

**BRIDGEWATER TOWNSHIP PLANNING BOARD**

**Regular Meeting**

**Monday, August 27, 2018**

**—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 10, 2018 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

Councilman Howard Norgalis – 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, Township Engineer David Battaglia, Board Planner Scarlett Doyle

**5. APPROVAL OF BOARD MINUTES:**

**June 25, 2018- Regular Meeting**

Motion by Mr. Franco; second by Mr. Rodzinak the foregoing minutes were adopted on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Chairman Charles, Mr. Franco, Council Norgalis, Mayor Hayes,  
Mrs. Albanese

NOT ELIGIBLE: Mrs. Casamento, Mr. Lerner, Mr. Pandya

**July 23, 2018- Regular Meeting**

Motion by Mrs. Albanese; second by Councilman Norgalis is the foregoing minutes were adopted on the following roll call vote:

AFFIRMATIVE: Chairman Charles, Councilman Norgalis, Mrs. Casamento, Mr. Lerner, Mr. Pandya,  
Mrs. Albanese

NOT ELIGIBLE: Mr. Rodzinak, Mr. Franco, Mayor Hayes

**6. MEMORIALIZATION OF RESOLUTIONS:**

**7. LAND DEVELOPMENT APPLICATIONS:**

**8. CIP II/AR BRIDGEWATER HOLDINGS LLC**

Block 483 Lot 17, 18 & 19- Route 202/206

#18-012-PB- Preliminary & Final Major Site Plan – Mixed use development including retail, office, restaurant, residential, and office research

See Transcription dated August 27, 2018 prepared by: Michael Lombardozzi, CSR, CRR. of Veritext Legal Solutions, 290 W Mt. Pleasant Avenue, Livingston, NJ 07039 located in Planning Division office.

**9. 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.

**10. OTHER BOARD BUSINESS:**

**Drive Thru. Council request for consistency of ordinance**

See Transcript for details located in planning division office.

See attached Transcription dated August 27, 2018 prepared by: Michael Lombardozzi, CSR, CRR. of Veritext Legal Solutions, 290 W Mt. Pleasant Avenue, Livingston, NJ 07039.

Motion by Mr. Franco, second by Mr. Rodzinak, to recommend adoption of introduced ordinance on following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Chairman Charles, Councilman Norgalis, Mrs. Casamento,  
Mr. Lerner, Mayor Hayes

NOT ELIGIBLE: Mr. Pandya, Mrs. Albanese

**11. ADJOURNMENT**

It was the consensus of the Board to adjourn the meeting at approximately 8:57 pm.

Respectfully submitted,  
Jacqueline Pino,  
Secretary to Municipal Services

TOWNSHIP OF BRIDGEWATER  
PLANNING BOARD

In the Matter of: :  
: Transcript  
FILE 18-012-PB :  
: of  
CIP II/AR BRIDGEWATER HOLDINGS :  
Route 202/206 : Proceedings  
Block 483, Lots 17, 18 & 19 :

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Monday, August 27, 2018  
100 Commons Way  
Bridgewater, New Jersey 08807  
Commencing at 7:05 p.m.

BOARD MEMBERS PRESENT:

RON CHARLES, Chairman  
DAN HAYES, Mayor  
HOWARD NORGALIS, Councilman  
JAMES FRANCO  
STEPHEN RODZINAK  
TRICIA CASAMENTO  
EVAN LERNER  
URVIN PANDYA  
DEBRA ALBANESE  
JACQUELINE PINO, Sec. of Municipal Services  
SCARLETT DOYLE, Township Planner  
DAVID BATTAGLIA, Board Engineer  
CHRISTOPHER MELICK, Board Planning Consultant  
JAY TROUTMAN JR., Board Traffic Consultant

MICHAEL LOMBARDOZZI, CSR, CRR

Job No. NJ2994089

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

THOMAS COLLINS, ESQUIRE  
Attorney for the Board

CONNELL FOLEY, LLP

BY: KEVIN COAKLEY, ESQUIRE  
Attorneys for the Applicant

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1 CHAIRMAN CHARLES: We'll come to  
2 land development applications, CIP II AR  
3 Bridgewater Holdings, Route 202/206, block  
4 whatever, this is preliminary and final major  
5 site plan, mixed-use development, including  
6 retail, office, restaurant, residential, and  
7 office research.

8 Before we get started, I'll just let  
9 members of the public who aren't familiar with  
10 how the planning board operates, the applicant  
11 will present their case, we'll have expert  
12 witness come up. After each witness, the board  
13 will ask questions. The public will be invited  
14 to ask questions specific to that testimony. Any  
15 questions that they may have specific to that  
16 question. And then, we'll do that until  
17 conclusion of an application.

18 And then, at the end of the  
19 application is when the public also has an  
20 opportunity to come up with and make any general  
21 statements that they would like.

22 So, Counsel, go right ahead, sir.

23 MR. COAKLEY: Okay. Good evening,  
24 Mr. Chairman, members of the board. My name is  
25 Kevin Coakley, I'm with the law firm of Connell

1     Foley, and we represent the applicant, who is  
2     formally called CIP II/AR Bridgewater Holdings,  
3     but for simplicity, I'm going to refer to the  
4     applicant as the Center For Excellence, as a  
5     shorthand.

6             It is our pleasure to introduce the  
7     application to you this evening. I think the  
8     application is an excellent application that has  
9     been achieved through a great deal of  
10    collaboration between the administration, and  
11    staff, and the applicant, and that collaboration  
12    has led to a product that I hope you will agree  
13    meets the -- both the letter and the spirit of  
14    the redevelopment plan.

15            I would like to thank the board and  
16    the staff for all of their efforts to bring this  
17    about, and that thankfulness is advanced both on  
18    behalf of all the people who work with and for  
19    the Center for Excellence, but in particular for  
20    Mr. Coccoziello Sr., who has been the driving  
21    force for the spirit behind the application. I'd  
22    just like to acknowledge his presence.

23            MR. COCOZIELLO: Thank you.

24            MR. COAKLEY: So many of you are  
25    very familiar with the application, but perhaps

1 there are members of the board and the public who  
2 are not. This all started in 2012, when Sanofi  
3 vacated the part of the site that is now subject  
4 to the RC zoning.

5 2013, Mr. Coccoziello's firm acquired  
6 the property.

7 And in 2014, the township elected to  
8 declare the property as being in need of  
9 redevelopment, which is a step taken under the  
10 redevelopment law that reflects that, in some way  
11 or another, governmental intervention is  
12 necessary to advance a project. And so that  
13 happened in 2014.

14 In 2016, the municipality adopted  
15 the redevelopment plan for the project, which  
16 essentially covers a 61-acre part of the project.

17 And we're here tonight to advance  
18 this process one step further, by applications  
19 for preliminary and final site plan approval for  
20 the retail and 32-unit residential building on  
21 the south side of the property, and preliminary  
22 site plan approval for the 368 units of  
23 residential housing, generally on the north side  
24 of the boulevard, as you'll hear that discussion.

25 Recent efforts have been geared



1 really to two things:

2 One, to satisfy the completeness of  
3 the application process. The application was  
4 filed in May of this year, and you may remember,  
5 we were here back in April; at that time, there  
6 was another residential partner in the project,  
7 and at that time, a decision was made by the  
8 applicant to withdraw the pending application,  
9 and the board took a -- passed a resolution where  
10 they dismissed that application without  
11 prejudice.

12 So the present application has been  
13 declared complete, and we have been attempting,  
14 in the last few weeks and months, to address very  
15 high-level, poignant comments that have been  
16 advanced by the -- by the staff and the  
17 administration of Bridgewater, and hopefully we  
18 have achieved that result.

19 There was a submittal, and it was  
20 made within the last several weeks, which  
21 Ms. Doyle has denominated as being Option A,  
22 which is a submittal which shows an additional  
23 residential building of 32 units added in the  
24 area close to 202/206, to the south of the  
25 boulevard that is the main vehicular access to

1 the project. So that additional undertaking was  
2 submitted; we believe that it satisfies some of  
3 the comments that were raised as to the plan  
4 previously, and we advanced that in that spirit,  
5 and that's what I was really addressing when I  
6 was talking about collaboration, because that's  
7 one of the manifestations of the collaboration.

8 So, tonight, our purpose really is  
9 to introduce to you the project. We're going to  
10 introduce the project through two primary  
11 witnesses: one is Mr. Brandon Diamond, who's an  
12 architect with Street Sense, who will go through  
13 the retail and 32-unit residential part of the  
14 project, and then by Frank Minervini, who's an  
15 architect as well, whose firm is responsible for  
16 the design of the 368 units north of the  
17 boulevard.

18 We will also present testimony  
19 tonight from Mr. Paul Phillips, who's the project  
20 planner, who will testify concerning the need for  
21 the project to have a recommendation from this  
22 board regarding the present prohibition in the  
23 redevelopment plan as to drive-through retail.  
24 And there is a cafe planned in connection -- or  
25 adjacent to the 32-unit residential building, and

1 it is requested that the board recommend to  
2 council an amendment to the redevelopment plan to  
3 allow for a drive-through use at that location.

4 We also will address -- you know, to  
5 the extent that time allows the issue of  
6 proceedings before the NJDOT with respect to  
7 satisfaction of the requirements of the  
8 redevelopment plan as to roadway access, there  
9 are certain requirements of the redevelopment  
10 plan that we've been endeavoring to comply with,  
11 and have had meetings, and have involved the  
12 township in meetings with the DOT, and we'd like  
13 to give you a report about that, which is an  
14 ongoing process.

15 The conclusion of tonight's meeting,  
16 we would like to ask your indulgence for a  
17 special meeting within the near future, where we  
18 can continue this application. At that meeting,  
19 we would anticipate bringing forward our civil  
20 engineering testimony, our landscape architect  
21 testimony, traffic, and planning testimony.

22 So tonight is essentially  
23 architectural testimony, to give you a good  
24 overall introduction to the project.

25 And then, if other questions arise

1 that are not up the alley of the architects,  
2 Mr. Marshall Everett and Peter John Coccoziello  
3 are here this evening to answer any factual  
4 questions that you might have. But we're here  
5 primarily to give the architectural testimony.

6 So with that introduction, if you  
7 have no questions of me, I'd like to have the  
8 three witnesses that I've mentioned sworn.

9 MR. COLLINS: Gentlemen that will be  
10 testifying tonight for the applicant please come  
11 forward, please stand, and please raise your  
12 right hands.

13 (Paul Phillips, Brandon Diamond, and  
14 Frank Minervini are sworn.)

15 MR. COLLINS: Please state your  
16 names and addresses, at least a business address.

17 MR. DIAMOND: Brandon Diamond with  
18 Street Sense.

19 MR. COLLINS: Brandon, please spell  
20 your last name.

21 MR. DIAMOND: Diamond,  
22 D-I-A-M-O-N-D.

23 MR. COLLINS: Thank you.

24 MR. MINERVINI: Frank Minervini,  
25 M-I-N-E-R-V-I-N-I, from Minervini Vandermark

1 Architecture, 360 14th Street in Hoboken, New  
2 Jersey.

3 THE SECRETARY: Just make sure you  
4 speak in the microphone, because it's being  
5 recorded.

6 CHAIRMAN CHARLES: Is there a hand  
7 mic for them over there?

8 MR. PHILLIPS: Thank you.

9 THE SECRETARY: You're welcome.

10 MR. PHILLIPS: Paul Phillips --  
11 ready, Tom?

12 MR. COLLINS: Yep.

13 MR. PHILLIPS: Paul Phillips,  
14 P-H-I-L-L-I-P-S, the firm is Phillips Price  
15 Planning Consultants, 33-41 Newark Street,  
16 Hoboken, New Jersey.

17 MR. COAKLEY: Thank you. We'll  
18 start with Mr. Diamond, if that's okay.

19 B R A N D O N D I A M O N D,  
20 having been duly sworn, testified as follows:

21 DIRECT EXAMINATION

22 BY MR. COAKLEY:

23 Q. Mr. Diamond, what is your  
24 profession?

25 A. I'm an architect.

1 Q. All right. And where do you  
2 practice?

3 A. I practice in Bethesda, Maryland.

4 Q. All right. And are you licensed in  
5 the state of New Jersey as an architect?

6 A. Yes, I am.

7 Q. All right. And could you give the  
8 board briefly your educational background in the  
9 field of architecture?

10 A. Sure. Three degrees in  
11 architecture, the last one being a second  
12 professional degree, master's from the  
13 University of Illinois at Chicago.

14 Q. And have you concentrated on any  
15 type of activity in the field of architecture?

16 A. Worked primarily with retail and  
17 mixed-use projects of all types in the domestic  
18 and international markets.

19 Q. All right. And I know -- is there  
20 one projects that you're favorite project that  
21 you've carried out?

22 A. One of the more successful ones in  
23 our region, in the Washington, DC, area, is  
24 National Harbor.

25 Q. What kind of project was that?

1           A. National Harbor is a waterfront  
2 project, right on -- in Prince George's County,  
3 kind of across from Alexandria, Virginia. It is  
4 based somewhat on the Ramblas in Barcelona, has  
5 a great boulevard, pedestrian, leading down to  
6 the waterfront. It has wonderful relationships  
7 of waterfront and main street architecture.  
8 It's very dense; it's also very well programmed  
9 with great public activities 24/7. So it's not  
10 only a very well staged project, but very well  
11 programmed project, and very popular in our  
12 region.

13           Q. All right, and are you the  
14 architect at your firm that's primarily  
15 responsible for this matter?

16           A. Yes.

17           MR. COAKLEY: I'd like to offer  
18 Mr. Diamond as an expert in the field of  
19 architecture.

20           MR. COLLINS: The board will confirm  
21 that we recognize and accept Mr. Brandon Diamond  
22 in his qualifications as an architect.

23           Please go ahead.

24           MR. COAKLEY: Okay.

25 BY MR. COAKLEY:

1           Q. All right. Mr. Diamond, did you  
2 prepare a demonstration of the project this  
3 evening?

4           A. We did. And I would also request,  
5 as we're going to do a digital presentation and  
6 a project video, if we could lower some of the  
7 lights, particularly for your benefit, because  
8 we're going to be displaying on this screen  
9 here.

10          Q. All right. And have you prepared a  
11 hard copy of the slides that will be shown on  
12 the screen?

13          A. Yes, I have the most recent ones  
14 here. You have hard copy already. And there  
15 are a few bullet talking points that have been  
16 added, but essentially none of the graphic  
17 exhibits' have changed.

18               MR. COLLINS: We'll mark that as  
19 A-1.

20               (Whereupon, Exhibit A-1 is marked  
21 for identification.)

22          A. Again, my name is Brandon Diamond.  
23 I'm the senior director of architecture and  
24 planning at Street Sense. Thank you for the  
25 opportunity to discuss the redevelopment



1 addition for the New Jersey Center of Excellence  
2 with you tonight.

3 And as was stated, this is the next  
4 step of the engagement with the Township of  
5 Bridgewater from my standpoint, which started  
6 over a year ago, and it's been a very positive  
7 and collaborative effort.

8 We see this not so much as an  
9 approval exercise; as a due diligence effort  
10 with all of you, to ensure success for this  
11 mixed-use project by the time it is built and  
12 operational. And tonight, we'll really get into  
13 the mechanics of putting together a complex  
14 mixed-use site like this by giving you a little  
15 bit of an overview of the vision and goals.

16 So we're going to start with a  
17 somewhat consolidated list of goals from the  
18 R-Seed Redevelopment Plan. Obviously, it is a  
19 longer document, but we've kind of highlighted  
20 the 10 macro level takeaways that we've been  
21 using as touchstones for the effort, and hope to  
22 demonstrate tonight that we've really crafted a  
23 strong framework to achieve these goals.

24 So there's really two slides here  
25 that you can see. Quality of Life Issues, 21st

1 Century Center for Excellence:

2 Increase the economic tax base --

3 I'm really just hitting the high level points.

4 Sustain a strong job market.

5 Create a destination with inviting  
6 streetscape.

7 Encourage higher density housing to  
8 attract top talent in business.

9 Create a great sense of place along  
10 the boulevard.

11 Buildings facing the boulevard  
12 should have excellent retail character.

13 Green zones for residential.

14 And emphasize excellence and  
15 sustainability.

16 As you can see, I think success is  
17 at the heart of all these goals, because every  
18 day when you drive through the region, or even  
19 nationally, the world is fundamentally changing.  
20 Shopping is changing. Workplace and residential  
21 preferences are changing and migrating. We see  
22 the present generation moving away from private  
23 neighborhood living and corporate campuses to  
24 more organized settings, which is really about  
25 creating shared space. Compelling social space

1 is community, and implied with this is not  
2 having to get into your car to connect all the  
3 dots of your lifestyle.

4 I represent a pretty unique  
5 company. At Street Sense, architecture and  
6 planning is part of what we do, but we are more  
7 broadly a real estate design and strategy  
8 collective. We work very hard across several  
9 practiced areas to craft real solutions for  
10 today's changing world, no matter -- frankly, no  
11 matter how well-intentioned the development team  
12 is, or the design team, or the municipal and  
13 community stakeholders, real estate solutions  
14 are no longer obvious. Projects fail and need  
15 to be repositioned, and a truly sustainable  
16 project is one that is highly relevant for  
17 today's market needs.

18 So what I've put up here is a  
19 little bit of a sense from Street Sense's side  
20 of how we look at making a project. On the left  
21 side, you see development strategy. This is  
22 kind of the pragmatic side of the equation,  
23 where we really try and understand market needs  
24 and opportunities within the trade area. These  
25 are the nuts and bolts of what should go on the

1 site; arranging those, creating strong synergies  
2 and efficiencies of how those uses are arranged  
3 on the site; and also right-sizing the  
4 offerings, rather than just fitting as much as  
5 can be accommodated on the site, very important  
6 today, especially with retail, to not just  
7 overbuild retail.

8 On the right side of the equation,  
9 we have brand strategy. This is really about  
10 defining the soul of the place, creating a  
11 compelling and relevant brand story for the  
12 property, infusing it at every level of the  
13 design, and in the digital presence and  
14 communication to the community; sticking to that  
15 story, while accommodating multiple tenant brand  
16 expressions, because, ultimately, retail  
17 projects speak on many levels, it accommodates  
18 the community and accommodates tenants.

19 And right in the middle here, what  
20 this really adds up to is customer experience.  
21 We are trying to design for the end customer  
22 something that will truly resonate with them,  
23 create rich spaces for great social interaction,  
24 vibrant streets, and a place that will be really  
25 engaged and host the local community. That's

1       what we're after.

2               There's two other points I'm going  
3       to make before we're actually going to show you  
4       a little bit of our project walk-through video.  
5       I just wanted to say that this project needs to  
6       succeed on two fronts: Obviously, we're really  
7       trying to get the right mix and character for  
8       the project that we're talking about today, but  
9       at the same time, this redevelopment project  
10      wants to be an activation and a value add for  
11      the R&D campus. They do really want to work  
12      together, they want to be informed from one  
13      another, and we really want to invigorate the  
14      R&D campus as part of what we're creating here,  
15      and that's about creating great amenitized  
16      space.

17             A lot of companies are finding that  
18      their suburban office locations are not  
19      necessarily resonating with entry-level  
20      workforce, that are actually choosing, in many  
21      cases, lifestyle and amenities versus the  
22      highest salary. So creating the right urbanized  
23      setting is key to really getting the campus to  
24      be the best it can be.

25             The mixed-use layout which you see

1 here on the screen essentially -- you know, just  
2 from the spirit of the redevelopment plan, it's  
3 based on a boulevard. The retail buildings are  
4 at the center, coming off of 202/206. We have  
5 office and innovation space directly over the  
6 retail; the reason for that is that it shares  
7 very well, in terms of the parking and the  
8 energy. The office has more of a daytime  
9 parking need; restaurants tend to require more  
10 evening parking. So they work really well  
11 together.

12 And to the right and left is --  
13 sort of horizontally integrated, is the  
14 residential component. That allows for the  
15 parking to -- for some private space and parking  
16 to be accommodated, but still very well  
17 connected to the heart of the project.

18 There are other features here: the  
19 executive class hotel; some other major tenants,  
20 which are going to be highlighted in the video  
21 here in a second.

22 So why don't we get into that.  
23 Some of you are already very familiar with it.  
24 The video will highlight those components, and  
25 then get into a bit of an eye-level

1 drive-through of the boulevard, so you can see  
2 for yourself the experience.

3 MR. COLLINS: Okay. I just want to  
4 record on the record that the slides and the  
5 video are being shown on a projector on the  
6 screen facing the board, and also on both sides  
7 of the wall available to the audience.

8 MR. DIAMOND: Yep.

9 (Whereupon, a video is played.)

10 A. I hope you enjoyed that. I know it  
11 can be a little uncanny looking at all those  
12 digital people walking around.

13 CHAIRMAN CHARLES: They walk very  
14 straight.

15 MR. COLLINS: Mr. Coakley, just to  
16 confirm, also, that that entire presentation  
17 would be made A-1, and we would make sure that a  
18 copy is provided to the board secretary as part  
19 of the record going forward.

20 MR. COAKLEY: Okay.

21 MR. DIAMOND: Sure. Can do.

22 MR. COAKLEY: Shall we perhaps label  
23 that as A-2, since we labeled the booklet A-1?

24 MR. COLLINS: That's fine, A-2 will  
25 be the additional update.

1                   (Whereupon, Exhibit A-2 is marked  
2     for identification.)

3     BY MR. COAKLEY:

4                   Q.   All right, Mr. Diamond.   You want  
5     to continue?

6                   A.   Yes.   So some of the exhibits that  
7     we're going to talk about now are also in the  
8     book that you have, and at this point, what we'd  
9     really like to do is start looking at some of  
10    the fundamentals of the site, and how we really  
11    arranged this to work.

12                   I'd like to start by talking about  
13    the project gateway from 202/206.   Really  
14    creating the right impression from the front  
15    door, and creating a great gateway sets the tone  
16    for residents, workforce, and visitors alike.  
17    And we see this as a very welcoming,  
18    well-landscaped, romantically lit streetscape.

19                   Project identity is also a very big  
20    part of this.   As we've discussed with you in  
21    advance, some of the specific signage design is  
22    going to come later, be approved later, but that  
23    will certainly be a portion of what makes the  
24    project gateway really stand out.

25                   But signage is really just a



1 smaller part of the whole, kind of, setting up  
2 the streetscape, before we hit the first block  
3 of the boulevard, which we'll get to here in a  
4 minute. So these are just a couple of shots  
5 kind of showing slightly elevated -- the  
6 intersection as we hit the first block of the  
7 boulevard. And you saw from that video how the  
8 drive-in kind of gives you an oblique look at  
9 some of the retail corners, which we think is  
10 very valuable.

11 When we get to the boulevard  
12 itself, the boulevard is intended to be a great  
13 street, with the right balance of vehicular and  
14 pedestrian access. It wants to be very  
15 cross-shoppable; not too long; have a lot of  
16 points of interest along the way. We really  
17 strived to make the boulevard buildings have  
18 great layering of their facades; great  
19 storefronts with a lot of diversity from one  
20 merchant to the next.

21 Part of our strategy with these  
22 retail blocks is also paring back the corners or  
23 the endcaps of these buildings. So you'll  
24 notice that, on this reference plan for dining  
25 parks, that almost every end of the building has

1 actually set back an outdoor dining opportunity.

2 And you'll notice something here  
3 called the paseo. Right mid block, parking that  
4 is shared with the grocery store, we created a  
5 pedestrian passage, again, to make sure the  
6 pedestrians don't have to walk more than 100 or  
7 so feet before they can get to the heart of the  
8 boulevard. We don't want them to have to spend  
9 time looking for the front of buildings.

10 The other thing about dining parks  
11 is they provide the most legitimate way of  
12 turning the corners of these retail buildings,  
13 so that you can actually utilize the ends and  
14 the back, which is very difficult to do with  
15 retail. So we're looking to put these  
16 endcaps -- really activate them with a lot of  
17 dining, so that we get as much of a 360  
18 experience with the buildings as we can.

19 So I'm going to tell you a little  
20 bit about the architectural brand story of the  
21 project, which is intended to be very authentic  
22 for this site. We see this district as a bridge  
23 between the community and the New Jersey Center  
24 for Excellence, and that's why you start to see  
25 the naming and the brand mark of this project

1     being called The Bridge.

2                 The story has a couple of threads  
3     to it, but it's really about invasion, business,  
4     manufacturing, and agriculture, woven into a  
5     main street environment. It's neat and  
6     traditional in a unique way. It's not a wild  
7     west lineup of shops; it's not a campus of  
8     buildings. It's something else. It's really  
9     about creating maker buildings from  
10    industrial-age small warehouse buildings that  
11    have great open plan high ceilings, great  
12    windows that invite customers in, and are great  
13    places where things are made.

14                You'll also notice, if you look at  
15    some of these images, that even though some of  
16    these are new buildings, generally buildings  
17    with this kind of industrial-age building stock  
18    have led the way in revitalization nationally.  
19    Cities like Baltimore, DC, New York, Pittsburgh,  
20    Portland, their industrial districts have been  
21    the first to revitalize, and they have a sort of  
22    grit and charm to them, which is especially  
23    apparent when they're repurposed. Understanding  
24    these are new buildings, but we like this idea  
25    of layering the tenant identity on top of the

1 base building, and creating something that has a  
2 rich backstory to it.

3 One other thread to all of this is  
4 agricultural buildings you'll start to see in  
5 the project. Agriculture, ones that would sit  
6 very well in a vineyard, or brewery structures.  
7 These kind of buildings also connect very well  
8 with the landscaping, and create a very casual,  
9 resort-like environment.

10 We also like the idea, with  
11 agriculture, of blending that with restaurants,  
12 and creating a farm-to-table charm in some of  
13 our public spaces, and you'll see later on, even  
14 connecting that to gardens, things like chef  
15 garden and community gardens.

16 But it's really the spaces between  
17 the buildings that we're after more than the  
18 building facades themselves, and you see here a  
19 lot of inspiration. These are things that  
20 happen in great streets, as well as small,  
21 intimate spaces, pocket parks, plazas. A lot of  
22 which you see here, and just the informality and  
23 the seasonal utilization of the space, is really  
24 what we're about.

25 And it's about programming the

1 space. You can create the greatest public space  
2 environment, and some of it can be programmed,  
3 and it should be programmed, but it's also  
4 setting the opportunity for people to casually  
5 activate it themselves.

6 We're just going to look at a  
7 couple of pictures. Some of these showed up in  
8 the video, but this is really -- since I just  
9 talked about warehouse buildings and industrial  
10 buildings that are layered, I just wanted to  
11 show a couple of close-ups, vignettes of these  
12 buildings along the boulevard, to show you what  
13 I mean.

14 You'll notice how the ends, the  
15 corners of them are really carved back for  
16 outdoor dining. There's a lot of unique  
17 layering of the storefronts.

18 This is another building also.  
19 What we're really after is, even though there is  
20 one building that really tells a story, it's all  
21 the tenants who come in and repurpose different  
22 portions of it, and it's a great framework to --  
23 not only for just the first run of tenants, but  
24 to allow to be repurposed over time, and to be  
25 changeable, and that's what we're after.

1                   These are just a few more shots of  
2                   the boulevard, but, again, we saw some of these  
3                   on the video.

4                   I'll just highlight this. This is  
5                   a European plaza, pedestrian space that we  
6                   created between the hotel and the retail block,  
7                   and this is to create a very crossable  
8                   connection, and a connection between the hotel  
9                   and the restaurant. This is also the point  
10                  where the boulevard starts to bend and connect  
11                  with the R&D campus directly.

12                  Let's talk about the town green for  
13                  a second. The town green, which is really at  
14                  the center of the boulevard, we really want this  
15                  to be right-sized for active recreation. And  
16                  what does that mean? We want it to be a place  
17                  that is active day and night, that is activated  
18                  not only by the commercial offerings, but  
19                  connected to where residents live. And, again,  
20                  part of this is formal eventing of the space,  
21                  but a lot of it is allowing the businesses to  
22                  front directly on the town green.

23                  This is a plan of the town green,  
24                  and I'll just kind of show you this slightly  
25                  oblique view, it's probably a little bit more

1     telling. So the town green has a flexible space  
2     in the center that can take a significant crowd  
3     of people. We have movable furniture that can  
4     go on it. You'll see, on the right side,  
5     there's an informal stage, with a shade  
6     structure directly behind it. So this also acts  
7     as a play area, a family play area, where you  
8     have, kind of, a shaded area directly around it  
9     for parents to watch their children.

10             You also have a lot of  
11     smaller-scale areas around the edges of this  
12     town green for fire pits, game tables. All of  
13     these, kind of, more affixed seating tend to  
14     happen around the edges, and you have a couple  
15     of significant cafes and buildings that directly  
16     front, to make sure that it's activated all the  
17     time.

18             This is just a winter scene, to  
19     just kind of show how it gets a little bit  
20     activated in the wintertime. You can have a  
21     tree lighting, you can -- fire pits, you can  
22     absolutely light the trees. And we find that,  
23     even in climates all over the U.S., that these  
24     outdoor spaces get activated in the winter when  
25     they're programmed properly.

1           Just one more view of this looking  
2           the other way.

3           Then we're going to talk a little  
4           bit about the landmark building directly on the  
5           park. The concept here is a brewery building,  
6           and the brewery building itself is iconic, in  
7           that it's kind of a combination of both a  
8           warehouse and an agricultural repurpose building  
9           in one. It's really meant to be that founders  
10          structure on the green that might have been the  
11          first building on site as the town grew up  
12          around it. And it has a lot of layering of  
13          indoor and outdoor space. So the idea here is  
14          this might be a place where grown-ups can kind  
15          of spill out onto the town green from the  
16          brewery, and kind of connect the different  
17          levels of activity together. And you can have a  
18          great landmark cistern on the park as well.

19          These are just a couple more shots  
20          that really show how, again, all those elements  
21          of vineyard and agriculture, they start to show  
22          up into little things, like the site furniture,  
23          the warm texture, kind of on this on-the-ground  
24          plane, to make sure that it's a very inviting  
25          plane.



1           And I just mentioned, again, that  
2           there are areas of land where we're bridging  
3           over at the front of the project, where we may  
4           be able to get a chef's garden that could have  
5           an active connection with one of the restaurants  
6           on the boulevard.

7           There's also other areas of land  
8           that can be developed as community garden, which  
9           are taken care of by the residents on site. So  
10          we're interested in both these ideas as we  
11          continue the landscape development.

12          The last thing we'll talk about  
13          briefly is this block design, which came  
14          relatively late in the application. This is the  
15          residential block, just a little bit of imagery  
16          for this, the 32 units of residential.

17          And what I can tell you, some of  
18          you know that it was not originally part of the  
19          application, because our initial concern was the  
20          grocer, of all uses, tends to really prefer  
21          roadside visibility, and can be pretty key in  
22          their site selection. The other challenge to  
23          overcome was that residential needs its own  
24          dedicated parking.

25          However, we have worked pretty hard

1 to meet those challenges. And at this point, we  
2 do also agree that having residential on both  
3 sides of the boulevard makes for a very great  
4 impression for the project.

5 The other thing about residential  
6 here, in getting the mixed-use of commercial, is  
7 you'll see here in the foreground -- this is a  
8 little bit more of a close-in view of the  
9 residential -- but you'll see here in this  
10 foreground a cafe building was added. This is a  
11 really interesting location at the project  
12 entry, but it is very much a roadside location  
13 for the cafe, as opposed to boulevard retail,  
14 and we think that it can be a big benefit to the  
15 residential. The only thing we would say is,  
16 because of its roadside presence, that it could  
17 very much benefit from a drive-through in the  
18 back and concealed, because that would make it a  
19 little bit more of a natural frontage tenant  
20 than it is. Other than that, we'd love to  
21 integrate it very well.

22 At this stage -- I'll flip through  
23 some of these and come back, just showing how  
24 the parking works for this residential, because  
25 we had to add parking for that residential.

1 But what I'd like to do at this  
2 point is actually turn the testimony over to  
3 Frank Minervini, to speak about the larger  
4 residential block.

5 Thank you so much.

6 MR. COLLINS: Kevin, we should have  
7 Mr. Minervini describe his qualifications.

8 MR. COAKLEY: Right.

9 F R A N K M I N E R V I N I,  
10 having been duly sworn, testified as follows:

11 A. Rather than talk about my favorite  
12 building, which is similar, I think, to choosing  
13 your favorite child, I can talk about the  
14 qualifications in a standard way, if that's  
15 okay.

16 Q. Yeah, go ahead.

17 A. Frank Minervini. I am the  
18 principal of Minervini Vandermark Architecture  
19 since the year 2000, located in Hoboken, New  
20 Jersey. I am a graduate of the New Jersey  
21 Institute of Technology School of Architecture.  
22 I have appeared in almost two dozen -- at two  
23 dozen planning and zoning boards throughout the  
24 state, and been accepted as an expert in  
25 architecture, and I am a member of the American

1 Institute of Architects.

2 MR. COLLINS: The board will accept  
3 Mr. Minervini's qualifications as a registered  
4 architect.

5 Go ahead.

6 MR. MINERVINI: Thank you.

7 A. So our presentation will be much  
8 shorter than Brandon's. The residential  
9 component is a bit -- is not as far developed.  
10 We will be here relatively soon for a final site  
11 plan with the residential portion; however, what  
12 you've got in front of you, in terms of the site  
13 plan, and the massing, is what we expect to  
14 present, with some tweaks. I say that  
15 specifically because of the elevation drawings  
16 that you see. The intention is, and you will  
17 see it come in the final presentation, that the  
18 architectural views and aesthetics of the  
19 building would be similar to those already  
20 established by Brandon's firm, Street Sense.

21 So with that in mind, I'll go  
22 through what we saw as the most important  
23 aspects of our design problem, which are all in  
24 keeping with the redevelopment plan.

25 So the first thing we looked at was

1 connectivity, with the understanding that these  
2 residential buildings on the north side of the  
3 property have to be fully integrated, or  
4 certainly integrated as much as possible, with  
5 the retail, office, and commercial components to  
6 the south.

7           So we chose -- and this drawing is  
8 a very good one -- we chose to use the town  
9 green as the center of the entry to our  
10 residential component. The residential  
11 component makes -- is made up of four separate  
12 buildings, but you can see there are two  
13 radiating paths -- we call them pedestrian  
14 walkways -- that are centered and start at the  
15 town green. Those will be used by both public  
16 and private uses. The gardens that are accessed  
17 in between the buildings, some will be used for  
18 just residents, but some will be used for also  
19 the public. So the first component of  
20 integration was connecting the buildings with  
21 these two radial paths from the town green.

22           The second, which has more than one  
23 purpose, is if you look at the top of the  
24 drawing, there is what we're calling a linear  
25 park. So there is a two-story parking structure

1     beneath that that is -- that contains more than  
2     400 parking spaces, which will serve the  
3     residential component, but because of the site  
4     slope, although it's two stories, the lowest  
5     level is partially subterranean. So what you  
6     see, and what we're calling a raised linear  
7     park, is just a bit over one story above grade.  
8     So it's not very removed from action on the  
9     street.

10                 So our thought there is, you can  
11     see there is a large grand stairway -- thank you  
12     Brandon -- that would be an entry point to this  
13     radial park, that can again be used by both  
14     public and private, and also that will act as  
15     one of the entries to the residential  
16     components -- residential buildings.

17                 The thought also is that, at that  
18     third floor of the residential building, which  
19     is the roof of the garage and linear park, we  
20     would provide our residential amenities. So the  
21     thinking is to keep that park activated as much  
22     as possible, certainly the public can use it,  
23     but also the residents there will keep it  
24     activated by having the amenity space there.

25                 The building design also came

1 because we understood the importance of it being  
2 phased. So if you -- obviously, we look at  
3 this, you can see that there are four separate  
4 structures. It can be phased. I'm not prepared  
5 to discussed how that can be phased yet, but it  
6 can be, and that's the purpose of those separate  
7 designs. It also allows for potentially  
8 interesting courtyard space in between the four  
9 buildings.

10 So as we saw it, the important  
11 parts of the residential component is and are  
12 the connectivity to the town green and the other  
13 portions of the project, and we think we've  
14 achieved that by having the two radial paths  
15 centered on the town green, as well as the  
16 linear park on the top part of your drawing.

17 When we do come back for the  
18 residential component for a final site plan, the  
19 building design will be flushed out, in terms of  
20 its aesthetics, and it will be, again, similar  
21 in thinking and materiality as the buildings  
22 proposed by Street Sense.

23 I think that's about it.

24 Q. Let me just ask a few follow-up  
25 questions.

1 A. Sure.

2 Q. So the plans that you've introduced  
3 would be for 368 units. Is that correct?

4 A. Correct, 368 units.

5 Q. All right. And some of those units  
6 are the COAH units. Correct?

7 A. Eight of this portion of the  
8 project -- eight of those units will be COAH.

9 Q. Okay. And is there ample parking  
10 on site for the residential units, without any  
11 sharing of parking?

12 A. Correct.

13 Q. All right.

14 A. All of our parking will be located  
15 on that western portion of the residential  
16 component.

17 Q. All right. And could you just  
18 outline to the board what the amenities going  
19 with the project are?

20 A. The exterior amenities -- and it's  
21 kind of shown on that site plan -- there's a  
22 pool shown -- we have yet to determine exactly  
23 its location, but it will be there between the  
24 residential buildings -- as well as the standard  
25 stuff which is wanted, it seems, by most



1 residents that live in buildings like this. So  
2 there'll be a gymnasium; there'll be party  
3 rooms; there'll be some work-from-home spaces.  
4 So things like that, that have been successful  
5 in the past.

6 Q. All right.

7 MR. COAKLEY: No further questions.

8 CHAIRMAN CHARLES: So the board will  
9 now ask questions of -- are you finished with  
10 your testimony, Mr. Diamond?

11 MR. DIAMOND: Yes.

12 MR. COAKLEY: Yeah, I have a few  
13 more questions for him.

14 MR. DIAMOND: Oh, okay.

15 CHAIRMAN CHARLES: I have a couple  
16 questions based on that final comments about COAH  
17 units. If there are only eight in this side,  
18 that would assume that the remaining 32 -- the  
19 building on the other side is all COAH?

20 MR. COAKLEY: Yes.

21 CHAIRMAN CHARLES: Okay. And I'd  
22 like you to consider better dividing that, and  
23 not having that other side be all COAH. I think  
24 that's a concern that we've had as a result of a  
25 number of experiences across -- and what we've

1 read about also. So I think that that's --  
2 that's a bit problematic.

3 Also, I have to tell you, just an  
4 impression, it's not intuitive to me, when I look  
5 at this picture, that it's consistent with what  
6 Mr. Diamond presented, in terms of design  
7 principals on the other side. It looks to me  
8 very symmetrical and somewhat prison-like --  
9 excuse the term -- but it doesn't -- and it looks  
10 like a very simple feeding of that green. So I  
11 know that this is only preliminary, but I'm  
12 not -- I'm not connecting the dots between that  
13 amount of creative new thinking with design, with  
14 what I'm seeing here. Just my own personal  
15 impression. I don't think, you know, you can  
16 comment, but --

17 MR. MINERVINI: Understood. I think  
18 that it will look different -- and you're right,  
19 it does look very block, and that's because of  
20 the stage that we're in right now. Things will  
21 shift, but the principals would be the same, in  
22 terms of connectivity. The buildings won't look  
23 like this. And I probably wasn't clear enough  
24 when I started, I should have been very, very  
25 clear, but locations we're talking about, and the

1 linear park, and a radial connection, those are  
2 things that we think are very important,  
3 regardless of how much the buildings changes and  
4 look less prison-like, as you've said.

5 CHAIRMAN CHARLES: Okay.

6 MAYOR HAYES: I just want to -- if  
7 it's okay, while we're on the same theme, I just  
8 want to echo -- I mean, I see some improvements,  
9 so I'm eager to keep going with this, because I  
10 think, on the other side, there is a lot of  
11 energy, a lot of excitement, a lot of different  
12 things that we were trying to capture in our  
13 original intent.

14 Here, I see the addition of a raised  
15 linear park, and I think when you come back and  
16 speak with us, what we're really looking for is  
17 how does that -- I mean, if you were a resident  
18 there, and you are also outside that  
19 neighborhood, how does it look like a  
20 neighborhood versus a complex? And, you know,  
21 how does it fit in with the energy and the things  
22 we just heard in the other areas? That's --

23 MR. MINERVINI: Understood, and we  
24 will certainly provide that with many similar  
25 images as you have seen already, to capture what

1 the thought process really is, what we really  
2 want it to be at the end. But I understand all  
3 the points, and actually agree with them, but  
4 it's more about, at this point, the massing, and  
5 where things are going to lay out, and the  
6 integration.

7 CHAIRMAN CHARLES: So as far as, I  
8 mean, connectivity, the need for the ability to  
9 engage across whatever number of buildings and  
10 whatever design they are, connectivity, I think  
11 that's all consistent. I think the design is  
12 what's throwing us off, to be honest with you.

13 Mr. Lerner, you had a question?

14 COMMISSIONER LERNER: I just have a  
15 couple, if I can.

16 Do you have any idea yet what the  
17 ratio of one, two, three-bedroom apartments are  
18 in the two residential sides?

19 MR. COAKLEY: Yeah, in the overall,  
20 there's 40 affordables.

21 COMMISSIONER LERNER: I mean one,  
22 two, and three-bedrooms.

23 MR. COAKLEY: No, the only  
24 three-bedrooms are the eight affordables.

25 COMMISSIONER LERNER: I'm sorry, I

1 can't hear you.

2 MR. COAKLEY: The only  
3 three-bedrooms, I believe, are the eight  
4 affordables.

5 COMMISSIONER LERNER: Are the --

6 MR. COAKLEY: So the rest will be  
7 ones and twos.

8 Correct?

9 MR. MINERVINI: Yeah, they're  
10 equally split between ones and twos at this  
11 point.

12 COMMISSIONER LERNER: Okay. Do you  
13 know what percentage of the whole project is open  
14 space?

15 MR. COAKLEY: Well, when we get to  
16 the engineering testimony, we'll have that  
17 number. It's within the allowable coverage in  
18 the plan.

19 COMMISSIONER LERNER: Okay. And my  
20 last question goes to something you said, which I  
21 was thinking ahead of time before you said it,  
22 about the retail being able to be changed over as  
23 times change. I'm curious, with your National  
24 Harbor, and it's been open 10 years, and the  
25 Amazon impact, how that's changed the retail

1 usage, that you find people using now versus  
2 then. Is it still in as much demand as it was 10  
3 years ago?

4 MR. DIAMOND: That's a great  
5 question. Certainly, I think the segment of  
6 retail that has been impacted the most is  
7 fashion, general goods and service retail. We've  
8 seen that -- actually, the percentage of retail  
9 that's been hit by online has actually been  
10 targeted mostly towards fashion retail. The  
11 segments of retail that have been doing very well  
12 have been food and beverage, neighborhood goods  
13 and services, and much more locally based retail.

14 National Harbor is a case where,  
15 even though it has had a tremendous changeover,  
16 as with any project that is over 10 years old,  
17 the developer of that one has a very strong  
18 commitment to event programming, which brings  
19 people to that site -- a little bit different  
20 than Washington DC, where you have neighborhoods  
21 that already have on-site population, and  
22 neighborhood retail is doing very good in DC.  
23 National Harbor is interesting, because they  
24 constantly have to put on events to bring people  
25 there, but they do a very good job of that, and

1 they re-tenant pretty well.

2 CHAIRMAN CHARLES: Urvin, questions?

3 COMMISSIONER PANDYA: No.

4 MR. COAKLEY: I just have a few to  
5 follow up, if I might.

6 THE SECRETARY: Can you just speak a  
7 little more in the microphone?

8 MR. COAKLEY: Sure. Sorry about  
9 that.

10 Does the boulevard act as an  
11 inviting element to people passing on 202/206.

12 MR. DIAMOND: I would say yes. I  
13 think that part of the design of the boulevard  
14 really starts with the gateway, and there's going  
15 to be a good deal more enhancement with the  
16 gateway experience from 202/206. I also think  
17 that the Option 1 residential block has add a lot  
18 to the overall roadside visibility of the  
19 project.

20 MR. COAKLEY: Now, on your  
21 supermarket, you have 80,000 plus or minus. It's  
22 not plus, is it?

23 MR. DIAMOND: It's not plus. It's  
24 meant to be 80,000 sales floor, and my apologies  
25 for any other impression I gave.

1                   CHAIRMAN CHARLES: Just one other  
2 question on the plans. Safe to assume that --  
3 obviously, this supermarket has loading  
4 facilities, but when I look at the hotel, I was  
5 scratching my head trying to find loading docks.  
6 And then, when you mentioned that the brewery is  
7 more of a warehouse, I didn't see anything like  
8 that either. So I assume that they have loading  
9 dock capabilities?

10                  MR. DIAMOND: It's also a great  
11 question. You'll notice there are not a lot of  
12 dedicated full truck bays on this project. That  
13 is intentional. I think it is certainly a fair  
14 question with the hotel to make sure we  
15 accommodate the hotel properly.

16                  From some of the in-line retail  
17 buildings on the boulevard, we've provided  
18 outdoor trash enclosures. We've not provided a  
19 dedicated truck dock. The reason for that is  
20 really the scale of the project, there's about  
21 50,000 square feet of retail along the boulevard.  
22 And the way we like to organize projects like  
23 that, that are really surrounded by public  
24 spaces, and people are circulating around all  
25 four sides of the building, is to really require



1 the retailers to take delivery front-loaded  
2 before and after operating hours. We don't  
3 expect to have a lot of truck traffic,  
4 particularly for small retailers like this, small  
5 cafes, during operating hours.

6 So, generally, we do not, for  
7 retailers -- which I think vary from about 1,500  
8 to about 4,000 -- really set up dedicated truck  
9 docks for them, but we do provide a dedicated  
10 trash area for every block.

11 COMMISSIONER FRANCO: But there will  
12 be one for the hotel?

13 MR. DIAMOND: At this point, I don't  
14 think we have indicated one, but I think that, in  
15 the evolution of working with the operator, there  
16 will be one.

17 MR. COAKLEY: Okay. Now, one of the  
18 main aspects of the plan is to create a downtown  
19 feel. Do you feel you've accomplished that?

20 MR. DIAMOND: I think so. I think  
21 we've created something that is pretty  
22 cosmopolitan, given the scale and height of the  
23 project. We think it's got a great downtown  
24 feel.

25 MR. COAKLEY: And another aspect of

1 the plan is the prominence of the hotel. Would  
2 you address that?

3 MR. DIAMOND: Yep. We've really  
4 situated the hotel at the terminus of the  
5 boulevard, and we're hoping that, through the  
6 video and some of the other images of driving  
7 those three blocks through the boulevard, that it  
8 really does have a very dominant presence, even  
9 at the end, as we bend around it and connect with  
10 the R&D campus. We think it sits very well  
11 there.

12 MR. COAKLEY: All right. I have  
13 nothing further.

14 CHAIRMAN CHARLES: Can you just  
15 expand a little bit more? When you used the term  
16 "industrial look" -- I know a few people from  
17 Hoboken, I'm in a new building in Hoboken that  
18 has an industrial look -- describe for me what  
19 you're thinking both exterior and interior.

20 MR. DIAMOND: Exterior, I think what  
21 it means is creating architecture that does not  
22 try to change with every store front, but has a  
23 little bit more of a block design, with three or  
24 four tenants interfacing into it in different  
25 ways. It's about creating taller windows,

1 especially on the upper floors, than you would  
2 see with residential or typical office product,  
3 really some floor-to-ceiling windows, taller  
4 spaces. It's about creating what we call more of  
5 an urban loft kind of space, which is very  
6 generous heights for the second floor. In some  
7 cases, what adds to that is exposed ceiling, not  
8 trying to put lay-in ceiling there. And just  
9 trying to let the tenant add their own -- their  
10 own personality to it.

11 At the same time, it's about  
12 creating durable materials that are exposed, in  
13 some cases even daring to paint over durable  
14 materials, to create the look of history and  
15 repurposing. So there's a lot of elements to it.

16 CHAIRMAN CHARLES: So we expect to  
17 see more brick than stone, per se, or more of  
18 those types of features?

19 MR. DIAMOND: More brick, and also  
20 more layering of materials over top of each  
21 other, to show that, kind of, sense of tenants  
22 working on top of the base building, more bulk.

23 CHAIRMAN CHARLES: And the same  
24 fundament principals on the residential side?

25 MR. MINERVINI: Yes.

1                   CHAIRMAN CHARLES: Questions on this  
2 side? Mr. Norgalis?

3                   COUNCILMAN NORGALIS: I want to  
4 support your comment about the sterile look that  
5 we see right now in the package. No disrespect  
6 to the people who live in Co-op City, but I feel  
7 I'm taking a helicopter ride over Co-op City, and  
8 that's totally inconsistent with the projections  
9 that we have for Bridgewater.

10                  On a second item, also the comment  
11 has already been raised by the chairman, the  
12 issue of COAH, we're very proud in Bridgewater  
13 that we have a COAH tradition that goes back  
14 decades, it's not a mandated thing that goes back  
15 last year, the year before, it goes back 35  
16 years, and we have successfully incorporated COAH  
17 housing into the framework and fabric of our  
18 township.

19                  Therefore, I would not feel  
20 comfortable -- I realize that, in this particular  
21 program, they show eight -- and those, I assume,  
22 are the three-bedroom homes that are required  
23 under our COAH statute -- but the other 32 homes  
24 would be across the way, which would isolate them  
25 from the main stream of the residential

1 framework, and I'm not supportive of that. I  
2 think we're talking about a residential complex,  
3 and that includes COAH as an integral part.

4 Also, there are two other comments:

5 One, the energy, the 24/7 energy  
6 that was -- specifically, 24/7, which to me is  
7 around the clock, is it envisioned that the  
8 business complex here would actually operate  
9 around the clock? Is the beer garden going to be  
10 open around the clock? I mean, there are -- I'm  
11 not aware that anybody has said, okay, we're  
12 going to -- we've got last call at 2 o'clock or  
13 something. It sounded like the intention of it  
14 is to have it going around the clock. Is that  
15 true?

16 MR. DIAMOND: I think the goal is,  
17 even though businesses will close -- and  
18 hopefully we will have some late night on the  
19 park, and the brewery is certainly an example of  
20 that -- is to make sure that the public spaces  
21 are well lit, that we have great architectural  
22 lighting, and that we create a very safe zone for  
23 people to circulate, and walk their dogs, enjoy  
24 all of the public spaces after dark.

25 COUNCILMAN NORGALIS: Thank you.

1                   On the issue of deliveries, I can  
2 understand where there's a major delivery, where  
3 a business can restrict it to before or after, so  
4 to speak, working hours, but every one of these  
5 small boutiques is going to get UPS and FedEx  
6 deliveries probably several times a day, when it  
7 comes right down to it. Are those being factored  
8 in? I realize there's individual parking spots  
9 in the boulevard, but is there an expectation  
10 that a FedEx truck can come -- a box truck can  
11 come along and drop off a package at Bon Vitello  
12 (ph) or whoever you have as your client.

13                   MR. DIAMOND: Well, we would ask the  
14 businesses that run the FedEx trucks -- you're  
15 right, that's a more major part of the inventory  
16 every day -- we would try to get them to  
17 circulate around the back of the buildings, and  
18 not necessarily park on the angled parking in the  
19 boulevard. I would definitely appreciate your  
20 concern about that.

21                   COUNCILMAN NORGALIS: That's it.

22 Thank you.

23                   CHAIRMAN CHARLES: Okay. Thank you.

24 Jim, no?

25 Scarlett?

1 MS. DOYLE: Two quick questions.

2 It was mentioned, the open space,  
3 someone inquired about the open space. Since the  
4 ordinance provides a minimum of 20 percent open  
5 space, in my report I have asked for -- and I  
6 would maybe, in the future, in the engineering  
7 testimony -- provide a map, because that open  
8 space has to be dedicated for that purpose. And  
9 so I think the board would feel very comfortable  
10 knowing where it is, and a map would be really  
11 helpful for that.

12 MR. COAKLEY: Not a problem.

13 MS. DOYLE: And then the next  
14 question is that you have provided some video on  
15 displaying energy that is very, very necessary,  
16 and looked very inviting for the boulevard area.  
17 What entity or what plans are there to assure  
18 programming? As you said, if properly  
19 programmed. So who does the programming in a  
20 situation such as that, assuming there's no sale  
21 or something like that going on?

22 MR. DIAMOND: Another great  
23 question, because a town square, it's hard enough  
24 with a very large retail project to get the  
25 programming right for a town square, and we're

1 talking projects with maybe 10 times as much  
2 commercial. We tried to right-size the town  
3 square, first of all, so that we're not creating  
4 a very large vacant lawn and one space that needs  
5 large-scale events to work. We tried to make  
6 sure that it can operate itself on a few  
7 different levels.

8 In terms of who can operate it, the  
9 retail property manager is one stakeholder;  
10 there's a couple of others that are worth noting.  
11 We like to see tenants sponsor the town square at  
12 different times; for instance, if you have a  
13 fitness tenant that wants to do yoga on the lawn,  
14 or utilize -- we give people operational rights  
15 to use the town green as part of their brand, and  
16 kind of bringing a public offering outdoors.

17 The third component is the R&D  
18 campus itself, because, in a way, the town green  
19 can function like a little bit of a pre-function,  
20 at times, for an R&D-campus-sponsored event.  
21 That's not one stakeholder that's programming  
22 that, those are a few of the, sort of,  
23 macro-level people who can program it, but  
24 ultimately, we've tried to get at least 10  
25 different smaller scale areas working around the



1 edges of it that are buildings on the park, very  
2 small-scale areas that will activate themselves.

3 MS. DOYLE: Would it be possible  
4 to -- I understand what you're saying, but that  
5 may lend itself, over time, to become fractured,  
6 disoriented, and then just fragment to nothing.  
7 Is there something that you could provide the  
8 board with that would give a little structure to  
9 that, so that -- and I don't mean maps or  
10 anything, just a little structure as to, if  
11 someone wanted to have an event, who would they  
12 go to to get it, or can they just open it up and  
13 do anything they wish?

14 I don't think that's what you were  
15 intending, and that's what I'm trying to avoid.  
16 Is there something that you could provide the  
17 board, to assure that there could be the energy  
18 that you suggested, the activity that you  
19 provided, which is exceptional, but that it be  
20 organized, rather than fractured -- potentially  
21 fractured?

22 MR. DIAMOND: Absolutely. And just  
23 to mention, generally, the entity in a retail  
24 property who controls that is actually the  
25 marketing team of the property; a little bit

1 different than the property manager, because the  
2 marketing team is actually really involved in the  
3 community outreach, and trying to get people to  
4 show up as often as possible. They create a  
5 calendar of events. So we can explore that with  
6 you a little more, but that's what I've seen, in  
7 terms of who's organizing the schedule.

8 MAYOR HAYES: I think that's an  
9 excellent response; I just think we need to know  
10 that there is that person, and who is that, and  
11 that that name and address will be available, so  
12 it isn't chaos.

13 MR. COAKLEY: Right.

14 CHAIRMAN CHARLES: And maybe using  
15 some of the examples of your other locations, how  
16 that's been done, so you can ensure it's done  
17 successfully.

18 MR. DIAMOND: Sure.

19 CHAIRMAN CHARLES: Other questions,  
20 Scarlett?

21 MS. DOYLE: No.

22 COMMISSIONER LERNER: Do you have  
23 any idea how many cars are expected to go in and  
24 out of here in a 7 a.m. to 10 p.m. day yet?

25 MR. COAKLEY: We do have a traffic

1 consultant who will tell us all about the number  
2 of cars. And he's not available this evening,  
3 but will be available the next hearing.

4 COMMISSIONER LERNER: Okay. When he  
5 does, I'd be curious to hear a comparison between  
6 this space and the Wegmans shopping center in  
7 Bridgewater. So if those numbers are available  
8 to him, that would be something --

9 MR. COAKLEY: You're interested in 7  
10 p.m. to 10 p.m.?

11 COMMISSIONER LERNER: 7 a.m. to 10  
12 p.m.

13 MR. COAKLEY: Okay.

14 COMMISSIONER LERNER: Basically, the  
15 day.

16 MR. COAKLEY: Okay. The day.

17 CHAIRMAN CHARLES: Other questions?

18 COMMISSIONER CASAMENTO: I just had  
19 one more comment. When I first started to look  
20 at the pictures in the streetscape package, I  
21 felt too that, in the beginning, it looked  
22 industrial, and, you know, not very welcoming,  
23 but then when I got to the pictures where it  
24 shows the brewery, I think that's a Pottery Barn  
25 there, with the different materials on the

1 storefronts, I really started to like it more.

2 So I just want to make sure that's  
3 what you're aiming for, because I know you said  
4 you don't want to make it too -- you want tenants  
5 to be able to change it, but you're going to --  
6 you're going to go more with those pictures that  
7 show the Pottery Barn with that wood color, the  
8 brewery with different color wood -- you're going  
9 to allow them to do different materials. Right?

10 MR. DIAMOND: Absolutely. The  
11 industrial thread is really the back story to  
12 these buildings, but it's not really the finish.  
13 The finish is exactly what you're talking about.

14 COMMISSIONER CASAMENTO: Okay.

15 CHAIRMAN CHARLES: Okay. With that,  
16 I will invite any members of the public who have  
17 specific questions relative to the testimony of  
18 the two architects, may come forward and ask  
19 Mr. Diamond and Mr. Minervini any questions  
20 they'd like.

21 Seeing none, I'll close that  
22 portion.

23 Your next witness?

24 MR. COAKLEY: Okay. Mr. Phillips.

25 CHAIRMAN CHARLES: Thank you.

1 MR. COLLINS: Before we go,  
2 Mr. Phillips, I'll just comment that what the  
3 board likes to do, for the two architects, that  
4 we've actually done on various substantial and  
5 very complementary job of trying to make a town  
6 center type look in a new development, and we  
7 appreciate that, and if you can continue to work  
8 on that, that would be great to integrate your  
9 ideas -- or two areas of expertise, let's call  
10 it, and your two areas of focus.

11 What the board sometimes likes to  
12 get is sort of -- it's called a materials list  
13 and exhibit board. I'm not trying to tie you  
14 down to particular things, but we talked a lot  
15 about what it will look like, what materials will  
16 be used, and there's a way to give some color and  
17 specificity to that, but then have freedom within  
18 the materials to adjust, that would be helpful.  
19 I know it's a very big project, so I don't think  
20 it has to be every single tenant space or  
21 anything like that; I think it's emblematic  
22 ideas, if we try to do that and describe it in  
23 words, but we also sometimes like to see it in a  
24 little bit of an example.

25 MR. DIAMOND: Yeah, I just wanted to

1 mention that we did bring a first run of material  
2 boards with us; the reason we've not presented  
3 them is we've not yet specified or tied  
4 manufacturers to all those materials, that's a  
5 pricing exercise that we need to do internally,  
6 but we're happy to share a preliminary run at the  
7 pallet, if you would like.

8 MR. COLLINS: That would be good,  
9 and if you could work on that between now and the  
10 next meeting too, and also provide information on  
11 it to our planner and engineer, as you know.

12 Go ahead, gentlemen.

13 P A U L P H I L L I P S, having  
14 been duly sworn, testified as follows:

15 DIRECT EXAMINATION

16 BY MR. COAKLEY:

17 Q. Mr. Phillips, what is your  
18 profession?

19 A. I'm a professional planner.

20 Q. And what does a professional  
21 planner do? Can you describe that to the board?

22 A. A professional planner does a  
23 number of things. A professional planner  
24 represents and advises municipalities on zoning,  
25 master plan, site plan review issues. A

1 professional planner also represents private  
2 application before boards. A professional  
3 planner prepares master plans, master plan  
4 re-examination reports, and redevelopment  
5 studies, and redevelopment plans.

6 Q. And do you do all those things?

7 A. I do all of those things.

8 Q. And do you do them for both private  
9 parties and municipalities?

10 A. I do.

11 Q. And just give the board an idea of  
12 a couple of municipalities that you represent.

13 A. I represent Morris Township. I  
14 represent Mountain Lakes. I represent Millburn.  
15 I represent Fort Lee.

16 Q. Okay. And have you been a planner  
17 for many years?

18 A. I've been a planner licensed for  
19 over 35 years in the state of New Jersey.

20 Q. And have you been qualified by  
21 numerous land use boards in New Jersey?

22 A. At least 250 municipalities; I've  
23 also previously appeared and been accepted by  
24 this board.

25 MR. COAKLEY: I'd like to offer --

1                   MR. COLLINS: The board recognizes  
2                   and accepts his qualifications as a professional  
3                   planner.

4                   BY MR. COAKLEY:

5                   Q. Mr. Phillips, are you familiar with  
6                   the redevelopment plan that's applicable to this  
7                   application?

8                   A. I am.

9                   Q. And are you familiar with the  
10                  proposal that was submitted by Street Sense with  
11                  respect to a residential building and the  
12                  adjacent cafe south of the boulevard?

13                  A. Yes.

14                  Q. And are you familiar with the  
15                  overall plan that has been presented with this  
16                  project?

17                  A. I am.

18                  Q. And did you hear the testimony that  
19                  there's been a suggestion that there ought to be  
20                  a change in the redevelopment plan with respect  
21                  to drive-throughs?

22                  A. Yes.

23                  Q. All right. And do you have an  
24                  opinion as to whether or not that would be  
25                  consistent with the overall intention of the



1 redevelopment plan?

2 A. Yes.

3 Q. All right. And can you tell the  
4 board what that opinion is and what your --

5 A. Sure. So let me provide some  
6 context and framework for that opinion that I  
7 will ultimately proffer. But as you mentioned,  
8 Mr. Coakley, I want to focus on the concept plan  
9 modification that was presented this evening,  
10 and what Scarlett has referred to in her report  
11 as Option 1, and I want to focus on it relative  
12 to its conformance with the redevelopment plan  
13 vision and directives, and again, with the  
14 understanding that we are advocating, at this  
15 time, a redevelopment plan amendment that would  
16 go hand-in-hand with that Option 1 modification,  
17 and with the further understanding that the  
18 applicant is looking for an affirmative  
19 recommendation from this planning board to the  
20 governing body in support of the required  
21 redevelopment plan change.

22 There are basically two changes  
23 that I think we are requesting -- there's a  
24 second change as well, Mr. Coakley, that I'll  
25 discuss -- but the major change relates to, if

1     you look at -- and I don't know if we can get up  
2     Figure 4 from the illustrative plan, the  
3     redevelopment plan, that might be helpful.

4             MR. DIAMOND:    Sure.

5             A.   Okay.    So I think the larger  
6     portion of what's just been shown on the screen  
7     basically provides, sort of, an overlay, but the  
8     inset portion on the upper right-hand corner is  
9     actually -- correct me if I'm wrong, Brandon and  
10    Marshall -- but that's a reproduction of the  
11    Figure 4, which is the illustrative plan in the  
12    redevelopment plan.

13            And what that basically shows is  
14    two mixed-use buildings at the southerly end of  
15    the site.   And, again, those mixed-use buildings  
16    are intended to be a mix of commercial, retail  
17    and restaurant uses in one of the buildings, and  
18    a second building would be also a mix of  
19    commercial buildings with residential.

20            The applicant is looking to replace  
21    that with essentially a single, primarily  
22    multifamily apartment building, with a parking  
23    deck behind it.   There's also, as you heard, a  
24    cafe, with a drive-through positioned as an  
25    endcap at the extreme southerly end of the new

1 building. Again, that was the plan that was  
2 previously shown as Option 1, and that is also  
3 depicted in the exhibit to my left.

4 Now, the impetus for the change  
5 relative to the plans that were submitted really  
6 is related to the desire -- the township's  
7 desire -- and this is pretty clear in the  
8 plan -- to utilize buildings at this location to  
9 screen the large parking lot in front of the  
10 supermarket, as seen from the public viewshed,  
11 which is essentially Route 202/206; in fact, the  
12 screening of large masses of blacktop -- that's  
13 the word that's used in the plan -- is one of  
14 the major directives that's set forth in the  
15 plan itself.

16 A part of the concern that the  
17 applicant has with meeting the clear intent of  
18 the illustrative plan -- which is depicted in  
19 Figure 4 -- is that there are, again, two  
20 mixed-use buildings on either side of a street,  
21 and that while they do clearly blocking the  
22 parking lot, placing particularly in-line retail  
23 commercial here is not ideal for several  
24 reasons:

25 Number 1, they would be somewhat

1 off the beaten path, particularly as you go  
2 further to the south. Pedestrians would be less  
3 likely to detour there. And I think, as part of  
4 this plan, you basically want the retail  
5 commercial focus to be on the boulevard, but for  
6 the supermarket, which is sort of distinct into  
7 itself. And I think the last thing you want to  
8 see here is vacant retail commercial space.

9 So by introducing the principally  
10 multifamily apartment building here, I think it  
11 addresses that dilemma, while at the same time  
12 it meets the goal of providing buildings that  
13 screen the large surface parking area -- so,  
14 say, with the supermarket -- from the public  
15 viewshed.

16 Additionally, I think the beauty of  
17 having the cafe at the endcap, or as the endcap  
18 commercial tenant, is that it's the type of  
19 commercial tenant that can be viable at this  
20 location, provided it has the drive-through  
21 component. And I will reiterate and mirror the  
22 comments by our other experts that the  
23 drive-through lane is behind the building, and  
24 you do not see that drive-through building,  
25 based on the current design scheme, again, from

1 Route 202 or from the front portion of the site.

2 So to accommodate that cafe, the  
3 redevelopment plan would have to be amended to  
4 basically allow the drive-through cafe at a  
5 single -- at this one endcap location within the  
6 redevelopment plan, and it's the only location  
7 we'd be seeking to basically allow that  
8 component, for the reasons that we've expressed.

9 The second change to the  
10 redevelopment plan has to do with the front yard  
11 building setback. The redevelopment plan  
12 requires a 200-foot building setback from Route  
13 202/206. So if we can just pull up the plan for  
14 a second, and I can --

15 CHAIRMAN CHARLES: While he's doing  
16 that, just for clarity's sake, you're saying a  
17 single-lane drive-through. Correct?

18 MR. PHILLIPS: I believe it's a  
19 single lane. Marshall? Yep, it's a single lane.

20 CHAIRMAN CHARLES: Thanks you.

21 A. Yeah, so if you look at that plan,  
22 you will see that all of the residential  
23 buildings, and the buildings on either side of  
24 the boulevard, they all exceed that 200-foot  
25 requirement; however, as you go to the southerly

1 portions of the new building, based on the angle  
2 of the highway, those buildings basically would  
3 breach that 200-foot setback requirement. In  
4 fact, at its closest point, I think the  
5 southerly most portion of the building is 132  
6 feet from the highway right-of-way. So the  
7 redevelopment plan would have to be amended to  
8 reflect the reduced setback.

9 Now, interestingly, when we were  
10 looking at the plan itself, the mixed-use  
11 buildings, again, from the illustrative plan,  
12 they have a similarly deficient setback. So I  
13 think, ultimately -- and Scarlett, you can  
14 correct me if I'm wrong -- but when we laid this  
15 out consistent with the redevelopment plan, we  
16 couldn't get those buildings, even based on the  
17 concept plan, to meet the 200-foot setback,  
18 whether it's what we're proposing now, or the  
19 buildings shown in the plans.

20 So we'd be seeking -- and that may  
21 have just been an oversight at the time the  
22 redevelopment plan was prepared, so we would be  
23 seeking relief in order to do that, and so that  
24 we don't have a variance condition. And if the  
25 redevelopment plan is being amended for the

1 drive-through, we would obviously, at that time,  
2 seek the amendment for the setback.

3 MS. DOYLE: Shall I chime in?

4 CHAIRMAN CHARLES: Scarlett, yes.

5 MS. DOYLE: I believe it -- I  
6 believe that the 200 feet in Illustrative 4 was  
7 met, because there was a 20-foot parking lot in  
8 before the buildings; however, I don't think that  
9 this needs a -- to go back -- this aspect would  
10 need to go back to the council for any amendment  
11 of the plan, because this would simply be a C  
12 variance setback. It's not a D variance, I think  
13 we can handle it -- the board certainly has that  
14 latitude, and I think he's illustrated the  
15 rationale for approval of that.

16 MR. PHILLIPS: Our only point -- and  
17 certainly we, you know, defer to your advice,  
18 Scarlett -- but our only point is that, if the  
19 board were comfortable with that, and we're  
20 amending the plan to basically allow for this new  
21 prototype endcap, it probably would make sense to  
22 kind of just amend to meet that setback  
23 requirement, given the conditions, but we'll  
24 leave that to the board, in terms of its  
25 recommendation.

1 MS. DOYLE: That would be a board  
2 decision; I'm just reluctant to go to the council  
3 with anything that isn't absolutely necessarily,  
4 and leave to the planning board those aspects  
5 that are within its legitimate jurisdiction.

6 MR. PHILLIPS: Yeah. And I just  
7 want to make one last point, for whatever it's  
8 worth: redevelopment related work has become a  
9 significant part of my practice in the last 15 to  
10 20 years, and I've literally prepared probably  
11 dozens of redevelopment plans on behalf of my  
12 municipal clients, and I would just say that  
13 these plans are typically amended from time to  
14 time. It's not unusual to amend a redevelopment  
15 plan, and it's particularly not unusual when the  
16 plan itself is prepared prior to a developer or  
17 redeveloper having done, sort of, detailed  
18 engineering, architectural, even market  
19 feasibility analysis.

20 And I think, considering that the  
21 changes being sought in this case do not involve  
22 major deviations from the illustrative plan, I  
23 think that -- at least it's our opinion that  
24 these changes that we're seeking are not only  
25 reasonable, but we think they are clearly within



1 the spirit and intent of the plan itself.

2 CHAIRMAN CHARLES: Okay.

3 MS. DOYLE: I would argue -- and I  
4 think we're not arguing with each other, I think  
5 we're coming from the same direction -- but the  
6 concern that I have is, if the ordinance is  
7 amended to a lesser -- say -- what was it 132?

8 MR. PHILLIPS: I think we're 132, is  
9 the closest point.

10 MS. DOYLE: Let's say amended to  
11 132, you have a choice, you can either grant the  
12 variance setback, or you can have the application  
13 amendment.

14 If you amend the application, every  
15 single setback can be at 132, as opposed to the  
16 one that they're asking for at 132. So I think,  
17 again, it's up to the board to address the --

18 CHAIRMAN CHARLES: I think we  
19 understand that, but I'll wait for Mr. Norgalis  
20 to --

21 COUNCILMAN NORGALIS: That's not a  
22 de minimis issue, though. From 200 to 132 is not  
23 10 feet or 15 feet. From my perspective, that's  
24 kind of a material number. The redevelopment  
25 plan called for 200 feet, and Ms. Doyle, you're

1 an excellent planner, if you say it's within the  
2 purview of this board to grant the C variance,  
3 then that's fine, but I don't think that was  
4 envisioned as a change by the council when this  
5 plan was approved.

6 MR. PHILLIPS: Can I just add one  
7 other thing? And, again, I'll defer to  
8 Scarlett's good judgment, but there are ways to  
9 put in the redevelopment plan, for example, that  
10 that relaxation from the 200 feet only be in that  
11 specific location. We're not looking, again, to  
12 address your point, to change the setback of the  
13 northerly portion of the site, or even the  
14 portion of the boulevard building immediately to  
15 the south of the boulevard, it would just be for  
16 this new structure. So I think there are ways to  
17 provide those protections in a redevelopment plan  
18 amendment, so that it is only at a certain  
19 location, but again, that's the board's  
20 discretion.

21 MR. DIAMOND: I would also mention  
22 that there is a riparian zone which we've been  
23 factoring into all of the original blocks that  
24 we've designed. So everything but the Option 1  
25 that we're talking about just now has not only

1     been within the 200-foot setback, but really  
2     couldn't move forward if we wanted to, because of  
3     the riparian zone.

4             So this is really just one block  
5     where we had the opportunity to work within the  
6     spirit of the redevelopment plan, and I think  
7     it's pretty unique, we're not really opening the  
8     door to moving the rest of the project forward.

9             MR. COLLINS: Can you, using either  
10    that or maybe the site plan, can you say  
11    approximately where the 200-foot setback is met?

12            MR. DIAMOND: The 200 -- if you can  
13    see my cursor, it pretty much clips the corner of  
14    the wellness building here. So you can see both  
15    our proposed building, as well as Figure 4, we  
16    start to encroach on this final block here.

17            CHAIRMAN CHARLES: And at the  
18    narrowest point, it's 68 feet less?

19            MR. DIAMOND: At this corner, right  
20    here.

21            MR. PHILLIPS: That's correct.

22            MR. COAKLEY: At the cafe corner.

23            MS. DOYLE: And it's a one-story,  
24    not a two-story, so it's less of a --

25            MR. PHILLIPS: Yeah.

1           MR. DIAMOND: It's also a corner  
2 where the riparian zone gives us a little bit of  
3 opportunity to do it.

4           MR. COAKLEY: I mean, I think the  
5 setback at the residential building is 150.

6           CHAIRMAN CHARLES: Okay. Thank you.

7           MR. COLLINS: Yeah, but with respect  
8 to the drive-through, the concept is a  
9 drive-through cafe at that location that you've  
10 described, and the change to the ordinance  
11 definition, which the ordinance says no  
12 drive-through, it would be an exception for the  
13 drive-through at this location, provided all of  
14 the transaction is not visible from Route  
15 202/206. Is that your understanding?

16           MR. PHILLIPS: That would work  
17 Mr. Collins.

18           COMMISSIONER CASAMENTO: Where is  
19 the cafe going on the drawing?

20           MR. DIAMOND: If you can see my  
21 cursor here, this is the cafe. There's an  
22 outdoor dining zone here on the corner. And if  
23 we can work the drive-through, it would be on the  
24 bark corner right here, about where the road --  
25 the service road turns.

1                   COMMISSIONER CASAMENTO: And the  
2 building to the right is the residential  
3 building?

4                   MR. DIAMOND: Yes.

5                   COMMISSIONER CASAMENTO: And that's  
6 not mixed-use building, it's just residential?

7                   MR. DIAMOND: Essentially, the block  
8 is mixed-use, but we kept them structurally  
9 separate.

10                  COMMISSIONER CASAMENTO: Okay.

11                  MR. PHILLIPS: That's all I have.

12                  CHAIRMAN CHARLES: Okay. As the  
13 planner, let me raise the conversation up from  
14 the specifics. We heard before that the  
15 architectural considerations and streetscape, and  
16 what they look for now is much broader than a  
17 traditional, and they look at, you know,  
18 surrounding areas. As a planner, do you --  
19 what's your professional opinion, in terms of,  
20 you know, the access here, obviously, to Route  
21 287, we have, and 78, but not necessarily direct  
22 access to New York City.

23                  MR. PHILLIPS: Correct.

24                  CHAIRMAN CHARLES: I'm sure you've  
25 thought of that in this development. Do you have

1 a professional opinion on whether or not this  
2 differentiates this -- to the negative or the  
3 positive, you know, to some of the other  
4 developments like this that we see that are in  
5 places along various New Jersey Transit railroad  
6 tracks and things like that?

7 MR. PHILLIPS: Yeah, so are you  
8 talking about the architectural design or the --

9 CHAIRMAN CHARLES: No, just the  
10 location, in terms of a planner, an urban  
11 planner. What do you think about that?

12 MR. PHILLIPS: Well, I mean, it's  
13 somewhat different than what we see, for example,  
14 in TOD developments. Probably all else being  
15 equal, it's clearly a much larger site than we  
16 see at a TOD, and for that reason the intensity  
17 and density, on a sort of acreage basis, is  
18 probably actually lower here than some of those  
19 TODs, we see, actually, more buildings as being  
20 proposed here.

21 But I think the key here is we have,  
22 sort of, sufficient acreage to create our own  
23 sense of place, and I think you heard that from  
24 Mr. Diamond, and we have the ability to basically  
25 create the boulevard where we want to concentrate

1 the activity. We certainly have the room for the  
2 residential portion.

3 I would concur that the nice thing  
4 about the hotel is the hotel basically maintains  
5 that enclosure from an urban design standpoint.  
6 At the end of the boulevard, you want that focal  
7 point, in urban design terms, enclosure.

8 So I think, notwithstanding the fact  
9 that this isn't, sort of, a more traditional TOD  
10 site in the suburbs that might be closer to the  
11 city, I think you basically have the ground here,  
12 in terms of the acreage, to basically create your  
13 own sense of place.

14 And I also think, hand-in-hand with  
15 that, I would echo the comments of Mr. Diamond,  
16 in terms of the architecture. I just personally  
17 like the idea of something more cutting-edge  
18 than, sort of, traditional architecture, which  
19 even in my own redevelopment plans, Mr. Chairman,  
20 I see over, and over, and over again. And here,  
21 you're in an area, which basically has been, you  
22 know, a former industrial area, and I think you  
23 have an opportunity to create your own  
24 architecture which works here, because it isn't  
25 as if you're putting in one redevelopment project

1 within a downtown that has a traditional  
2 architectural style. I think you have the  
3 ability to kind of think outside the box here,  
4 and in that sense, I would concur with our other  
5 consultants.

6 CHAIRMAN CHARLES: So it's  
7 interesting that you refer to the architectural  
8 design as driving some of this demand that would  
9 be needed here, and I think it goes back to our  
10 conversation about the residential, making sure  
11 that that fits in also to the same.

12 Other questions from the board?

13 COMMISSIONER FRANCO: Actually,  
14 Mr. Chairman, just to clarify, your question was  
15 really asking how does this site compare to other  
16 commuter --

17 CHAIRMAN CHARLES: I was --

18 COMMISSIONER FRANCO: --  
19 communities.

20 CHAIRMAN CHARLES: It wasn't  
21 directed -- maybe that's a better way to put it.

22 COMMISSIONER FRANCO: I guess  
23 referring to, like, a Downtown Somerville, where  
24 you have train stations, bus stations, things  
25 like that, and I know there was something in the



1 report regarding a bus stop or something like  
2 that, as well as a school bus stop. So the way I  
3 took your question was it had more to do with  
4 commuter connectivity.

5 CHAIRMAN CHARLES: Yeah, commuter  
6 connectivity is clearly a driver, because even  
7 people who live here and work here, and can shop  
8 here, and go to dinner here, this age group is  
9 going to want to have access to New York City,  
10 even in Central New Jersey, despite the fact that  
11 the Raritan Valley line has issues with direct  
12 trains. But that's for another meeting.

13 MR. PHILLIPS: Yeah.

14 MS. DOYLE: Mr. Phillips, you'll  
15 find in the ordinance, there's something that  
16 we'll address, I'm sure, later on, perhaps in  
17 engineering testimony, there was some  
18 requirements for bus stop locations; one of them  
19 was a school bus stop, and that'll of course be  
20 based upon the wide range of students that might  
21 be from the site, that's number one.

22 But then, also, for commuter bus  
23 stop, that, I'm sure, will be forthcoming. It's  
24 not in the plans right now, but I think they're  
25 considering where to put it.

1                   CHAIRMAN CHARLES: Okay. Because  
2                   the access to 78 is so direct there that it's an  
3                   easy -- for a direct shot from there to Port  
4                   Authority. So that'll be addressed later. Okay?  
5                   We'll look forward to that.

6                   MR. COAKLEY: Okay.

7                   CHAIRMAN CHARLES: Other questions  
8                   or comments?

9                   COMMISSIONER CASAMENTO: Quick  
10                  question while we're talking about the school  
11                  buses: Do you have any idea where the stop would  
12                  be located, or that's for determination later?

13                  MR. PHILLIPS: I think that may  
14                  come -- I don't personally, but that may come  
15                  later when we do sort of more detailed site plan  
16                  engineering testimony.

17                  COMMISSIONER CASAMENTO: Thank you.

18                  CHAIRMAN CHARLES: Other questions  
19                  from the board?

20                  COUNCILMAN NORGALIS: I have one.  
21                  The infrastructure within the center, is it  
22                  assumed that it will -- that the center will  
23                  retain the street ownership? Because school  
24                  buses will not go on private property. So if the  
25                  complex remains in private hands, school buses

1 will only stop someplace on the periphery. Has  
2 that issue been considered?

3 MR. COLLINS: Maybe they need to  
4 take some time --

5 MR. COAKLEY: I'm told by our  
6 engineer that we've been in contact with the  
7 board of ed to discuss that issue. Don't know  
8 the answer, but we're working on it.

9 COUNCILMAN NORGALIS: That's why I  
10 asked considered; I didn't say came to a  
11 decision. Okay. Thank you.

12 CHAIRMAN CHARLES: Okay. No  
13 other --

14 COMMISSIONER CASAMENTO: Just one  
15 more question along those lines, talking about it  
16 being a private community or private streets, are  
17 you going to have security -- separate security,  
18 or it's going to be Bridgewater Police?

19 MR. COAKLEY: It'll be private  
20 security.

21 COMMISSIONER CASAMENTO: Okay.  
22 Thanks.

23 CHAIRMAN CHARLES: Other question  
24 from the board?

25 Seeing none, we'll open it up to the

1 public. Any member of the public having a  
2 question relative to this specific testimony?

3 MAYOR HAYES: I just want to make a  
4 comment on the security part. Would the  
5 arrangement be similar to other private places  
6 such as the mall, where the police, there are  
7 arrangements that allow for police activity --  
8 I'm assuming it would be similar to the mall,  
9 which is privately owned, yet the police have  
10 access through an arrangement.

11 MR. COAKLEY: I'm sure it'll be  
12 Title 39 as to traffic, and I would think as to  
13 the commercial side, it might be the same. We'll  
14 have to pursue that further before the next  
15 meeting.

16 MAYOR HAYES: Very good, thank you.

17 COMMISSIONER ALBANESE: I have a  
18 question.

19 CHAIRMAN CHARLES: You opened the  
20 door now.

21 COMMISSIONER ALBANESE: Along those  
22 same lines, as far as law enforcement, what about  
23 fire personnel?

24 MR. COAKLEY: I would think it would  
25 be served by --

1 COMMISSIONER ALBANESE: The local  
2 volunteer fire departments?

3 MR. COAKLEY: Yeah.

4 CHAIRMAN CHARLES: And I was  
5 thinking --

6 COUNCILMAN NORGALIS: There'd be no  
7 difference from that and any other part of --  
8 nobody, except for some of the, you know, plant  
9 securities have their own fire brigade, and I  
10 don't expect they will.

11 CHAIRMAN CHARLES: And I don't think  
12 we've seen yet a report, which we'll probably  
13 see, an upcoming report from the local fire  
14 department that covers that.

15 Okay. Now, any member of the public  
16 have any questions or -- relative to this  
17 particular testimony can step forward and ask the  
18 question of this witness.

19 Seeing none, we'll close this  
20 portion of the presentation and testimony.

21 Mr. Coakley?

22 MR. COLLINS: The board -- the  
23 applicant is requesting that the board consider a  
24 motion on the subject of the drive-through, and  
25 Scarlett made one pretty good about this too, but

1 it sounds like the board is thinking about a  
2 motion to recommend to the township council that  
3 the ordinance provision about no drive-through  
4 restaurant be amended to add a phrase, Except one  
5 drive-through located at the southwest end of the  
6 redevelopment plan, provided that no part of the  
7 drive-through transaction is visible from Route  
8 202/206. Is there such a motion?

9 COMMISSIONER FRANCO: I'll make a  
10 motion.

11 COMMISSIONER RODZINAK: I'll second.

12 MR. COLLINS: Scarlett, anything you  
13 want today add on that?

14 MS. DOYLE: You've stated correctly;  
15 in other words, no aspect of the transaction,  
16 either the drive up or the transfer of food would  
17 be visible, and from what I see in this plan, it  
18 accomplishes that.

19 CHAIRMAN CHARLES: I also see that  
20 it looks like the waiting line for a  
21 drive-through would be heading west, away from  
22 the cafe, which I think is a pretty good design,  
23 in terms of what I see. Okay. I just wanted  
24 clarity on that.

25 MR. COLLINS: So is there such a

1 motion to make that recommendation?

2 COMMISSIONER RODZINAK: I seconded.

3 CHAIRMAN CHARLES: Mr. Franco made  
4 the motion; Mr. Rodzinak seconded. And that  
5 motion will go to council from us recommending  
6 that.

7 Roll call, please.

8 THE SECRETARY: Mr. Rodzinak?

9 COMMISSIONER RODZINAK: Yes.

10 THE SECRETARY: Chairman Charles?

11 CHAIRMAN CHARLES: Yes.

12 THE SECRETARY: Mr. Franco?

13 COMMISSIONER FRANCO: Yes.

14 THE SECRETARY: Councilman Norgalis?

15 COUNCILMAN NORGALIS: Yes.

16 THE SECRETARY: Mrs. Casamento?

17 COMMISSIONER CASAMENTO: Yes.

18 THE SECRETARY: Mr. Lerner?

19 COMMISSIONER LERNER: Yes.

20 THE SECRETARY: Mayor Hayes?

21 MAYOR HAYES: Yes.

22 CHAIRMAN CHARLES: Thank you.

23 All right. And now --

24 MR. COLLINS: I don't recommend -- I  
25 don't have a strong recommendation, but the

1 request was made by Mr. Phillips that you  
2 consider changing -- recommending the change in  
3 the front yard setback on the plan to allow this  
4 type of building. I'm satisfied you have  
5 authority to do that as part of the C variance,  
6 it's authority of the board on the overall  
7 application, and you have some control that way,  
8 but if the board members wanted to make a  
9 specific recommendation, somebody can make a  
10 motion. Just let me know if you want to --

11 CHAIRMAN CHARLES: Just for clarity,  
12 you're saying the control aspect is we could say  
13 specific to, you know, exactly this component  
14 piece of this application?

15 MR. COLLINS: That's right, as  
16 opposed to -- you know, you might be able to make  
17 some language if you were to make a change to the  
18 ordinance, but I don't think you need to, in  
19 order for you to grant the relief that the  
20 applicant is seeking, which you're encouraging by  
21 that building location, and the plan envisioned a  
22 building location, and I think even Mr. Phillips  
23 said that that must have technically shown the  
24 corner of the building probably in the 200 feet  
25 anyway. So we sort of thought about this in the



1 past, and we're willing to have a building  
2 generally at that location.

3 CHAIRMAN CHARLES: Mr. Rodzinak?

4 COMMISSIONER RODZINAK: I think the  
5 board should retain jurisdiction over this issue.  
6 We have a better ability than -- because we are  
7 actually seeing the plans in front of us -- to  
8 address the setback issue.

9 CHAIRMAN CHARLES: Scarlett, our  
10 third professional, comment?

11 MS. DOYLE: I think you heard both  
12 the planning opinions, and it would be my opinion  
13 that the board has the jurisdiction to make this  
14 call, and it need not -- the council has given  
15 the board rights to that, certainly in the  
16 ordinance, and I think that that's what you  
17 should cease upon, rather than going back to the  
18 council with this amendment, which I believe is  
19 unnecessary.

20 CHAIRMAN CHARLES: Okay.

21 MR. COLLINS: Does anybody -- we  
22 don't need a motion if we're not doing anything.

23 COMMISSIONER RODZINAK: Okay.

24 MR. COLLINS: So if anybody had  
25 wanted to, you could have, but I think the

1 applicant understands the status that they're in,  
2 and I think I can say, for me and for Scarlett  
3 Doyle, that we are pleased that there is a  
4 building of some type similar to this shown in  
5 that quadrant of the redevelopment plan, which is  
6 what --

7 MS. DOYLE: And maybe I should  
8 comment on that, because the planner,  
9 Mr. Phillips, has mentioned that the -- there is  
10 an elimination of one of the buildings. There  
11 were two there, and there's been elimination of  
12 one; however, the objective, which was to screen  
13 or to mask the sea of macadam, has been fully  
14 addressed by the expanse of the one building with  
15 cafe as proposed. So the objective has been  
16 achieved.

17 CHAIRMAN CHARLES: Sure. Thank you.

18 MR. COLLINS: Mr. Coakley, my next  
19 subject is when to carry you to a date certain.  
20 I know you were thinking of something -- a  
21 special meeting, but board members -- Scarlett,  
22 we know that they could be on for a particular  
23 night?

24 MS. DOYLE: Let me just take a look  
25 here. We have tomorrow night. I'm just telling

1     you what's open.

2                 MR. COLLINS: I'm not available  
3     tomorrow night.

4                 MS. DOYLE: Otherwise, we have  
5     September 11th is a possibility, in which case we  
6     have to have some understanding -- I have to have  
7     some understanding of what's being expected  
8     for -- for example, if the applicant intends to  
9     proceed without having any knowledge as to what  
10    the council's going to do on this, whether  
11    they're going to agree to an ordinance  
12    amendment -- they can't provide plans until they  
13    know, so I would suggest -- the next available  
14    opening is October 22nd, because we are booked  
15    with Heritage and Bridgewater Hills, which is  
16    four hotels, a couple of conference centers, and  
17    retail pads.

18                MR. COAKLEY: Actually, Scarlett,  
19    what we were hoping for would be not as soon as  
20    the 11th, but not as far as the 24th of  
21    October -- did you say 24th or 22nd? I'm not  
22    sure.

23                THE SECRETARY: The 22nd.

24                MS. DOYLE: The 24th of October is  
25    Bridgewater Hills, and it's likely it'll take the

1 night, because it's two -- it's on Frontier Road,  
2 it has two hotels, a conference center, and a  
3 couple of --

4 MR. COLLINS: What night is that?

5 MS. DOYLE: That's September 24th.

6 MR. COLLINS: No -- I see.

7 Continue.

8 MS. DOYLE: That's September 24th.

9 Right now, September 25th is zoning  
10 board; there's nothing on it, but, you know,  
11 that's reserved by the zoning board, so at this  
12 point, I don't have authority to --

13 THE SECRETARY: There is an  
14 application on the 25th.

15 MS. DOYLE: Okay. Thank you.

16 And then the next one would be  
17 October 9, where we have a different set, we have  
18 Heritage, that's two different hotels, with four  
19 retail pads, that's at the Days Inn site. So  
20 they're not related at all, it's not like a  
21 carryover.

22 The next one is October 22nd, and we  
23 would require the plans, you know, well before  
24 that meeting, in order -- because there's going  
25 to be a change in the plans, I would think, by

1       that time, we would know if the council is going  
2       to entertain --

3               CHAIRMAN CHARLES:  You would think,  
4       by then, we'd know about the council.

5               And then I also want to ask, has  
6       there been a meeting with the department of  
7       transportation?

8               MR. COAKLEY:  Yes, I will give you  
9       an outline of that maybe after we finish this, if  
10      that's okay.

11              MS. DOYLE:  The difficulty is that,  
12      if the governing -- I'm making an assumption --

13              MR. COAKLEY:  I think, if I might  
14      just interrupt Scarlett for a second, I think  
15      what our desire would be to continue to proceed  
16      even as we find out about what action council  
17      will take.  There are changes to the plans that  
18      we are in the process of making; we promised  
19      Scarlett that we'd get them in to her  
20      sufficiently in advance so that she could review  
21      them before a meeting.  So we would like to keep  
22      this juggernaut rolling -- maybe juggernaut is  
23      the wrong word.

24              MS. DOYLE:  How about September  
25      11th, would that work?

1 MR. COAKLEY: The plans --

2 MR. COLLINS: They said it wouldn't  
3 be ready by then.

4 THE SECRETARY: That's really soon.

5 MR. COAKLEY: We wouldn't have the  
6 plans to you to give you enough time, Scarlett,  
7 in all fairness.

8 MR. COLLINS: So the next one would  
9 be October 22nd, which is three weeks or four  
10 weeks later, unless the board wants a special.

11 MAYOR HAYES: Can we do -- I don't  
12 know how the board feels. Can we do a special  
13 meeting?

14 CHAIRMAN CHARLES: When would a  
15 special meeting potentially --

16 MS. DOYLE: I have to check. We'd  
17 have to check to see where the calendar's  
18 available. We have -- normally, I try not to  
19 inflict this on the zoning board, but it is  
20 possible October 2. That's a zoning board  
21 meeting night, though, I'm just letting you know,  
22 but right now it looks like we could possibly --  
23 I'd have to call the chairman.

24 MR. COLLINS: I'm not available on  
25 the 2nd, that's a regular municipal meeting for

1 me.

2 MS. DOYLE: Other than that, they  
3 could come in on the 9th after Heritage; I can't  
4 tell you that there'd be any opportunity to be  
5 heard.

6 CHAIRMAN CHARLES: The 22nd seems to  
7 be a stone's throw from the weeks we're getting  
8 in on.

9 MR. COAKLEY: I guess if we went the  
10 11th, we could do some reasonable amount of  
11 testimony, I guess. We certainly could do  
12 traffic, which is an important aspect of this,  
13 and we might be able to do some aspects of  
14 engineering.

15 MS. DOYLE: Could you do  
16 environmental, address the board of health  
17 environmental?

18 MR. COAKLEY: Yeah, we really don't  
19 think there's any -- we normally wouldn't have  
20 the environmental testimony in this type of  
21 application, but -- because we don't see that  
22 there are any serious environmental issues, just  
23 for --

24 MAYOR HAYES: So testimony is brief?

25 MR. COAKLEY: Would be short and

1       sweet.

2                   MS. DOYLE: All right. Have you  
3       received --

4                   MR. COLLINS: Can I make a different  
5       suggestion? Maybe you'll read the health  
6       department review letter and have your LSRP read  
7       it, and have the LSRP, with the help of  
8       Mr. Otline (ph), I think there's a lack of  
9       information that needs to be highlighted,  
10      detailed, and that you -- let's leave it at that.

11                  MS. DOYLE: And an amended letter,  
12      so we don't have to be concerned --

13                  MR. COLLINS: And try to get an  
14      amended letter from the health officer.

15                  MR. COAKLEY: I don't think we have  
16      the health officer's letter, so that's --

17                  CHAIRMAN CHARLES: So it seems like  
18      we'll reserve the 11th, and then, on the 22nd of  
19      October, we should assume carryover, so we  
20      should --

21                  MR. COAKLEY: Right.

22                  CHAIRMAN CHARLES: Scarlett? We'll  
23      do it on the 11th, that we discussed, and we also  
24      assume that'll be carried over to October 22nd.  
25      All right?



1 MS. DOYLE: So we're putting them  
2 down for two. Is that correct?

3 CHAIRMAN CHARLES: Yes.

4 MR. COLLINS: It'll be the Center of  
5 Excellence CIP/AR application for tonight will be  
6 carried without additional notices. I think  
7 Mr. Coakley's going to talk to us a little bit  
8 more, but I want to make sure we're on record,  
9 we're carrying it, after tonight, no additional  
10 notices, to 7 p.m. on September 11th, this  
11 meeting room.

12 MR. COAKLEY: Okay. Thank you.

13 MR. COLLINS: Mr. Coakley?

14 MR. COAKLEY: Okay. So this is a  
15 summary of the DOT efforts that have been  
16 provided to me by Mr. Gary Dean, who's the  
17 traffic consultant, who wanted to be here  
18 tonight, but had to be before another board. And  
19 Mr. Battaglia, he probably knows this as well as  
20 anybody, because he was at the meeting on August  
21 the 8th, with members of the DOT, there were five  
22 people from DOT there, and representatives of the  
23 applicant, and the township attorney, and  
24 Mr. Battaglia.

25 And there was extensive discussions

1     regarding the issues, and really the issue boils  
2     down to the light at Fourth Street, and the light  
3     at Fourth Street is very close to an existing  
4     signal at Muirfield Road (sic).

5             And DOT was pleased to learn --  
6     maybe they didn't know it before -- that this is  
7     a 100-percent developer-paid-for project, so  
8     there's no ask of DOT for anything about this  
9     project. The township will be the applicant on  
10    this project, just as the county will be the  
11    applicant on the Foothill Road project.

12            The real issues that they raised  
13    were, you know, the proximity of the two lights,  
14    and the issues that come up regarding that. They  
15    asked for some additional studies, such as a  
16    progression plan, which would potentially  
17    demonstrate that there is not a safety issue  
18    regarding two lights in close proximity. They  
19    also asked for accident data, which sometimes DOT  
20    uses accident data as a way to justify an  
21    additional light.

22            But we are also trying to advance  
23    this by bringing it up to the county, we've been  
24    in discussions with them, and we will be in  
25    discussions with higher-level personnel at the

1 DOT. So we're making every effort to try to get  
2 that light.

3 I guess that's the current status.

4 MR. COLLINS: Thank you,  
5 Mr. Coakley.

6 CHAIRMAN CHARLES: Questions?

7 COUNCILMAN NORGALIS: Yeah. It  
8 sounded like they rejected the request, and it's  
9 been escalated. Is that --

10 MR. COAKLEY: That's a fair summary.  
11 That's a fair summary.

12 COUNCILMAN NORGALIS: Okay.

13 MR. COAKLEY: It's being not only  
14 escalated, but it's being analyzed further to  
15 convince them.

16 COUNCILMAN NORGALIS: Thank you.

17 CHAIRMAN CHARLES: Okay. No other  
18 questions?

19 Thank you, Mr. Coakley. We'll see  
20 you --

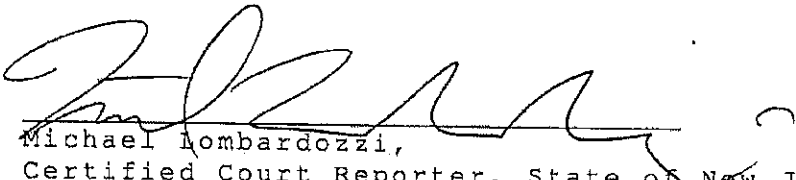
21 MR. COAKLEY: Thank you. Good  
22 evening. Thank you very much for your courtesy.

23 (Whereupon, the hearing concluded at  
24 8:57 p.m.)  
25

C E R T I F I C A T E

I, Michael Lombardozzi, a Notary Public and Certified Court Reporter of the State of New Jersey, do hereby certify that the foregoing is a true and accurate transcript of the testimony as taken stenographically by and before me at the time, place, and on the date hereinbefore set forth.

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



Michael Lombardozzi,  
Certified Court Reporter, State of New Jersey  
CERT #: 30X100239700  
Date: