to be drawn to that
15 stuff and I think that could cause a problem for
16 Pave-Rite. I'm not saying anything negative against
17 Pave-Rite. They've been an excellent neighbor, but
18 they use dump trucks, steam rollers, the whole works
19 and you guys have a park over there, that's the
20 concern. What are we going to do to protect the kids
21 against themselves?

22 MR. CORSEY: We do have landscaping to
23 buffer the adjacent property. Again, a fence is
24 contained within that property.

25 MR. BAUER: We don't have the fence

1 there and someone decides, you know what, it's too
2 much of a problem for me to get out to Main Street.
3 I'm going to park on Radel Avenue and I'm going to
4 walk through your little trees or berm or whatever
5 you're going to put there and they start parking there
6 and what do we do, call the Bridgewater Police
7 Department to do Eden Woods' security work?

8 MR. CORSEY: As you know, Radel is a
9 very narrow street, so on-street parking is very
10 unlikely because it's on 15 feet.

11 MR. BAUER: Let me tell you something.
12 People come right up on your grass and park. I'm just
13 looking to prevent a problem in the future. You don't
14 want to call the police for a parking problem and if
15 you put a no parking sign on Radel Avenue, they will
16 just go up every other street from Newberry all the
17 way up to Ramsey and the question was brought up once
18 before, well, we'll give the residents stickers. What
19 happens if I have a party and I have ten cars come and
20 I don't have room in my driveway for ten cars and the
21 people who live in this project come out and say, look
22 at all those cars parked over there and I got a ticket
23 and you're going to call the police now for something
24 like this. A multimillion dollar project, I think a
25 fence there would prevent an awful lot of problems.

1 It's going to keep people, kids especially, from
2 running into trouble. A berm with trees to a kid is
3 going to be an adventure. For an adult it would be
4 something different.

5 MR. CORSEY: I think part of the fence
6 is like, keep out. So I think we tried to keep the
7 development residential in nature and tried to keep
8 with soft scapes and things of that nature.

9 MR. BAUER: Mr. Corsey, I've lived
10 there when that was a field. I've seen them put a
11 wood fence that collapsed over 20 years. I've seen
12 overgrown foliage over there. They have a fence
13 behind that chain link with barbed wire on top. We've
14 been looking at that for 20 years. You think I care
15 what people are going to be looking at? No one cared
16 that we had to look at that. Now all of a sudden it's
17 a problem. Let's make it look residential. I'm
18 looking to try to prevent problems with this,
19 especially with the kids. That's why I bring this up
20 and I think the board should really take a look at
21 this.

22 MR. CORSEY: We have to discuss it with
23 our client.

24 MR. BAUER: Absolutely. I'm bringing
25 up the point to you where this park should be. If you

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1 get the vacation for that section, maybe it should go
 2 there. I don't know, but I'll leave that. I'm just
 3 bringing it up.
 4 CHAIRMAN: Thank you. Any other
 5 questions of this witness? State your name and
 6 address.
 7 MS. JARDINE: Jeanette Jardine, 614
 8 Second Street, Bridgewater.
 9 - - -
 10 JEANETTE JARDINE, after
 11 having been first duly sworn, testified as follows:
 12 - - -
 13 MS. JARDINE: My first question would
 14 be, you've proposed this bus stop on the corner you
 15 said of Ramsey and Radel. You also said that you
 16 don't have an estimate of how many children would
 17 occupy this complex.
 18 MR. CORSEY: The owner may. I don't.
 19 MR. LINNUS: Mr. Hamilton later
 20 tonight, he will answer that question.
 21 MS. JARDINE: Do you know what school
 22 they are going to be sent to?
 23 MR. CORSEY: No, I don't. It's up to
 24 the board of education.
 25 MS. JARDINE: From what I understand,

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1 this is probably Adamsville School District according
 2 to the Adamsville map. Currently, if we went by what
 3 you had said, you said there are 88 one bedroom units?
 4 MR. CORSEY: Correct.
 5 MS. JARDINE: I'm assuming the rest are
 6 two and three bedrooms?
 7 MR. CORSEY: Market rate units are
 8 going to be what the market bears and 88 one bedroom
 9 units and 88 two bedrooms and 40 affordable units
 10 which are one, two and three bedrooms. All lion's
 11 share of the COAH units are 27 units is two bedrooms
 12 and there's --
 13 MS. JARDINE: I'm just talking about
 14 occupancy. Do you have a number of how many two and
 15 three bedroom units there are regardless of the market
 16 rate low income?
 17 MR. CORSEY: There is restriction based
 18 on the redevelopment ordinance.
 19 MS. JARDINE: Do you know what that is?
 20 MR. CORSEY: 88 one bedroom units, 88
 21 two bedroom units at market rate, eight one bedroom
 22 units for the COAHs, 27 two bedrooms and five three
 23 bedroom units.
 24 MS. JARDINE: Assuming each unit that
 25 has more than one two bedrooms as an average 2.5

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1 children, do you think a one child stop is going to be
 2 sufficient considering it's 422 parking spaces average
 3 of two parking spaces per unit if there are 2.5
 4 average children per family, there will probably be
 5 about 430 children. Are you going to --
 6 MR. CORSEY: That's quite excessive.
 7 MS. JARDINE: If there's an average 2.1
 8 cars per household. If there is an average 2.1 child
 9 occupancy per household, the 2.5 plus the dog, if
 10 there are 400 students, how will they accommodate with
 11 one bus stop and how would they be distributed with
 12 the one zone school that's at capacity?
 13 MR. CORSEY: Well, it's up to your town
 14 board of education how they are going to handle this.
 15 Whether it's going to be multiple buses, district them
 16 and ship them off to a different school district or
 17 different section of town that's something that your
 18 board of ed --
 19 CHAIRMAN: Mr. Lerner who has spent a
 20 lot of time on the board of education --
 21 MR. LERNER: Living there presently
 22 would put you at Adamsville through fourth grade,
 23 Hillside fifth and sixth, middle school seventh and
 24 eighth, high school ninth through twelfth. So it's
 25 four different schools that one would go to there K to

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1 12 and the bus stops come at different times. So that
 2 alleviates some of the burden that you're talking
 3 about and sharing just numbers.
 4 MS. JARDINE: You're saying they're not
 5 all going to be going to Adamsville?
 6 MR. LERNER: Presently, they would go
 7 to between kindergarten and fourth grade. Fifth grade
 8 they start going to Hillside. So you're only talking
 9 about four or five grades at Adamsville and
 10 intermediate school, then middle school and high
 11 school.
 12 MS. JARDINE: I'm just trying to wrap
 13 my head around. Currently, Adamsville has 600
 14 students.
 15 MR. LERNER: Adamsville is pretty much
 16 to capacity now. I wouldn't be surprised if there is,
 17 I do not know if there's plans to redistrict. You
 18 should go to the board of ed. with that. It's a good
 19 point, but it's a board of ed. question.
 20 MS. JARDINE: My next question is
 21 regarding where the park is, if it's by the warehouse,
 22 I'm not familiar with that area, I don't live there.
 23 Would it be wise to put a park where there is so many
 24 construction vehicles and would the air quality be
 25 affected and will that affect the children?

<p style="text-align: right;">Page 106</p> <p>1 MR. CORSEY: The location was chosen by 2 the township and we have to work with them to put in 3 the application. 4 MS. DOYLE: Yes, that is correct. The 5 idea was to have a public park. Of course, it's to 6 have a park. It could be prohibiting the neighborhood 7 if that were the choice, so that the neighborhood 8 would not be able to enjoy the park. 9 The next question is, where would that 10 park best be put? If that park were to be abutting 11 private properties in the neighborhood, which is where 12 that other green spot is, there are two homes there 13 that are abutting it that would receive the activity 14 of the children and their parents. That was 15 considered to be less preferable if people want to use 16 their backyards and have neighbors over and have a 17 park behind them with all the activity. It would be 18 better to have it on the other side where there is no 19 abutting single-family home. That is not to say that 20 and I'm going to repeat it the idea was to afford the 21 existing neighborhood an opportunity to walk their 22 children to a tot lot, something that they can enjoy 23 with their children, but the requirement is that a 24 park be provided, but it some the board based upon 25 what's been said, the board could prohibit the</p>	<p style="text-align: right;">Page 108</p> <p>1 to be focused either one or two ways, a spotlight to 2 the sign or the second thing will be backlight, which 3 would give no spillage. 4 MS. JARDINE: Thank you. 5 CHAIRMAN: Thank you. Any other 6 questions of this witness? 7 MR. KULAK: John Kulak again, 13 Ramsey 8 Street. Along the western border of the property 9 that's to be developed there is an existing chain link 10 fence there. I'm assuming it's owned by the current 11 landowner and developer. You're talking about putting 12 up with retention walls along that borderline with 13 additional fencing on top. Will you be destroying 14 that, removing it completely from the property or will 15 you be upgrading it? What's your intention with that? 16 MR. CORSEY: At this point in time it 17 was not discussed in detail as much as it was to leave 18 it where it was and work it within the confines of the 19 property. So we are not going to disturb it. We can 20 discuss with the owner. I've been out there many 21 times, but haven't spoken specifically on the fence. 22 MR. KULAK: The condition is poor and 23 it does serve a purpose and that is to protect the 24 residents on the other side of the property from any 25 intrusion from what was once a commercial development</p>
<p style="text-align: right;">Page 107</p> <p>1 neighborhood from going there and it would be strictly 2 for the people in the complex. So it was the 3 intention to give the neighborhood something they 4 don't have now. 5 MS. JARDINE: My last question is 6 regarding the signage, the variance requested for 7 two-sided sign opposed -- 8 CHAIRMAN: Two separate signs versus 9 one separate sign. 10 MS. JARDINE: I have concerns about 11 light spillage. It's a very residential area. By 12 eight, nine o'clock all the lights are pretty dim. We 13 walk there frequently and what I find surrounding 14 Bridgewater with these new developments and stores are 15 significant light spillage directly affecting our 16 quality of life. Those of us who live in the 17 immediate area and if you ever walk down that street 18 with a cellphone, we can see you three blocks away. 19 So I want you to take that into consideration if you 20 walk down that block at nighttime. 21 MR. CORSEY: I would say that part of 22 the proposed lighting is only going to be for signage. 23 It's not going to be uplight. It's regulations that 24 restrict lights from shining up, except for flag poles 25 and things of that nature. The intent of the light is</p>	<p style="text-align: right;">Page 109</p> <p>1 onto those properties. Also, when you described 2 earlier the properties to the west of your 3 proposed-density development, you described it as 4 being multifamily rental units. There is a 5 considerable mix there of both single-family homes and 6 rental units, as well. So I don't want that to go 7 unnoticed because the people who are living on either 8 side of the proposed development are going to be faced 9 with a variety of issues. Not the least of which 10 could be intrusion from the residents of that property 11 onto the adjacent landowners on Ramsey Street abutting 12 the property to be developed and I know it's a 13 landscaped plan in place, but I think we need to fence 14 that entire border along Ramsey Street to protect the 15 homeowners from pedestrians just coming into their 16 lawn. It would be nothing to stop them. 17 The additional concern is about the 18 lighting because you have roadways that you've created 19 around the perimeter and you have to light them and 20 that's the light shining directly into my backyard. 21 You're saying they are downward facing lights. Do 22 they shutoff at a particular time? Are they 23 illuminated during complete darkness the entire time? 24 MR. CORSEY: One thing the lights along 25 the periphery are shoebox lights. They do cast down.</p>

1 They are dark sky compliance. They don't shine up
2 past 90 degrees. So everything projects down.
3 Because they are LEDs, you don't get the light source
4 hanging down. So everything is projected there. This
5 part of the site is also, as I said before, if you cut
6 this site down a little bit, that's why we need a
7 retaining wall on this side and that's why the slope
8 grades down on the other side. So these lights which
9 are 18-foot high, will not be as you're standing in
10 your backyard would not be 18-feet high. So you're
11 not looking up at the light source. You're going to
12 be looking across.

13 MR. KULAK: Does it form a cone of
14 light as it spreads out?

15 MR. CORSEY: Yes.

16 MR. KULAK: So there is no way to
17 protect the adjacent homeowners from the light
18 spillage that's going to be there?

19 MR. CORSEY: That's the intent of the
20 landscape berm that's going to be planted along your
21 property lines, as you can see here, with a mix of
22 different evergreen shrubs to provide that buffer. I
23 know you have some existing trees now, but I know that
24 there's spotty, at best, a lot of those trees.

25 MR. FRANCO: Mr. Corsey, if I can ask a

1 to where? Where is the pad going to be built?

2 MR. CORSEY: Pad is right here. We
3 have emergency access. If you projected Ramsey down
4 to our site, that's where the emergency access would
5 be and adjacent to that emergency access is sidewalk
6 and three-by-five concrete pad.

7 MR. KULAK: Where is the bus, itself,
8 going?

9 MR. CORSEY: I don't know. I would
10 presume come up here and go out by the signal. Does
11 it pick up there now? I don't know.

12 MR. KULAK: Right now buses come down
13 Ramsey Street, but you're saying in order to service
14 the population of students that we estimate to be 200
15 or so --

16 MR. CORSEY: I don't think it's going
17 to be that high, but okay. Market study shows it's
18 not a lot of children generated from this type of
19 facility.

20 MR. KULAK: It may or may not be true.
21 We don't know what we are dealing with because during
22 the entire time we've been discussing this project,
23 the developer has avoided telling us how many people
24 are going to be living there. Nor are they willing to
25 disclose the estimate of children that are going to be

1 question. Just to clarify, you had testified that if
2 there is any lights that are objectionable that they
3 will be reevaluated and shielded?

4 MR. CORSEY: Yes, as part of Ms.
5 Doyle's comments and the note put on the plans that
6 once the lighting is done there is going to be -- we
7 have to do a verification and it's in the course of
8 the plan, first.

9 Second thing is, there is a note that
10 creates a nuisance against to yourselves or any
11 property owners that we have to mitigate that in some
12 way, shape or form, outside shield or something like
13 that.

14 MR. KULAK: You're talking about
15 lighting on both the east and west sides of that
16 initial private road?

17 MR. CORSEY: Correct.

18 MR. KULAK: Both the impact of the
19 homes on either side. As you come around Radel,
20 you're talking about the impact on the other homes
21 there?

22 MR. CORSEY: Correct, but again, it's a
23 double-edged sword. We have to provide safety.

24 MR. KULAK: The other thing you talked
25 about was the school bus access is from Ramsey Street

1 living there and this impacts us directly. So if the
2 bus is coming down Ramsey Street to the pad that you
3 describe, it's going to park there for a period of
4 time, pickup the students that are appropriate to be
5 picked up. Then it's either going to go down Radel to
6 the Manville Boulevard or it's going to come down
7 Manville and go out Ramsey and it may be as many as
8 five or six buses because they are going, as
9 Mr. Lerner said, to different schools and we don't
10 know what the total number of buses going to be and
11 we've been trying to protect the neighborhood from
12 additional traffic, which is now being created by the
13 location of your pad. We were under the impression
14 early on and it was discussed that the school bus
15 pickup would be on Main Street and it would be an
16 accommodation to bring the buses closer to the
17 apartment complex and have the people enter the buses
18 at that point.

19 MR. CORSEY: Ms. Doyle has stated that
20 we are going to contact the school administrator and
21 find out if the town in its redevelopment ordinance
22 had stated that they wanted us to investigate possibly
23 putting a bus stop internal to the site. So we are
24 going to contact them and find out if it's warranted.
25 Again, it's based on the number of school children.

<p style="text-align: right;">Page 114</p> <p>1 Your board of education will decide accordingly if a 2 second bus stop is necessary.</p> <p>3 MR. KULAK: From the planning board's 4 perspective, how are you going to decide among those 5 choices and how does that impact your approval of the 6 project? Just going to guess or build in some 7 contingencies? What's the plan?</p> <p>8 CHAIRMAN: Well, I think it's more 9 information to get from the board of ed. on this plan. 10 That's why we raised it before. Mr. Lerner raised it 11 before. I think it's more information to get. 12 There's analytics, how many children and what grades. 13 We do need that data to look at this. But the board 14 of ed, will weigh in as to where they get picked up 15 and we have to get that data and go from there. I 16 think we have to use our best judgment once it comes. 17 That's the way it works.</p> <p>18 MR. KULAK: It's not something that we 19 bargain for. Nor did we anticipate. This is new 20 information to us today.</p> <p>21 CHAIRMAN: We have lots of new 22 information. That's why we have public hearings to 23 get it. So as we get that information, we process it 24 and get more information.</p> <p>25 MR. KULAK: Right now we don't have a</p>	<p style="text-align: right;">Page 116</p> <p>1 probably familiar with right here and we're going to 2 discharge at a point in here and this ditch goes down 3 to here and we have another stormwater discharge, the 4 existing basin, which will discharge as well as our 5 piping network will discharge to the same point over 6 here and go across -- underneath railroad.</p> <p>7 MR. KULAK: You're suggesting a ditch 8 is the plan to drain the water away from the property?</p> <p>9 MR. CORSEY: As it does currently 10 today.</p> <p>11 MR. KULAK: And there is no concern 12 from the planning board that, maybe, that should be 13 improved rather than have an open ditch as the 14 solution that we've been living with, but here we have 15 a chance as an area in need of redevelopment to 16 upgrade significantly the drainage. You also said 17 it's going through a 24-inch pipe underneath the 18 railroad tracks?</p> <p>19 MR. CORSEY: As it does today.</p> <p>20 MR. KULAK: That's going to be 21 sufficient in your opinion to carry that water volume 22 away from the property using those ditches as 23 collection points and funneling it through one 24-inch 24 pipe?</p> <p>25 MR. CORSEY: Further investigation into</p>
<p style="text-align: right;">Page 115</p> <p>1 plan, but as we get more information --</p> <p>2 CHAIRMAN: We'll have conversations 3 here and make a decision and what we don't know, often 4 times we put in contingencies and subject to and 5 things like that.</p> <p>6 MR. KULAK: You're talking about 7 drainage and you talked about so many topics, it's 8 hard to keep them all straight, but you were talking 9 about drainage and what would be the, I guess, the 10 northern part of the property tends to drain to Main 11 Street and then maybe, a third of the way into it, it 12 starts to drain and as that water drains in the other 13 direction, it's going to be collected in various storm 14 drains?</p> <p>15 MR. CORSEY: Yes, a succession of storm 16 inlets in various locations along the road that will 17 collect it from the surface, put it in a pipe network 18 and the pipe network will discharge it downgrade.</p> <p>19 MR. KULAK: As it continues to follow a 20 piping network, it ends up in the retention basin that 21 you described?</p> <p>22 MR. CORSEY: No. What it does is, we 23 will have couple of discharge points. One will be 24 that we collect the stormwater from this portion of 25 the site and then there is a ditch that you're</p>	<p style="text-align: right;">Page 117</p> <p>1 the 24-inch pipe, as I said earlier, doing our 2 stormwater analysis, we've decreased the impervious 3 surface by three acres, which will substantially 4 reduce the amount of runoff that comes off the site. 5 So the functionality of this system today is going to 6 be greatly improved just by the development of this 7 site, because you're not going to get more absorption 8 into the ground.</p> <p>9 MR. KULAK: What you're described as 10 impervious coverage has deteriorated over the last 20 11 years that the property has been vacated. So while it 12 appears to be impervious, we don't really know how 13 much water is being transmitted through it at this 14 time. Your theory you're reducing it three acres on 15 paper and that the quality or the amount of water will 16 be absorbed into the earth before it drains down 17 through your system of drainage and out into 18 ultimately the Raritan River and those streams. I 19 don't think it's been discussed yet, but it's a stream 20 that's covered up that runs underneath the back of 21 your property there. It goes out underneath the 22 railroad tracks. So you'll see the -- more to the 23 west side of the property.</p> <p>24 MR. CORSEY: I know it's one there. I 25 said that.</p>

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1 MR. KULAK: There is an actual stream
 2 that goes either underneath the tracks. It's been
 3 covered up, but it's there and you may end up
 4 contending with that, as well. We're concerned with
 5 the drainage because as adjacent property owners on
 6 either side basements flood anyway because of the soil
 7 because of the water table that's pretty high and
 8 anything that would be an improvement might help us.
 9 But we are not sure that what you're proposing is an
 10 improvement. I know what you said.

11 MR. CORSEY: Well, a couple things to
 12 address your comments. One, is we're downgrading --
 13 our site is downgrade all these properties. The site
 14 topography comes down and we are filling a portion of
 15 this site to facilitate covering the stormwater system
 16 we have in place. You're going to have controlled
 17 discharge from the stormwater system. That's going to
 18 go here. You're going to have a pipe network that
 19 goes to here. Right now that blows off. Yes, there
 20 is some degradation of existing permeable surfaces,
 21 but I have to believe that a change of three acres is
 22 a pretty substantial change that's going to have an
 23 impact on the amount of stormwater runoff.

24 With regard to what your problem is, is
 25 not a stormwater problem. It's really a groundwater

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1 problem. Construction of the site should have no
 2 bearing on the water table or any impact from our
 3 site. So the one thing I will say is, the water
 4 because of our proposed stormwater system is going to
 5 the wick all the water more rapidly in a controlled
 6 fashion away from your properties.

7 MR. KULAK: Snow removal and you're
 8 going to store it somewhere?

9 MR. CORSEY: I was just saying a
 10 typical plowing fashion along the road and when they
 11 get to a surplus of it, they are going to push it into
 12 open areas the edge of the road and maybe, in this
 13 area here. I don't know exactly, but there is space.
 14 It's not like a lot of developments where it's very
 15 confined. There is ample space along the adjacent
 16 periphery to put the snow.

17 MR. KULAK: That won't interfere with
 18 your -- because you have a self-contained property for
 19 the most part, minus the school buses that we were
 20 talking about and the emergency access that you're
 21 talking about. People are going to be looking to get
 22 around those properties anyway they can.

23 MR. CORSEY: The emergency access will
 24 have a gate on it with a lock on it. The fire and
 25 emergency, the police will have access to it. It's

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1 not going to be open. So people can't just randomly
 2 drive through there.

3 The other thing I'll say about traffic
 4 control, it's a learning curve for the residents when
 5 they get into the site. They are going to know where
 6 they're going and where they are going to. That's why
 7 we didn't make it a straight runway. We meandered a
 8 little bit to control traffic and tighter radiuses on
 9 these intersections, so people can't go too fast.
 10 That's how we're mitigating the traffic control and
 11 the parking is provided adjacent to the property.
 12 Most of the parking is away from the residential
 13 property, if you put it on the southern side of the
 14 property.

15 MR. KULAK: As you gain access to Main
 16 Street, as you have people exiting the property, I
 17 think you described a triangle where they can go left
 18 or right?

19 MR. CORSEY: Not a triangle, just left
 20 or right turn.

21 CHAIRMAN: Site triangle that he
 22 mentioned. The traffic guy will talk to that.

23 MR. CORSEY: Designated left or right
 24 turn. The township traffic engineer made a comment
 25 that he wants a site triangle. When you approach the

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1 intersection, you have to have clear visibility on
 2 both sides. What that means is that you can't plant
 3 trees, signs, shrubbery, things of that nature in that
 4 triangle. So you can see both ways and pull out
 5 safely on the roadway.

6 MR. KULAK: It's not a physical
 7 structure?

8 MR. CORSEY: No. It's like the right
 9 of way. It's just a projected thing on the ground.
 10 It prohibited structures from being planted in that
 11 area.

12 MR. KULAK: Thank you.

13 CHAIRMAN: Any other questions from the
 14 public of this witness? Seeing none, 9:45 we can take
 15 a five-minute break.

16 - - -

17 (At which time a short recess was
 18 taken.)

19 - - -

20 CRAIG PEREGOY, after having
 21 been previously sworn, testified as follows:

22 - - -

23 MR. COLLINS: You were previously
 24 sworn. State your name and address.

25 MR. PEREGOY: Craig Peregoy,

<p style="text-align: right;">Page 122</p> <p>1 P-E-R-E-G-O-Y. Business address is 245 Main Street, 2 Chester, New Jersey. 3 MR. LINNUS: By whom are you employed? 4 MR. PEREGOY: Dynamic Traffic. 5 CHAIRMAN: Sorry. Roll call. 6 BOARD SECRETARY: Mr. Rodzinak? 7 MR. RODZINAK: Here. 8 BOARD SECRETARY: Chairman Charles? 9 CHAIRMAN: Here. 10 BOARD SECRETARY: Mr. Franco? 11 MR. FRANCO: Here. 12 BOARD SECRETARY: Councilwoman Rose? 13 COUNCILWOMAN ROSE: Here. 14 BOARD SECRETARY: Mayor Hayes? 15 MAYOR HAYES: Here. 16 BOARD SECRETARY: Ms. Casamento? 17 MS. CASAMENTO: Here. 18 BOARD SECRETARY: Mr. Lerner? 19 MR. LERNER: Here. 20 BOARD SECRETARY: Mr. Pandya? 21 MR. PANDYA: Here. 22 BOARD SECRETARY: Ms. Albanese? 23 MS. ALBANESE: Here. 24 MR. LINNUS: Craig, would you give the 25 board members and the public who are here the benefit</p>	<p style="text-align: right;">Page 124</p> <p>1 MR. PEREGOY: Yes, that's correct. 2 MR. LINNUS: In response to that, we 3 had to go to the township council seeking a waiver of 4 the requirement that we do provide a traffic signal as 5 part of this project. Do you recall that? 6 MR. PEREGOY: Yes. 7 MR. LINNUS: As a matter of fact, I'm 8 going to introduce as an exhibit, A-11. It's the 9 township resolution waiving the requirement that we 10 provide a traffic signal at the location. Do you 11 understand that? 12 - - - 13 (At which time, resolution granting 14 waiver from Section 8E(7) was received and marked as 15 A-11 in evidence.) 16 - - - 17 CHAIRMAN: Just a clarification, when 18 the county rejected the light, did they reject it at 19 full capacity that it wasn't warranted or was it not 20 warranted at this point and there will be a point in 21 time that it will be reevaluated? 22 MR. PEREGOY: Based on our projections 23 on full capacity, they said it was not warranted. 24 MR. LINNUS: A-11 that I'm marking as 25 an exhibit is a resolution granting a waiver from</p>
<p style="text-align: right;">Page 123</p> <p>1 of your educational and professional background, your 2 qualifications and experience? 3 MR. PEREGOY: I have a bachelors degree 4 in civil engineering from Virginia Tech. I'm a 5 licensed professional engineer in the State of New 6 Jersey. I've been working as a traffic engineer over 7 15 years now and I've appeared hundreds of times as an 8 expert in traffic engineering, including Bridgewater. 9 MR. COLLINS: The board recognizes 10 Mr. Perego's qualifications as a traffic consulting 11 engineer and a professional engineer. 12 MR. LINNUS: Thank you. Craig, did you 13 and your firm, Dynamic Traffic, prepare a traffic 14 impact study for this project? 15 MR. PEREGOY: We did. 16 MR. LINNUS: Before we get to that, the 17 initial plan that was presented both to the township 18 and the county included a traffic signal at the main 19 access location; is that not correct? 20 MR. PEREGOY: Yes, that's correct. 21 MR. LINNUS: After many discussions 22 with the county and many meetings with the township, 23 the county made a determination that a traffic signal 24 was not warranted at that location was not warranted; 25 is that correct?</p>	<p style="text-align: right;">Page 125</p> <p>1 Section 8E(7) of the ordinance Township of Bridgewater 2 regarding the redevelopment plan requiring the 3 redeveloper to seek and obtain the approval for the 4 installation of a traffic light at the intersection of 5 East Main and a proposed new street. 6 MR. COLLINS: A-11 will be in evidence. 7 MR. LINNUS: Did you prepare a traffic 8 impact studied based on the land? 9 MR. PEREGOY: Yes, we did. 10 MR. LINNUS: Just briefly, what is the 11 current plan, the overview of the current plan as it 12 relates to traffic? 13 MR. PEREGOY: The current plan that was 14 just presented does not have the traffic light at the 15 intersection. 16 MR. LINNUS: Have we provided to the 17 board as part of the record a document called Traffic 18 Impact Study for 652 East Main Street Alternate Plan 19 Prepared by Dynamic Traffic dated May 23, 2016? 20 MR. PEREGOY: Yes, when the signal was 21 still a possibility, this was the alternate plan. 22 MR. LINNUS: Mr. Collins, I would like 23 to mark that A-12. 24 MR. COLLINS: That will be in evidence. 25 - - -</p>

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1 (At which time, Traffic Impact Study
 2 for 652 East Main Street Alternate Plan Prepared by
 3 Dynamic Traffic dated May 23, 2016 was received and
 4 marked as A-12 in evidence.)
 5 - - -
 6 MR. PEREGOY: We've been involved in
 7 this project and looking at this area since 2007 when
 8 it was first brought before you. So we're really
 9 familiar with the area and seen traffic as it changed.
 10 We saw the installation of the traffic light put on
 11 Ramsey and when I look at this and that wasn't even
 12 there. So I'm familiar with the area. For the latest
 13 report, we obviously have more recent traffic counts
 14 that we conducted.
 15 What we look at is the weekday morning
 16 and weekday evening rush hour time periods. That's
 17 seven to nine in the morning and about 4:30 to 6:30 in
 18 the evening. That's when obviously, Main Street is
 19 going to be at its busiest and that's when you're
 20 going to see residents of the development community.
 21 So you're going to have your busiest time period of
 22 traffic. So we focused on those time periods and we
 23 took counts in December 2015. What we do is the
 24 single busiest hours between within that 7 to 9 or
 25 4:30 to 6:30 period and that's the peak hour and then

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1 from that we can create a baseline and we prepare a
 2 capacity analysis.
 3 In this case we looked at the
 4 signalized intersection of Pearl and Ramsey to find
 5 out how it operates under existing conditions based on
 6 the traffic signal timing, the traffic volumes, the
 7 way the traffic signal how it responds to vehicles
 8 arriving and it's computer software called the Highway
 9 Capacity software. It's able to calculate the average
 10 delay per vehicle at the intersection and it relates
 11 that to a level of service. A being the least delay
 12 and F being the worst and that traffic signal because
 13 it provides so much green time it's a much heavier
 14 street, it operates overall at a level of service of
 15 A. The Ramsey Street and Pearl Street approach has a
 16 little bit more delay because the signal only responds
 17 when somebody arrives at one of those locations.
 18 Otherwise, it's giving Main Street the green. So you
 19 have a huge amount of volume going through there that
 20 doesn't actually have to stop. It's always green,
 21 unless somebody comes from the side street. So it
 22 operates very efficiently today.
 23 What we need to do is determine what
 24 kind of impact we are going to have at that
 25 intersection and what kind of impact we're going to

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1 have at our driveway location. So we need to project
 2 the amount of traffic that would be generated by the
 3 proposed development and I do that with the Institute
 4 of Transportation Engineers, the ITE. They have a
 5 publication called Trip Generation and it's
 6 compilation of traffic counts taken at the throughout
 7 the country and in this case it's residential
 8 apartments and it tells me in the peak hour of a
 9 development such as this what the traffic volumes are
 10 going to be going in and out and based on that
 11 publication, the one busiest hour in the morning this
 12 size development will generate 105 trips. A trip is
 13 either entering or exiting the vehicle.
 14 Obviously, in the morning most people
 15 are exiting, going to work. In the evening they're
 16 coming back. So in the morning, 105 trips. In the
 17 evening, 135 trips. So what I do is I assume from
 18 that time period, that peak hour of this occurs at the
 19 exact same hour as the peak hour of Main Street. So
 20 I'm looking at peak on peak, the absolute worst-case
 21 possible scenario in terms of traffic and I also add a
 22 growth rates to the traffic volumes that we've counted
 23 because there's going to be other development in the
 24 area that will increase that and the New Jersey DOT
 25 publishes a rate for that. So it's one-and-a-half

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1 percent annual growth rate that they publish for this
 2 area. I apply that times three. Three years worth of
 3 growth. Then added our development traffic, peak on
 4 peak, to look at the worst-case scenario and then
 5 rerun the capacity analysis at that signal and levels
 6 of service has not changed. It still operates at an
 7 overall level service A.
 8 The volumes that are on Main Street are
 9 far heavier and far greater than what we're
 10 generating. Two-way traffic volumes on Main Street in
 11 the evening, for example, are 2000 vehicles per hour.
 12 Like I said, we're at 100 and obviously, going in two
 13 directions and none of it is going to the traffic
 14 light.
 15 We also take a look how the driveway
 16 would operate. How is the driveway on Main Street
 17 going to operate in terms of the light. Same type of
 18 thing with the level of service? This case, it's not
 19 a traffic signal. It's the stop sign. So it's a stop
 20 delay. That intersection for egress for leaving in
 21 the morning, it's actually at a level service B
 22 exiting onto Main Street. In the evening is the only
 23 time you see a little bit worse level of service, the
 24 left turn out in the evening is a level service D.
 25 Otherwise, everything is at a B or better. That's for

<p style="text-align: right;">Page 130</p> <p>1 a couple reasons that we actually model -- you have a</p> <p>2 traffic signal at Ramsey and Pearl and you also have a</p> <p>3 traffic signal at Finderne that create gaps in traffic</p> <p>4 that allow people to pull into and out of Main Street.</p> <p>5 There are gaps in traffic that created upstream and</p> <p>6 downstream traffic signals. That's proven in the</p> <p>7 model. That's part of our analysis and part of what</p> <p>8 we use to determine the gaps in traffic and the</p> <p>9 availability of the ability of people to turn into and</p> <p>10 out of this project.</p> <p>11 That's really it in terms of traffic</p> <p>12 impact stuff. I know it was speed humps and probably</p> <p>13 a few other things, but timing wise.</p> <p>14 CHAIRMAN: Yeah.</p> <p>15 MR. PEREGOY: In terms of speed humps,</p> <p>16 it's not something that I would ever recommend that</p> <p>17 you initially do, especially we have a curve and</p> <p>18 linear street alignment and some tighter turning radii</p> <p>19 and things like that in order to control speed and I</p> <p>20 think that's the best thing to do. Speed humps create</p> <p>21 a maintenance issue. It's a headache for snowplows.</p> <p>22 People hit them too fast and they make noise. It's a</p> <p>23 noise issue. There are other ways you can calm and</p> <p>24 slow traffic, but I think until it presents itself as</p> <p>25 an issue or you have complaints about it, you're</p>	<p style="text-align: right;">Page 132</p> <p>1 with or without the traffic signal. It will work fine</p> <p>2 with it. It also works without it. There would be no</p> <p>3 impacts to the nearest adjacent traffic signal and</p> <p>4 really no impact to the surrounding roadway network at</p> <p>5 all.</p> <p>6 MR. LINNUS: Any other findings that</p> <p>7 you have?</p> <p>8 MR. PEREGOY: It sort of restates the</p> <p>9 trip generation and things like that I mentioned.</p> <p>10 MR. LINNUS: Based on your traffic</p> <p>11 impact study, have you arrived at any conclusions and</p> <p>12 professional opinions?</p> <p>13 MR. PEREGOY: Yes. Certainly, the</p> <p>14 development can be instituted, can be constructed as</p> <p>15 not going to have a negative impact and I did mention</p> <p>16 it before, but I should mention it not historically a</p> <p>17 vacant piece of property. It was occupied at one</p> <p>18 time. It has generated traffic historically. It's</p> <p>19 been vacant for some time now, but it's not pristine</p> <p>20 land that's never generated traffic and never will</p> <p>21 again. This type of development is one of the lower</p> <p>22 intensity traffic generators, a residential developer,</p> <p>23 especially what was there before with an office.</p> <p>24 MR. LINNUS: Did you have an</p> <p>25 opportunity to review the RBA report that was issued</p>
<p style="text-align: right;">Page 131</p> <p>1 better off not doing that.</p> <p>2 Like I said, I think the way that this</p> <p>3 is laid out, you have parking spaces adjacent to you</p> <p>4 that even that yellow striped fire lane slows traffic</p> <p>5 down and creates a perception of a narrower road. So</p> <p>6 I don't think, you never know, but I don't think we're</p> <p>7 going to have too much of an issue. But if that does</p> <p>8 come up there are other means of traffic calming</p> <p>9 because nobody likes residents constantly calling and</p> <p>10 complaining about speeding. So it would be something</p> <p>11 that could be taken a look at. I don't anticipate it</p> <p>12 being a problem, but I don't think that we want to do</p> <p>13 it ahead of the fact.</p> <p>14 I'm trying to think if there was</p> <p>15 another traffic question that got bounced back to me,</p> <p>16 but I don't think there was.</p> <p>17 MR. LINNUS: You want to give the board</p> <p>18 and public your findings and conclusions?</p> <p>19 MR. PEREGOY: Yes. This development,</p> <p>20 like I said, we've been looking at it for a long time.</p> <p>21 We've seen traffic conditions change in the area.</p> <p>22 That doesn't change the fact that we're talking about</p> <p>23 a 220 apartment development in the peak area. It's</p> <p>24 not substantially high traffic generator and there's</p> <p>25 certainly the capacity on Main Street to handle this</p>	<p style="text-align: right;">Page 133</p> <p>1 by Joseph Fissinger, the township planning board's</p> <p>2 traffic consultant?</p> <p>3 MR. PEREGOY: I did.</p> <p>4 MR. LINNUS: I'm going to specifically</p> <p>5 direct your attention and the board's attention to the</p> <p>6 traffic impact study comments.</p> <p>7 MR. PEREGOY: Yes.</p> <p>8 MR. LINNUS: Starting with number 11,</p> <p>9 the proposed access system, you want to address that</p> <p>10 issue?</p> <p>11 MR. PEREGOY: He's asked that and this</p> <p>12 is a condition of the resolution from the council that</p> <p>13 we look at some point in the future at the actual</p> <p>14 traffic volumes when this project is occupied. He</p> <p>15 says 80 occupancy. I believe the council resolution</p> <p>16 is 90 percent. So when it's 90 percent occupied,</p> <p>17 we'll take traffic counts again and find out how</p> <p>18 close, how accurate we were and if there may be the</p> <p>19 need for a traffic signal in the future.</p> <p>20 CHAIRMAN: It's in the council's</p> <p>21 resolution that 90 percent?</p> <p>22 MR. PEREGOY: 196 units occupied.</p> <p>23 MR. LINNUS: How about item number 12</p> <p>24 regarding existing traffic volumes?</p> <p>25 MR. PEREGOY: He accepts our traffic</p>

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1 volumes.

2 MR. LINNUS: Trip generation estimates,

3 item 13?

4 MR. PEREGOY: There's multiple

5 different kinds of residential land uses in the ITE.

6 He points out that another one that could be applied

7 to this and not substantially, but slightly higher.

8 He has run my analysis with those numbers to confirm

9 that it still works and no impact with those numbers.

10 The reason that there is a discrepancy, the land use I

11 chose has a higher daily traffic volume slightly and

12 that is what warrants traffic signals in an effort to

13 try to get the county to give us a traffic signal.

14 That's why I used the land use that I chose. It

15 doesn't really have an impact.

16 MR. LINNUS: Item 14, his comments on

17 level of service analysis?

18 MR. PEREGOY: Pearl and Ramsey will

19 operate at level service A, with his numbers, with the

20 higher numbers that I could have used.

21 MR. LINNUS: Finally, item 15?

22 MR. PEREGOY: Same thing. He says

23 driveway the levels of service are good with his

24 numbers.

25 MR. LINNUS: One final question.

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1 Assuming that there is some type of traffic impact or

2 backup in and out of your development who would that

3 impact upon?

4 MR. PEREGOY: Like I said, the

5 residents of the development. Like I said, the

6 left-turn out is obviously the trickiest move. So

7 there is backup there. If it's a backup there, it's

8 only going to impact the residents of the development.

9 It's not going to create an issue on the roads.

10 MR. LINNUS: In light of the emergency

11 access, would that have an impact on the neighboring

12 development?

13 MR. PEREGOY: No, not at all.

14 MR. LINNUS: No further questions.

15 CHAIRMAN: Thank you. Just for

16 clarification, the D level was the evening making a

17 left out of the development onto Main Street?

18 MR. PEREGOY: Yes, and there's less

19 people making a left out obviously in the evening than

20 there would be in the morning. The volumes on Main

21 Street are higher in the evening.

22 CHAIRMAN: I just wanted to make sure

23 we're clear on that. Questions from the board?

24 MR. LERNER: Curious. Does the

25 township have the ability to tweak that Pearl Street

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1 light, if it finds it appropriate to do so because

2 right now it changes about once an hour?

3 MR. BATTAGLIA: That's the county.

4 MR. PEREGOY: It's designed to keep

5 Main Street green.

6 MR. LERNER: If it changed

7 periodically, it would help that left-hand turn.

8 COUNCILWOMAN ROSE: Just to be clear

9 because I'm sure that there are some folks are

10 wondering how 220 units generate 105 trips or 135

11 trips. Because in my head, 220 ought to have 220

12 cars.

13 MR. PEREGOY: Keep in mind I'm looking

14 at one hour, the busiest hours. People leave between

15 six a.m. and 10:00 a.m. I'm looking at the highest one

16 hour.

17 COUNCILWOMAN ROSE: Then the highest

18 one hour, there is a computer formula that is used to

19 determine or did you sit there and count cars?

20 MR. PEREGOY: Other traffic engineers

21 throughout the country have contributed to this book.

22 It's about two volumes, this fat, of traffic counts

23 taken at similar developments to be used in the number

24 of units to project traffic volume.

25 CHAIRMAN: And it sounds like you used

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1 one table. The board used another and it was minor

2 differences.

3 MR. PEREGOY: It's minor differences.

4 It's apartments, which is basically that whoever did

5 the research didn't describe the apartment and then

6 low-rise apartment, which is what this typically is,

7 they are about the same. It's really close.

8 CHAIRMAN: Other questions from the

9 board?

10 MR. FRANCO: You were saying that if it

11 remained an office building the traffic generation

12 would be greater?

13 MR. PEREGOY: Yes.

14 MR. FRANCO: Because you're getting to

15 work at a specific hour. It's an existing 50,000

16 square foot building and 2000 cars.

17 MR. PEREGOY: When we first looked at

18 this and ran those numbers, it was greater and it's

19 also not really compatible. As we're talking before,

20 Main Street is busier in the evening when the office

21 people were leaving, so it would create more of an

22 issue. Whereas, residential is coming in. So this is

23 more compatible with the area and generates less

24 traffic.

25 CHAIRMAN: Other questions from the

<p style="text-align: right;">Page 138</p> <p>1 board? We're at 10:15. Let me ask from the public</p> <p>2 how many people have questions of this witness? I</p> <p>3 think we'll have you come back.</p> <p>4 MR. LINNUS: I'd like to complete Mr.</p> <p>5 Peregoy if we can.</p> <p>6 CHAIRMAN: We have seven people that</p> <p>7 want to ask questions so.</p> <p>8 COUNCILWOMAN ROSE: For the record, I</p> <p>9 think that some of the residents might have questions</p> <p>10 about notification and I believe at the last meeting</p> <p>11 we determined that notification letters were sent, but</p> <p>12 apparently letters were never delivered. Can</p> <p>13 administration speak to that at all? Do you know what</p> <p>14 happened?</p> <p>15 MS. DOYLE: I don't know that it</p> <p>16 happened in this case. However, it has happened</p> <p>17 where, in fact, it happened to Attorney Linnus twice.</p> <p>18 He properly puts the mail in with the post office. It</p> <p>19 goes to the location where it's sorted. It comes back</p> <p>20 to Bridgewater. We can track it and we have on two</p> <p>21 occasions. It comes into Bridgewater at a perfect</p> <p>22 time. It's gotta be ten days before the date of the</p> <p>23 meeting. We've tracked it. So it's in the</p> <p>24 Bridgewater post office for delivery eight days before</p> <p>25 the date of the meeting. In some instances the post</p>	<p style="text-align: right;">Page 140</p> <p>1 COUNCILWOMAN ROSE: The point I was</p> <p>2 trying to make was that residents have concerns of not</p> <p>3 being noticed and need to go to the post office with</p> <p>4 it?</p> <p>5 MR. COLLINS: That's correct.</p> <p>6 MR. RODZINAK: If you have other people</p> <p>7 in the area that's interested, I would reach out to</p> <p>8 them and tell them what the new date is to make sure</p> <p>9 that they are notified.</p> <p>10 MR. KULAK: If you don't get a notice,</p> <p>11 you don't know one was sent out, you can't ask the</p> <p>12 post office. I know legally his responsibility is to</p> <p>13 send them. This is a project that impacts a</p> <p>14 neighborhood. You know who we are. All you have to</p> <p>15 do is send us an e-mail, send us a regular letter.</p> <p>16 It's faster than certified.</p> <p>17 MS. DOYLE: You can come to the</p> <p>18 township municipal building. It's posted on the</p> <p>19 bulletin board. So when you first walk in on the</p> <p>20 left. Not only the planning board, but all of the</p> <p>21 agencies of the township are on that bulletin board.</p> <p>22 So you should make yourself aware of that and you can</p> <p>23 also go to the website www.bridgewaternj.gov.</p> <p>24 Everything is on there, as well. So that should be</p> <p>25 helpful.</p>
<p style="text-align: right;">Page 139</p> <p>1 office does not deliver it until after the meeting.</p> <p>2 MAYOR HAYES: Tom, can you speak to the</p> <p>3 parties about responsibilities for notification?</p> <p>4 MR. COLLINS: Basically, the Municipal</p> <p>5 Land Use Law provides for the applicant for a</p> <p>6 development for a notice of application, their only</p> <p>7 obligation is to obtain a certified list from the tax</p> <p>8 assessor and to mail by certified mail the white</p> <p>9 receipts at least ten days before the meeting. Their</p> <p>10 responsibility ends at the mailing and if people did</p> <p>11 not receive a notice because of the post office didn't</p> <p>12 deliver it, then that is not the responsibility of the</p> <p>13 applicant, nor the township. Technically, it's the</p> <p>14 responsibility of the post office.</p> <p>15 So once mailing has been done and the</p> <p>16 newspaper notice has been published at least ten days</p> <p>17 before, that is notice requirement and that law</p> <p>18 actually states that is the sole requirement and upon</p> <p>19 completion of that requirement there is no further</p> <p>20 responsibility on behalf of the applicant.</p> <p>21 This case was started and I think this</p> <p>22 is the second hearing. We are going to have a third</p> <p>23 hearing. We're going to pick a day and time. So</p> <p>24 anyone interested could attend this meeting and also</p> <p>25 the subsequent meetings.</p>	<p style="text-align: right;">Page 141</p> <p>1 MR. KULAK: But we are in the 21st</p> <p>2 Century. We could update the way we notify people.</p> <p>3 MAYOR HAYES: Scarlett, what are the</p> <p>4 requirements for the website?</p> <p>5 MS. DOYLE: Soon as we are aware it</p> <p>6 should be up tomorrow or the next day when we know</p> <p>7 it's coming. This evening you will be getting notice</p> <p>8 of the date. That will be up on the bulletin board up</p> <p>9 on the website, but it will not be by letter any</p> <p>10 longer.</p> <p>11 MR. KULAK: It won't on be on the</p> <p>12 website right away. That's my experience that I have</p> <p>13 to check consistently and it may be three or four days</p> <p>14 before it will be on there and sometimes not until the</p> <p>15 day off.</p> <p>16 MS. DOYLE: 48 hours before the meeting</p> <p>17 it's on the bulletin board and if you know when our</p> <p>18 meetings are that might be helpful, too. On the</p> <p>19 bulletin board, too, it tells you the date of every</p> <p>20 meeting for the entire year. So it's real handy to</p> <p>21 just come and you know, check that, as well.</p> <p>22 CHAIRMAN: Let's set a date and time</p> <p>23 for the next meeting to carry this. Looks like</p> <p>24 September 13th, seven p.m. is the next meeting.</p> <p>25 Counselor, is your team all good with that?</p>

1 MR. LINNUS: Yes.
 2 CHAIRMAN: Excellent. September 13th,
 3 members of the public, seven o'clock.
 4 MR. COLLINS: There will be no further
 5 notice and the hearing is carried through September
 6 13, seven p.m. Mr. Linnus, if you could just confirm
 7 an extension of time at least until the end of
 8 September?
 9 MR. LINNUS: Until the end of
 10 September.
 11 CHAIRMAN: Thank you. Motion to
 12 adjourn?
 13 MR. RODZINAK: So moved.
 14 MS. CASAMENTO: Seconded.
 15 CHAIRMAN: Thank you, everyone.
 16 - - -
 17 (The meeting adjourned at 10:15 p.m.)
 18
 19
 20
 21
 22
 23
 24
 25

1 CERTIFICATE
 2
 3
 4 I, LATITISA RUSSELL, a Certified Court
 5 Reporter and Notary Public of the State of New Jersey,
 6 certify that the foregoing is a true and accurate
 7 transcript of the stenographic notes of the deposition
 8 of said witness who was first duly sworn by me, on the
 9 date and place hereinbefore set forth.
 10 I FURTHER CERTIFY that I am neither
 11 attorney, nor counsel for, nor related to or employed
 12 by, any of the parties to the action in which this
 13 deposition was taken, and further that I am not a
 14 relative or employee of any attorney or counsel in
 15 this case, nor am I financially interested in this
 16 case.
 17
 18
 19
 20 LATITISA RUSSELL, C.C.R.
 LICENSE NO. 30XI00234100
 21
 22
 23
 24
 25

A				
a1 41:11	46:3 50:20	added 50:1 65:1	adult 101:3	94:21 119:15
a10 5:10 55:24	53:9 63:6,8,10	65:2,3,5 89:6	adventure 101:3	analysis 117:2
56:3	63:14,14,21	129:3	aerial 41:10	127:2 129:5
a11 5:11 124:8	64:22 74:18	addition 17:5	43:16	130:7 134:8,17
124:15,24	75:18,20,21	35:5 45:3 50:9	affect 11:7 89:17	analytics 114:12
125:6	85:25 86:6,7	59:23	105:25	anchor 56:19
a12 5:13 125:23	86:13,23,23	additional 18:2	afford 106:20	angle 77:5,6,12
126:4	87:5 92:21,22	38:17 49:14	affordable	98:18
a15 62:25	97:10 111:25	50:1 56:8	43:19 103:9	annual 129:1
a17 63:5	112:3,4,5	108:13 109:17	agencies 59:23	answer 6:17
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