

BRIDGEWATER TOWNSHIP PLANNING BOARD

Regular Meeting

Monday, October 22, 2018

—MINUTES—

1. CALL MEETING TO ORDER:

Chairman Ronald 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 – absent

James Franco – present

Chairman Ron Charles – present

Councilman Howard Norgalis – present

Tricia Casamento – present

Mayor Dan Hayes – absent

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:

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 attached Transcription dated October 22, 2018 prepared by: Michael Lombardozzi, CSR, CRR. of Veritext Legal Solutions, 290 W Mt. Pleasant Avenue, Livingston, NJ 07039. Transcript is 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:

—MINUTES—

Consistency request from Township Council (Referral)

AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING SECTION 126-321.6 OF THE BRIDGEWATER TOWNSHIP CODE, REDEVELOPMENT SPECIAL ECONOMIC AND EMPLOYMENT DEVELOPMENT DISTRICT, SECTION 126-321B, PRINCIPAL PERMITTED USES ALLOWING FOR A DRIVE-THROUGH IN LIMITED CIRCUMSTANCES

Drive Thru. For Cafe request for consistency of ordinance

Motion by Councilman Norgalis, second by Chairman Charles, to recommend to the Council on Ordinance adoption of the Drive-Thru as written for following roll call vote:

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

ABSENT: Mr. Rodzinak, Mayor Hayes

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, October 22, 2018
100 Commons Way
Bridgewater, New Jersey
Commencing at 7:08 p.m.

BOARD MEMBERS PRESENT:

RON CHARLES, Chairman
HOWARD NORGALIS, Councilman
JAMES V. 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
STANLEY SCHREK, Board Engineering Consultant
JAY TROUTMAN JR., Board Traffic Consultant

MICHAEL LOMBARDOZZI,
Certified Shorthand Reporter

Job No. NJ3013782

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

2 THOMAS COLLINS, ESQUIRE
Attorney for the Board

3
CONNELL FOLEY, LLP

4 BY: NICOLE B. DORY, ESQUIRE

MICHAEL X. McBRIDE, ESQUIRE
5 Attorneys for the Applicant

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1 CHAIRMAN CHARLES: Land development
2 applications, CIP II AR Bridgewater Holdings,
3 LLC, Route 202/206, Block 483, Lot 17, 18, and
4 19. This is an application for preliminary and
5 final major site plan, mixed-use development
6 including retail, office, restaurant,
7 residential, and office research.

8 Hi.

9 MS. DORY: Good even, Mr. Chairman,
10 members of the board. My name's Nicole Dory, I'm
11 with the law firm of Connell Foley, on behalf of
12 the applicant on the New Jersey Center of
13 Excellence application. Thank you for the
14 opportunity to continue this application tonight.

15 The application was first heard on
16 August 27th, and then again on September 11th.
17 After those two meetings, we received comments
18 from the board's professionals, and we've asked
19 for -- that the application be continued this
20 evening, because we really wanted to drill down
21 on certain issues. This is a significant
22 application, so we wanted to be able to respond
23 to the board, and also be able to get the board's
24 guidance on some issues.

25 So we will not be done with the

1 application this evening, but I've written to
2 request a special meeting on November 27th. We
3 can get to that later, but hopefully the board's
4 available.

5 CHAIRMAN CHARLES: And that would be
6 your anticipation, that that would be the
7 conclusion of your application, your client's
8 application?

9 MS. DORY: Yes.

10 CHAIRMAN CHARLES: Okay.

11 MS. DORY: So, tonight, we wanted to
12 discuss a few issues that we had addressed at the
13 prior meetings; for example, the layout for the
14 residential building on the southern portion of
15 the property, it's also referred to as Building
16 11, it has a cafe in it, and also the loop path
17 design.

18 Since our last submission, our
19 engineer and landscape architect have worked to
20 really refine the loop path design. So our
21 landscape architect has some new ideas about just
22 a portion of the loop path he'd like to present
23 to you this evening, I think you'll find it
24 interesting, and hopefully you'll like it.

25 So we appreciate the board's

1 patience as we continue presenting this
2 application. Unless you have any further
3 questions for me, I'd like to introduce the
4 witnesses and have them sworn in.

5 CHAIRMAN CHARLES: Please do.

6 MS. DORY: The first witness will be
7 Lisa DiGerolamo from PS&S. She was here
8 previously. She'll be providing civil
9 engineering testimony.

10 Then we'll have Brandon Diamond, an
11 architect from Street Sense. He was also here at
12 the August 27th meeting, and will also be
13 providing architectural testimony.

14 And then we also have Tom Carman
15 from Melillo & Bauer, he's a landscape architect.

16 Those will be the three witnesses
17 we'd like to present this evening.

18 MR. COLLINS: I recall Lisa and
19 Brandon were previously sworn, weren't they?

20 MS. DORY: Yes.

21 MR. COLLINS: So they're still under
22 oath and they're qualified already.

23 Why don't we just swear in Tom
24 Carman, just in case we -- I might forget.

25 MS. DORY: Okay.

1 MR. COLLINS: And he might answer a
2 question out of order.

3 (Thomas Carman is sworn in.)

4 MR. COLLINS: Please state your
5 name, spell your last name, and give us at least
6 a business address.

7 MR. CARMAN: Sure, my name is Thomas
8 S. Carman, C-A-R-M-A-N. I'm with the firm
9 Melillo & Bauer Associates, located at 200 Union
10 Avenue, Brielle, New Jersey.

11 I'm a licensed landscape architect
12 in the state of New Jersey. I'm a graduate from
13 Rutgers University with a degree in landscape
14 architecture.

15 I've appeared before numerous boards
16 throughout New Jersey on similar applications, in
17 Princeton, in Piscataway, Union, Weehawken, a
18 number of different locations.

19 MR. COLLINS: Thank you, Mr. Carman.
20 The board will recognize and accept your
21 qualifications as a landscape architect.

22 MR. CARMAN: Thank you very much.

23 MS. DORY: Thank you.

24 So the first witness we have this
25 evening is Ms. DiGerolamo, if I could have her

1 come up.

2 L I S A D i G E R O L A M O,
3 having been duly sworn, testified as follows:

4 DIRECT EXAMINATION

5 BY MS. DORY:

6 Q. So, Lisa, if you could explain to
7 the board -- I guess start off with the new
8 layout for Building 11.

9 A. Okay. So after last meeting, we
10 did make revisions to Building 11. Remember,
11 Building 11 is located on this southeast corner
12 of the site, and that is the building that --
13 with the cafe and the residential. What we did
14 was we shifted -- not shifted, but shortened
15 that building. It's about 60 feet shorter from
16 the south. So you can actually see that we've
17 integrated the cafe now into the residential
18 building, again, allowing us to shorten that
19 quite a bit. So we still have the
20 3,000-square-foot cafe.

21 We have 31 residential units.
22 There are nine units that will front on Peters
23 Brook Lane, and they'll have access -- a front
24 door, basically, on Peters Brook Lane, and then
25 the remaining units would be in the upper

1 floors. And they would have access from the
2 lobby in the rear.

3 The parking garage will have 243
4 stalls, and there's 70 stalls that are
5 surrounding on the surface, located to the
6 south, to the east, and then there's the parking
7 stalls in front of the wellness building. This
8 does have a reduction in the number of parking
9 in the garage and the surface, so we will be
10 losing a few parking stalls in that area, and
11 that's an item we'll discuss the next meeting.

12 Q. Okay. So that will result in a
13 parking variance?

14 A. That will require a parking
15 variance.

16 Q. Okay. And how will that be
17 addressed?

18 A. A shared parking analysis will be
19 provided, to show how that deficit in this area
20 will function.

21 CHAIRMAN CHARLES: Can you also
22 describe for us the impact to the setback?
23 What's required and what is it now?

24 MS. DiGEROLAMO: Okay. There's the
25 200-foot setback, and you can see the building

1 something in that setback. Because we shortened
2 that building and drew it further not north, we
3 did reduce that impact into the setback. The
4 setback was previously at 132 feet, and we
5 increased that to 144 feet. Again, we have that
6 narrowing of the -- the narrowing of the frontage
7 there, because of the angle of 202, and the fact
8 that we want to maintain that gridlike system on
9 the site.

10 MS. DOYLE: Mr. Chair, may I ask a
11 question on that?

12 CHAIRMAN CHARLES: Absolutely.

13 MS. DOYLE: Is the 142 feet (sic)
14 measured from the property line or from the curb
15 line? We've been getting different information.
16 It's quite important. We heard it was from the
17 curb line. Is that not true?

18 MS. DiGEROLAMO: Yes, the property
19 line, not the curb line. The property -- the
20 curb line is further out.

21 MR. COLLINS: 144 feet. Right?

22 MS. DiGEROLAMO: That's correct,
23 thank you.

24 MR. COLLINS: Can you show me where
25 the -- where it's 144, and then -- when does it

1 get to 200 on that?

2 MS. DiGEROLAMO: The 144 is at the
3 southernmost end, and you get to the 200 at
4 almost the northern end of the building.

5 MR. COLLINS: Okay.

6 MS. DiGEROLAMO: It helps.

7 MS. DORY: That dotted line there is
8 the 200-foot setback line?

9 MS. DiGEROLAMO: Yeah, I know you
10 can't see the dotted line, but hopefully the
11 white paper will help.

12 MS. DORY: And our architect will be
13 providing some additional details on the design
14 of that building.

15 BY MS. DORY:

16 Q. So if you could explain to the
17 board the hotel loading area, that was one of
18 the other issues.

19 A. One of the other questions was
20 loading at the hotel, and there was testimony
21 relative to the fact that, once the operator of
22 the hotel was determined, we'd incorporate their
23 particular loading requirements.

24 But at this time, what we would see
25 is loading on the southwest corner, essentially.

1 Bridge Boulevard falls as it goes along the
2 hotel, so the rear of the building will actually
3 have a lower level. So we would provide the
4 loading basically in that green space there, to
5 the lower level of the hotel. And exact details
6 would be coordinated once that operator is
7 chosen.

8 MS. DORY: Unless there's any other
9 questions on that, one of the other open issues
10 with the school bus stop.

11 BY MS. DORY:

12 Q. So could you explain where that
13 issue is now?

14 A. So we are proposing the school bus
15 stop on Bridge Boulevard, on eastern edge, we
16 kind of have a hatched area here. And the buses
17 would basically enter through the main entrance
18 here, they'd make a right, left, pick up the
19 children, and they'd have a left, and another
20 left, and come right back out Bridge Boulevard.
21 So, essentially, they'd make a loop around that
22 upper -- that upper corner of the development.

23 We did present that to the school
24 district, and we did get a letter back from them
25 indicating that that was acceptable. They did

1 also ask that as we, you know, develop the
2 design, that we continue to provide that
3 unimpeded access for the bus.

4 CHAIRMAN CHARLES: Yeah, just to be
5 clear, they indicated, I believe, that they had
6 no problem with that; however, they also
7 indicated that it's private property, we would
8 need -- you would need to come back to them for
9 an exception to allow them to go on public
10 property. Right?

11 MS. DiGEROLAMO: Yes.

12 CHAIRMAN CHARLES: And has any
13 further information been -- has any further
14 thought been given to cars potentially parking
15 there to pick up kids in the pouring rain, and
16 that type of stuff? I just want to make
17 sure that -- I was a little confused by reading
18 all the materials about what we were going to
19 present tonight versus the next week -- the next
20 meeting, not next week -- that there'll be -- it
21 sounded like the next meeting, between now and
22 then, there'll be a more comprehensive parking
23 and traffic study.

24 MS. DORY: Yes, we are submitting --
25 going to submit an updated traffic impact

1 assessment, because there were some additional
2 counts that were collected.

3 CHAIRMAN CHARLES: Okay. So
4 anything that's -- that we're asking that will be
5 addressed then, feel free to let us know.

6 MS. DORY: Yes.

7 CHAIRMAN CHARLES: Okay.

8 MS. DiGEROLAMO: So relative to the
9 pickup of the children, the bus stop is located
10 centrally to the main residential bulk, and that
11 which is to the south, so we would anticipate
12 that it would be mostly foot traffic, as opposed
13 to driving. Also, because the cars are in
14 garages as well, it's almost more difficult to
15 get to your car than it is to walk your child to
16 the school bus.

17 I mean, there is parking available
18 in the direct vicinity, but there'll be no
19 designated parking for the school --

20 CHAIRMAN CHARLES: Understood. If
21 you can, the next time, you know people are going
22 to go out there and park, pick up their kids in
23 the rain, and some even when it's sunny and
24 beautiful out.

25 MS. DORY: Right.

1 CHAIRMAN CHARLES: Just tell us
2 where they'll park. I'm not expecting a new
3 parking lot for that, but what's the most likely
4 place where they're going to park when we go over
5 the whole traffic flow? That would be good.

6 COMMISSIONER LERNER: May I?

7 Is there a reason why the second
8 left-hand turn can't be in front of the southwest
9 building, so that there be two stops? Come in to
10 your first -- go to the right, turn left, pick up
11 kids. Now, go up, turn left, keep going, keep
12 going, keep going, now turn left -- yeah, right
13 there -- and pick up kids in front of the other
14 building.

15 MS. DiGEROLAMO: That could be
16 possible. We can talk to the school board about
17 that. I'm not sure that they're going to want to
18 have two stops. Plus, there's also a limited
19 number of units here.

20 COMMISSIONER LERNER: Okay. Just
21 thinking, kind of, along his line, that would
22 avoid anybody going from that building to the
23 other spots to pick up their kids.

24 MS. DORY: If there's no additional
25 questions on that issue, the next issue we'd like

1 to address is we received a report from the fire
2 department; also submitted some plans related to
3 fire truck turning movements.

4 BY MS. DORY:

5 Q. So, Lisa, if you could explain
6 those.

7 A. So, yeah, we did submit the turning
8 template for the fire truck, and the fire
9 department did comment on the fact that their
10 truck was slightly different than the template
11 that we were using. Basically, it has the same
12 wheelbase, but it's a little bit longer. So it
13 has a very similar turning pattern, but the
14 length, again, does have some impact.

15 So we did revise that plan, we took
16 a look at it, and that new turning template will
17 be able to maneuver all of the turns, and we'll
18 provide that updated drawing with the next
19 submission.

20 MS. DORY: Okay. The next item we
21 wanted to address was there was a variance
22 request for landscaped islands.

23 BY MS. DORY:

24 Q. So, Lisa, if you could explain the
25 areas where we're seeking that variance, and the

1 reasons why.

2 A. So we have a couple locations where
3 we'd like the variance for the 20 stalls.

4 Starting on the southern end, we
5 have the bank of parking that's essentially
6 located over the pipeline easements. And we're
7 trying to keep that area free of trees, so we're
8 requesting a waiver in that area, so we don't
9 have to put the trees into the pipeline
10 easement.

11 The other area that we're looking
12 for the easement is basically around the hotel,
13 we have a location on the northern end of the
14 grocer where we have 24 stalls, just 4 over the
15 20; the western edge of the hotel, where you
16 have 26 stalls, just 6 over the requirement; and
17 then, along the northern end of the hotel, we
18 have 23, again, which is just a little bit -- a
19 couple of stalls over the required amount.

20 So what we have is, around the back
21 of the hotel, we have a larger island in between
22 those two -- those two banks, and that serves
23 two purposes: one, it's a nice generous island
24 between, and it also provides access to a
25 monitoring well for the R&D facility.

1 So we also have -- we have some
2 nice generous landscaped areas behind the
3 western edge of the hotel, and at the corner of
4 the hotel as well, and then similarly on Bridge
5 Boulevard, where we're trying to provide that
6 landscaping at either end. Again, it's just a
7 couple of stalls.

8 We'd rather -- there would be some
9 snowplowing issues with those stalls
10 interrupting that length, and also from a
11 maintenance perspective, because of the linear
12 nature of it, debris and such tends to get
13 caught up in those corners. So we would request
14 a waiver in that area.

15 Q. In that one area that you mentioned
16 with the monitoring well, you would need a
17 larger island in that area in order to protect
18 the well. Is that right?

19 A. Exactly.

20 MR. COLLINS: Where is that, Lisa?

21 MS. DiGEROLAMO: That's in the back
22 corner.

23 A. And then, along -- around the
24 residential building, along Peters Brook Lane
25 and Powelson Farm Road, we do have those lengths

1 again, and it's a very linear nature, it's
2 not -- you know, it's not row upon row, it's the
3 single row, very linear, and again, we would --
4 we would request a waiver, because of the
5 difficulties with maintenance and snowplowing,
6 by introducing those islands, it creates issues
7 from a snowplowing perspective. And, again, the
8 corners tend to collect debris and such, and it
9 increases the maintenance requirements.

10 MS. DORY: Unless there's any
11 questions on that issue, the next issue we'd like
12 to address is the loop path.

13 BY MS. DORY:

14 Q. If you could explain the layout for
15 the loop path that was submitted.

16 A. So we did make a couple of changes
17 to the loop path in the drawings that were
18 resubmitted.

19 Number one, we extended the length
20 of the loop path along the northern edge, all
21 the way -- instead of being halfway up Peters
22 Brook Lane, we took it to the western edge of
23 Peters Brook Lane. And then, the path would
24 traverse along the residential area, and cross
25 over in front of the hotel, and it would go

1 along the south side of the hotel, and then
2 connect back with the loop path in the rear of
3 the facility.

4 The other thing we did was we took
5 a look at potentially extending the loop path
6 out beyond the stormwater management basin.
7 Remember, before, the loop path really cut
8 itself short at the basin. So we just looked at
9 the opportunity to sneak a -- sneak the walkway
10 back behind that basin, and we determined that
11 we could -- we could provide access on that
12 southern end and on that northern end of the
13 basin, to provide a connection to that area in
14 the rear.

15 So the drawing you received had a
16 little bit shorter loop path, it just kind of
17 came up and around behind the basin, but now the
18 landscape architects are kind of working with
19 that, and looking to create a more aesthetic
20 parklike setting, and that's kind of what you
21 see on this drawing here, you see kind of the
22 first pass by the landscape architects of
23 expanding that loop path to really create that
24 recreational area in the back.

25 Q. Does the loop path go through the

1 boulevard? Has that changed?

2 A. We did move the loop path off of
3 the boulevard, keeping that clear.

4 CHAIRMAN CHARLES: Councilman
5 Norgalis?

6 COUNCILMAN NORGALIS: I'd like to
7 offer, rather than going in front of the hotel,
8 would it be possible to go around the back of the
9 hotel, and then, when you get over to Powelson
10 Farm Road, instead of being on the eastern side,
11 being on the western side? Therefore, you
12 eliminate a number of conflicts where bicyclists,
13 strollers, et cetera, would be crossing the
14 garage entrances.

15 It would seem also that, in an
16 executive class hotel, to have bicycles running
17 around the front is probably not the coolest
18 thing. So my suggestion, bring it around the
19 back of the hotel, and then, on the north -- or
20 the western side of Powelson Farm Road, I think
21 you'll have achieved the same distance, but just
22 make it aesthetically a little more pleasing to
23 those folks who are residents of the hotel.

24 CHAIRMAN CHARLES: I see what you
25 mean.

1 BY MS. DORY:

2 Q. Have you evaluated that?

3 A. We did take a look at trying to
4 push the walkway out into that zone; we have a
5 couple of constraints along that area.

6 This western property line here by
7 Powelson Road, we've provided a one-way access
8 to a utility building here. So we're kind of
9 stuck with that edge there.

10 And on the -- I guess the northern
11 side of the hotel, again, we're kind of stuck
12 with that edge, because we have an existing
13 utility building for the R&D campus.

14 So we're really tight along these
15 edges, so everything needs to move back from
16 there.

17 The other thing that happens in
18 that edge is there is a grade differential. So
19 there is a wall that kind of climbs along that
20 entire edge, and it does get tall, probably 10
21 to 12 feet along that northern edge of the
22 hotel. So that's one of the reasons we tried to
23 keep the walkway away from there.

24 Obviously, the other reason, we
25 would have to shift Powelson Farm Road a little

1 bit further east. I wouldn't want to take the
2 entire walkway and flip it to the west side,
3 because I still want to maintain a walkway in
4 front of that residential building, for, you
5 know, pedestrian access into the building. So
6 I'd end up with dual walkway as along that
7 roadway. So it does -- it would push Powelson
8 Farm out a bit. Again, we're moving a little
9 bit further away from that linearity across --
10 in front of the grocery store.

11 And by pushing this back, I also
12 exacerbate a grading condition within the
13 parking lot on Bridge Avenue.

14 So there's a few tight spots in
15 order to accomplish that.

16 COUNCILMAN NORGALIS: I would ask
17 you to look at that. Okay?

18 CHAIRMAN CHARLES: The wall that is
19 where -- and I think Councilman Norgalis makes a
20 good point, that if you -- you just went to the
21 other side -- and quite frankly, if it's one way
22 to a utility building, it's probably not going to
23 be used all that much -- but you eliminate one,
24 two, three, four, at least five street crossings,
25 if that can be pulled off in some way, shape, or

1 form, which, you know, I think would be a big
2 plus. So that would be something to consider.

3 MS. DORY: Yes, we will look into
4 that.

5 MR. COLLINS: Lisa, couldn't you
6 combine the 12th Avenue one-way access to the
7 utility as an easement on the Powelson Farm Road,
8 and just -- because it's going to be outside the
9 facility anyway, I think. So you just share the
10 easement to the utility building with Powelson
11 Farm Road, let whoever wants to access the
12 utility building go across the parking spaces to
13 some sort of driveway to the utility building.

14 And I see you -- you've drawn a 12th
15 Avenue one-way, but it doesn't seem like it's
16 needed, if you use the new road.

17 MS. DiGEROLAMO: We're trying to
18 keep --

19 MR. COLLINS: In other words, share
20 the use of the road with the utility building.

21 CHAIRMAN CHARLES: That's only
22 occasional use.

23 MR. COLLINS: Yeah, it's only
24 occasional use. There will always be at least
25 one parking space that can be used. In fact,

1 they would want to park there and walk to the
2 utility building, I would think. I'm not sure I
3 understand what the function is of this one-way
4 access, but it seems like you have it shared with
5 Powelson Farm Road.

6 MS. DiGEROLAMO: What we're trying
7 to do is keep the new development separate from
8 the secure R&D facility again. So by keeping
9 that open to the Powelson Farm Road side, I'm
10 playing with the security of the R&D site.

11 MR. COLLINS: Okay. So where will
12 the fence be?

13 MS. DiGEROLAMO: The fence would be
14 between 12th Avenue and the parking on Powelson
15 Farm Road, on top of the wall.

16 CHAIRMAN CHARLES: So the parking
17 spaces on that side will go up to the fence?

18 MS. DiGEROLAMO: Right.

19 MR. COLLINS: Okay.

20 CHAIRMAN CHARLES: The way it is
21 right now.

22 MR. COLLINS: The fence isn't in
23 existence. Right? There's no fence there now.

24 MS. DiGEROLAMO: Correct.

25 MR. COLLINS: Okay. So I'd say --

1 I'm still -- my legal opinion is you could have
2 it shared with Powelson and have a gate for
3 access for all the utility people through the
4 fence. I don't quite understand why you would
5 want to have a driveway there anyway. Is there
6 already a driveway there, is that part of it?

7 MS. DiGEROLAMO: There is, yes.

8 COMMISSIONER FRANCO: Lisa, couldn't
9 you take the path along the north face of the
10 hotel, and the west face, fall in the back of the
11 hotel -- not the parcel -- the parking -- north
12 side of the parking, but the north side of the
13 hotel itself? It keeps it out of that little
14 downtown village area, and then you've got one,
15 two crossings when you get to the other -- the
16 west side of the hotel, it just crosses over
17 Bridge Boulevard.

18 MS. DiGEROLAMO: So you're saying,
19 on the north side of the hotel or the north side
20 of the parking?

21 COMMISSIONER FRANCO: North side of
22 the hotel.

23 MS. DiGEROLAMO: This area here?

24 COMMISSIONER FRANCO: Correct.

25 MS. DiGEROLAMO: If there's enough

1 room to push this parking back, there's the
2 possibility of bringing it around here.

3 One of the things I'm concerned
4 about with running it through there is the
5 grades. We have to take a really close look at
6 that. We do have a bit of grade drop through
7 there, and there is actually a wall on that north
8 and west side, adjacent to the hotel, that
9 supports a -- you know, a pool, plaza,
10 recreational area.

11 MS. DORY: There's some safety
12 concerns with having the path too close to that?

13 MS. DiGEROLAMO: Yeah, and there
14 were steps, there might be steps involved, and I
15 think that wouldn't be good, actually, we don't
16 want to put steps in there. So that would be the
17 difficulty in that location.

18 CHAIRMAN CHARLES: So I think what
19 you're hearing is thank you for the improvements,
20 I think this is improved, and I think the space
21 back in the basin area is good. I think we're
22 close. If we could just take another look at
23 that component piece, and get as creative as we
24 can with the landscape architecture, you know,
25 we'll --

1 MS. DORY: Okay. We'll take another
2 look at that area, and as I mentioned, our
3 landscape architect will provide some additional
4 details on the design of the loop path.

5 CHAIRMAN CHARLES: All right. Thank
6 you.

7 MS. DORY: So I have no further
8 questions for this witness, unless there's any
9 questions by the board.

10 CHAIRMAN CHARLES: Ms. Doyle?

11 MS. DOYLE: I just have a few
12 questions.

13 The parking bus stop that you have,
14 you're going to be providing a description at a
15 later meeting for the stalls and where people
16 would be parking for their children, but for the
17 bus -- for the bus location, how many -- how many
18 students will you have in that bus area? It's
19 not a pad, per se. Correct?

20 MS. DiGEROLAMO: No, we just have an
21 area that's hatched to indicate where the bus
22 would stop, but that area all there is sidewalk.
23 It's a very generous sidewalk area, so I wouldn't
24 anticipate a separate pad.

25 MS. DOYLE: Okay. How many children

1 do you anticipate would be taking that bus stop
2 at any particular time? How many -- I mean, you
3 just can't say they're going to use the whole
4 sidewalk. So what do you anticipate there?

5 MS. DiGEROLAMO: I don't know how
6 many children there would be.

7 MS. DOYLE: Okay. The next question
8 I have is, I understand from the documents that
9 there's no shared parking in this scenario. Is
10 that correct?

11 MS. DiGEROLAMO: Our original
12 application, we had no shared parking, we met all
13 the requirements, but as I -- as we redeveloped
14 or redid this Building 11, we had a loss of
15 parking, so we are going to require a variance,
16 and we are going to require shared parking.

17 MS. DOYLE: Okay. And you'll go
18 into greater depth at the -- in the plans that
19 are coming. Correct?

20 MS. DiGEROLAMO: Correct.

21 MS. DOYLE: Okay. The next question
22 that I have however is, in the area of the hotel
23 and along Powelson, will there be any shared
24 commercial -- will there be any commercial
25 parking in that section? And if so, how many --

1 how many stalls are going to be assigned to the
2 commercial component?

3 My rationale here is I'd like to
4 have the board become aware of what you're going
5 to construct as part of the commercial component.
6 So how many of those linear stalls are -- have
7 you attributed to the commercial component?

8 MS. DiGEROLAMO: There is going to
9 be a small portion on Powelson Farm Road that
10 would be attributable to the hotel.

11 MS. DOYLE: Well, good. How many
12 stalls would you put into that commercial
13 component?

14 MS. DiGEROLAMO: I don't have that
15 number handy.

16 MS. DOYLE: Would you have it for
17 the next time.

18 MS. DiGEROLAMO: We will have it for
19 the next time.

20 MS. DORY: The question relates to
21 when it would be constructed? Is that the
22 question also?

23 MS. DOYLE: Well, twofold, but the
24 idea is to try to define where the commercial
25 approval is for the preliminary and final, as

1 opposed to the preliminary residential. So I'm
2 trying to get that clarification.

3 MS. DiGEROLAMO: So you're looking
4 for the line that depicts how many stalls we need
5 to construct for the commercial portion?

6 MS. DOYLE: Correct.

7 MS. DiGEROLAMO: Okay. We can --

8 MS. DORY: We can detail that in the
9 next submission.

10 MS. DOYLE: Okay. The next comment
11 that I -- I'm going to be making a planning
12 comment that your planner will probably want to
13 respond to. Personally, I felt that your
14 argument, you clearly defined why you didn't want
15 to put landscaped islands where you didn't meet
16 the 20-stall requirement.

17 Now, the 20-stall requirement is an
18 ordinance. It's something that the
19 inconvenience, or as you described the
20 snowplowing over a linear fashion causes
21 maintenance problems and debris, that's anywhere.
22 I found that a very weak argument.

23 What I found interesting was your
24 argument for landscaping trees along the easement
25 line, you didn't want to put street trees within

1 the easement, and I think the board will take
2 note of that argument.

3 However, the other arguments, I
4 found, were very weak, and from a recommended --
5 recommendation to the board, I would request that
6 they consider, where a landscaping island is
7 required, they put it in, recognizing your good
8 argument about the easement.

9 MS. DORY: There was also an area
10 where there was actually a well needed to be
11 protected.

12 MS. DOYLE: Okay. She pointed that
13 out, and clearly there's a rationale for that.

14 The other, along Powelson and along
15 the sides, I thought that was weak, and unless
16 your planner can come up with some real reason
17 why you can't -- why you can do it everywhere
18 else, but you can't do it in those locations, did
19 not seem to be strong enough, in my view, to
20 consider a variance, but the others did.

21 MS. DORY: And the additions of
22 those landscaped islands in those areas would
23 also result in an additional loss of parking. Is
24 that right?

25 MS. DiGEROLAMO: That's correct, it

1 would reduce the parking count.

2 CHAIRMAN CHARLES: I think probably,
3 though, for the -- when we have that
4 comprehensive view, we should see those two, how
5 much is lost, and what that tradeoff is --

6 MS. DORY: Okay.

7 CHAIRMAN CHARLES: -- because that
8 would wind up moving towards the shared parking
9 plan.

10 MS. DOYLE: That's correct.

11 CHAIRMAN CHARLES: So if we show
12 those options, I think we'll have the information
13 that's needed.

14 MS. DORY: We'll be prepared to
15 present that at the next meeting.

16 MS. DOYLE: And then I presume that
17 all the other items mentioned in my memorandum
18 that was in response to your memorandum will be
19 dealt with at the next meeting?

20 MS. DiGEROLAMO: Yes.

21 MS. DOYLE: Okay. That's quite a
22 bit. How do you intend -- I'm going to ask you,
23 although I think it's the -- how do you intend to
24 respond to these? Are you going to provide them
25 in another iteration, or through testimony on a

1 line-by-line, sheet-by-sheet basis? Because,
2 clearly, there are quite a few of them.

3 MS. DORY: If I might just
4 interrupt, we will be providing a full set of
5 revised plans before the next meeting, so many of
6 the comments, I believe, will be addressed by
7 changes to the plans.

8 We'll also provide that
9 point-by-point response to your written memo, and
10 to the extent additional testimony is necessary,
11 we'll provide that.

12 MS. DOYLE: Okay. So as I
13 understand, like, say, for example, there's a
14 separate notation you're going to put on the
15 plans, and I will respond to that and say it's
16 done.

17 And then, on those that you're
18 not -- that you are not able -- that needed
19 further explanation, you're going to be going
20 sheet by sheet where you feel that additional
21 clarification might be necessary.

22 MS. DORY: Yes.

23 CHAIRMAN CHARLES: So just so I'm
24 clear, I'm so used to reading your epistles,
25 Scarlett, very good.

1 So every place you see "To be
2 specified on future plans," the assumption is
3 it'll be there, and every place where I see
4 "TBD," there'll be an explanation prior -- with
5 enough time that we receive it prior to the next
6 meeting, so that we can look at it, and then,
7 when we come to that next meeting, we're really
8 laser-focused on the items that we have to
9 discuss, get testimony, and close. That would be
10 the expectation.

11 MS. DOYLE: And Mr. Chairman, I
12 would appreciate your guidance on how you would
13 want to handle this; it's already 30 pages long.
14 Those areas, if they provide it, should I just
15 kick it out and not mention it at all? Because
16 there's going to be --

17 CHAIRMAN CHARLES: No, I don't -- I
18 think what we're going to have to do is, when
19 that comes through, we're going to have to --
20 let's use your most recent report. Let's go
21 through it, and those areas that will -- that
22 have been addressed consistent with the
23 ordinance, you can just indicate, is consistent,
24 and then those areas that aren't will have a, you
25 know, red flag for us to discuss at the next

1 meeting.

2 COUNCILMAN NORGALIS: The devil is
3 in the details.

4 MS. DOYLE: They're going to have --
5 for any number, for my original comment, they
6 have a response, I'll have Doyle replies; they're
7 going to have another response, and I'm going to
8 have Doyle second reply. Is that --

9 CHAIRMAN CHARLES: I think so.

10 MS. DOYLE: Okay. That --

11 CHAIRMAN CHARLES: By the way, I
12 truly appreciate the work of our professionals on
13 this application over the years, and -- you know,
14 appreciate it very much. So we're getting there.

15 MS. DORY: Yes, it's very thorough.

16 MS. DOYLE: Thank you.

17 COUNCILMAN NORGALIS: Mr. Chairman,
18 can I bring up one more? It's the name of
19 Powelson Farm Road. We already have a Powelson
20 Lane as a residential street, and the township,
21 over the years, has gotten criticism for having
22 names that are too close, and in this case, we've
23 got the same name. I realize the Powelson family
24 has -- they owned the property that the original
25 American Hurst was on, but I think we need to

1 have a different name. And maybe we can make
2 name the walkway or something like that for
3 the -- for the family, but I do not believe it's
4 appropriate to have two names -- two streets in
5 the same township that start with the same name.

6 MS. DOYLE: Engineer Battaglia will
7 take care of that, I'm sure.

8 MR. BATTAGLIA: Yeah, we never
9 approve that. That would never happen.

10 COUNCILMAN NORGALIS: Okay.

11 CHAIRMAN CHARLES: So just to be
12 clear, my understanding is that the engineering
13 department will get a list of all the proposed
14 road names, and you'll be sitting down doing that
15 rationalization.

16 MR. BATTAGLIA: We do that,
17 basically, with the address plan.

18 CHAIRMAN CHARLES: So that's input
19 to you.

20 MS. DORY: Yeah, we would also agree
21 to clear the names with the township engineer.

22 CHAIRMAN CHARLES: Any other
23 questions from the board for this witness?

24 I'll open it up to the public. Any
25 member of the public having any question of this

1 witness based on her testimony, please step
2 forward.

3 Seeing no one, you can proceed to
4 your next witness.

5 MS. DORY: Thank you. The next
6 witness we'd like to call is Brandon Diamond from
7 Street Sense.

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

10 MS. DORY: So Mr. Diamond was
11 previously here on August 27th. We brought him
12 back to go through a few items, and hopefully the
13 layout for Building 11, he'll talk about that
14 design with you. And I believe he has an
15 electronic presentation. Is that right?

16 MR. DIAMOND: Yes, that's why I'm
17 sitting down, so we can drive the AV.

18 MS. DORY: And that presentation
19 will be displayed on the screen behind me and to
20 the sides. And is this a new presentation that
21 we're submitting again, or is this --

22 MR. DIAMOND: No, this is just
23 condensed, with some of the exhibits you have and
24 some other reference from before.

25 MS. DORY: Okay. So these are all

1 part of the original presentation that you made
2 on August 27th. Is that right?

3 MR. DIAMOND: Yes, with the addition
4 of exhibits on material boards, and the new Block
5 11 layout, just illustrated differently than
6 what's on the board, just a little more in
7 detail.

8 MR. COLLINS: Maybe we can make
9 this -- can you submit a copy to the board
10 secretary?

11 MS. DORY: Yes.

12 MR. COLLINS: If you would, we'll
13 make this the next exhibit number. I don't have
14 that handy.

15 (Whereupon, there is a brief
16 discussion held off the record.)

17 MR. COLLINS: Let's just call it
18 P-7, and we'll say it's -- what would be a good
19 way to describe it in a few words, what it is?

20 MR. DIAMOND: This is a condensed
21 set of materials, many of which have been
22 presented before, along with new exhibits
23 relative to Block 11, and the material boards.
24 And I think we sent all of those along 10 days
25 ahead of time. This is just basically ordered

1 for the sake of discussion.

2 MR. COLLINS: Thank you.

3 MS. DORY: Actually, the court
4 reporter was correct, we are at P-5.

5 MR. COLLINS: So this will be P-6,
6 and we'll get an electronic copy, and we're about
7 to see it presented on the screens. So please go
8 ahead.

9 A. Okay. Good to see you all again.
10 Last time I was here in late August, I came to
11 discuss, kind of, a broad brush -- wow, I won't
12 be looking at my notes -- a broad brush look at
13 the -- okay.

14 COUNCILMAN NORGALIS: That's fine.

15 A. Looking at the design approach of
16 the buildings and the site on a macro level, so
17 tonight I'm really going to -- I'm personally
18 going to try and do three things:

19 One, give you a little bit more
20 color on the updated Block 11 design, or the
21 residential mixed-use on the southern side of
22 the site.

23 I'm going to talk a little bit,
24 also, just review some of the activated public
25 spaces. This was a comment that came up for a

1 little bit more explanation. And I'm going to
2 start the discussion of activated public spaces
3 in the heart of the commercial area, and Tom is
4 actually going to discuss it, when he comes up
5 to give testimony, on a broader level for some
6 of the spaces outside of the main commercial
7 core.

8 Last thing we're going to do is
9 kind of do a little bit more of a detailed look
10 at is it material pallet.

11 I also -- when I get to that, I
12 have some boards here. Which I -- since it's
13 not very easy to display them, they will be up
14 on the board, and I'm happy to bring those up to
15 the dice, if anyone wants to look at them more
16 closely.

17 So to start with, we'll talk a
18 little bit about Block 11. This is the southern
19 residential mixed-use building. This render was
20 done a little while ago, while the cafe was
21 still outboard of the residential building.

22 So there's some key differences
23 which we think are improvements. Along with the
24 general objective of inboarding the cafe
25 building and getting it further away from the

1 setback, some other things came out of this
2 design exercise I wanted to tell you about.

3 This is a ground-level look at that
4 plan. And we really set out to do a couple of
5 things. There was certainly a concern, at the
6 meeting in late August, about we had created
7 this mixed-use residential building; the idea
8 that it would somehow be a magnet for all the
9 affordable housing units was a real problem to
10 even consider, and we've given a lot of thought
11 to, broadly, how we're going to address that.

12 And the idea we came up with was,
13 in fact, to combine some of the most desirable
14 market rate units in the project along with a
15 share of the affordable housing.

16 And so what you see on screen at
17 the ground level are some two-level live/work
18 units. They are rental, but they're very much
19 like townhomes. They have individual addresses
20 up front, they have a front yard, they have the
21 convenience of parking direct rear access, as
22 well as kind of the convenience of a front
23 address.

24 In doing this -- and one of the
25 reasons we lost a little parking here is we

1 actually ended up creating more landscape area
2 in front of this building on grade. So these
3 townhomes you see here, they have a front yard
4 that's sitting on the parking structure, and we
5 actually gave up some of the parking in the
6 lower parking structure to essentially get that
7 front yard directly on the ground, so it's not
8 structured grade, it's much easier to put trees
9 and so forth in front of it.

10 So, certainly, the idea of doing
11 live/work units was pretty exciting to us,
12 especially with the research campus, that there
13 would be some people who might find it very
14 interesting, who may have an affiliation with
15 the research campus, to want to rent a live/work
16 unit in such close proximity, a walkable
17 proximity.

18 So there are nine of those showing
19 on the plan, along with the cafe building. I'm
20 just going to flip through some of the other
21 levels here, so you can see.

22 This is the lower parking deck, and
23 on the bottom of that, there used to be a bunch
24 of head-in stalls. You had roughly maybe 180
25 spaces down there; that was when, literally, it

1 was running under the front yards here. So we
2 actually gave up some lowered structured parking
3 to create a much more rich, sort of, landscaped
4 front door for these units.

5 Above, this is level 2. So those
6 front units you see with Xs in them are the
7 second floor of the live/work units. So it's a
8 two-story unit, more or less, on the front side
9 of the building, and one-story flats on that
10 backside, and then there's a third level with
11 flats as well. So all said and done, you know,
12 roughly about half of the affordable housing
13 units occupy this building, along with some of
14 the more desirable -- we think some of the most
15 desirable market rate units in the project.

16 Q. And so these units are all one- and
17 two-bedroom apartments. Is that right?

18 A. That's right, there are no threes
19 in the building.

20 The other point I wanted to make
21 was just about the cafe as well, that it is now,
22 sort of, inboarded, and one of the things I
23 could say about the cafe is that we -- just like
24 trying to create a very compelling front door
25 address for those townhomes, is that the cafe is

1 in line with them. You'll see that units more
2 or less go over top of the cafe, but you still
3 have, sort of, a front structure that can be
4 canopied, and have the commercial identity.

5 It's a unique tenant, in that it's
6 out there on a very prominent roadside location,
7 but by integrating it into the residential
8 building, we think it's going to create a strong
9 social amenity for that building, and, you know,
10 we feel that it provides a respectable drive-by
11 visibility from either way on 202/206, which
12 helps make it viable, because it really needs to
13 survive on its own out there, it's not part of
14 the boulevard commercial experience. So we
15 think we've done the right thing for it.

16 We've spent a lot of time getting
17 it to work. It's actually sitting over the
18 lower parking deck, and it's up against other
19 constraints of the Peters Brook grading and the
20 gas easement grading, all of that had to be
21 considered, how to make all of that surface
22 parking work around there. And, you know,
23 between us and PS&S, we think we got it to work
24 pretty well.

25 Q. Could you comment on the amenities

1 available to these units, and the management
2 between this building and the --

3 A. Yes, thank you. Just broadly, we
4 understand there's concern that the affordable
5 housing units have comparable interior fit-out,
6 they have a comparable maintenance program,
7 which we certainly intend to do.

8 In terms of the amenities, they'll
9 have full access to the clubhouse amenities that
10 are part of the larger residential block, and
11 certainly equal access and proximity to the
12 commercial core, town green, and so forth.

13 Q. And these units in Building 11 will
14 have the same type of utilities as the other
15 residential units in 7 and 10?

16 A. Yes.

17 Q. Okay. Can you comment on some of
18 the activated areas that you were describing?

19 A. Sure. Some of what we're going
20 into next is very condensed exhibits that I had
21 shown a couple months ago, so I will not dwell
22 on these, you've all had a look. But,
23 certainly, the project gateway is -- has a great
24 front door connection. We want to utilize the
25 space in front of Peters Brook, we've talked

1 about community gardens, and there's going to be
2 other discussion about the place-making,
3 literally at the front door of the project, from
4 the landscape architects.

5 The boulevard is, you know, a very
6 important activated public space for us that's
7 very crossable, it's a very social place, a lot
8 of activation of site furniture, lighting, and
9 so forth, and it serves to get most of the --
10 most of the people in front of the storefronts,
11 especially with the angled parking.

12 The other thing we've done is
13 really set back in a row a series of dining park
14 corners. These -- the ends of each one of these
15 buildings set back considerably, at least 20
16 feet from the sidewalk. We've also introduced
17 paseos through a block, I think, on the left
18 side there, the center block, we've created a
19 center paseo. So we're very cognizant of how
20 customers move around these buildings, we want
21 to make it an activated experience.

22 The town green certainly is kind of
23 the center stage of a commercial project, in
24 terms of it's a community hub, where we really
25 want to bring it to life all season, and the

1 events that can happen here, some of them are --
2 can be sponsored, but a lot of them want to work
3 out informally -- and I've talked about that at
4 great length a couple of months ago, so won't
5 belabor it too much -- but the idea that this
6 town square is set up with a lot of activation
7 nodes, both big and small, so that it's both
8 very flexible and it has lots of room around the
9 edges for people to really make it their own.

10 At the end of the day, we're really
11 creating both a neighborhood here, and a very
12 activated, kind of, seasonal, almost urbanized
13 project. We're really bringing it something
14 beyond kind of a suburban town square to
15 something with a lot more energy, and part of
16 that is how we order it, and as you know, we
17 were talking about creating buildings directly
18 fronting the park, so that those activities can
19 actually light up the edges of the park.

20 These are a couple of, kind of,
21 seasonal views that we've shown before.

22 And this is the -- what we call the
23 European plaza, right in front of the hotel,
24 which serves as a roundabout and very crossable
25 plaza, curbless, to connect the hotel to the

1 restaurant block across the street from it.

2 Q. So these are all active open space
3 areas within the commercial area?

4 A. Yes.

5 MS. DORY: And our architect will
6 provide some additional testimony on open
7 space -- active open space areas for the
8 residential portion.

9 BY MS. DORY:

10 Q. So, Mr. Diamond, if you could
11 comment on the material boards that you brought
12 with you.

13 A. Absolutely. Does anyone want to
14 get an actual closer look at them, or I can just
15 present them on screen?

16 MR. COLLINS: Why don't you present
17 them on screen, and then, if we can -- people can
18 walk down and look at them, if that helps, and
19 for tactile activities, we can have a little
20 break.

21 MS. DORY: Do you want to mark the
22 hard copies?

23 MR. COLLINS: I would be happy --
24 it's hard to store hard copies, Scarlett, but I'm
25 okay with a visual of this, as long as it's on

1 the electronic that's P-6.

2 MS. DORY: Yes.

3 MS. DOYLE: We will keep the
4 material boards.

5 MR. COLLINS: You will. Okay.

6 MS. DOYLE: In the planning
7 division, yeah, for years.

8 MR. COLLINS: Oh, I see, because you
9 want to see when the materials come in. So we
10 will have to mark them separately then, Scarlett.
11 So now it'll be, I think, P-7 will be the first
12 one.

13 MS. DORY: Right.

14 MR. COLLINS: We're going to take
15 them from you, Mr. Diamond. Is that okay?

16 MR. DIAMOND: You may. They've been
17 sitting around for two months. We brought them
18 to the back of the room. Happy to give them to
19 you.

20 MR. COLLINS: So maybe ass you go
21 through them, you can hold your mic, and if you
22 want to put P-7 on the first one, then P-8 the
23 second one.

24 MR. DIAMOND: Yeah. Actually, what
25 I would like to do, it's a little bit unorthodox,

1 but I'd like to present them together as a group,
2 at least at first, and then we can kind of get
3 into them, because they really are meant to work
4 with a very similar pallet, with minor
5 variations.

6 MR. COLLINS: We can work with you
7 on that, P-7, and then we'll have A, B, C, D,
8 whatever number, as part of this P-7 grouping.
9 Okay?

10 MR. DIAMOND: Okay.

11 A. All right. Just a few comments I'm
12 going to read off here, just because this is
13 where we're really talking about the spirit of
14 the downtown main street character, that
15 we're -- it's very unique and exciting to this
16 project. And this was kind of one of those mood
17 boards that you saw that really tried to capture
18 that.

19 But stepping back, I would just
20 say, the two things that we've been thinking
21 about from the beginning, in terms of the
22 architectural pallet, is that the main street
23 environment is still a gateway to the research
24 and development campus, it wants to have, sort
25 of, a symbiotic value add to the research

1 campus, and might even provide some inspiration
2 for the refresh of that campus at a later time.
3 So we really thought about what New Jersey
4 Center of Excellence is, and what kind of main
5 street pallet can ultimately work to enhance the
6 greater campus as well. It obviously wants to
7 be a strong destination on its own.

8 And I mentioned a few kind of key
9 words, in terms of the building ambiance we were
10 trying to create: innovation, business,
11 agriculture. Buildings where things are made
12 was really the theme, and that inspiration came
13 out as small-scale warehouse buildings, which
14 you've seen some of them look a little bit more
15 urban, some look a bit more agricultural, but
16 they really are sort of maker space type
17 buildings, high ceilings, a lot of
18 floor-to-ceiling glass, open plan.

19 And what we like about the, sort
20 of, adaptive reuse aesthetic, is that it creates
21 these -- kind of a very strong portal kind of
22 architecture that different retailers and
23 restaurants can plug into, not just for, sort
24 of, the first round of leasing, who comes for
25 the first five or ten years, but it creates a

1 very strong adaptable frame for the next set of
2 tenants, and becomes -- you know, has a very
3 good service life, because the background
4 building is not themed so much around the brand
5 of a retailer, but brands work off of it very
6 strongly.

7 You've seen a couple of these
8 renderings that just look at, kind of, some of
9 these textured main street buildings, and the
10 first thing you notice on the ground level is
11 how dominant the retail storefronts are in
12 shaping the look of these buildings. And that's
13 certainly intentional, to give the retailers a
14 lot of rope, in terms of how they can work with
15 the first 20 feet of that facade -- not in --
16 just in terms of their storefronts, signage,
17 canopies, every bay has a lot of different
18 personality to it, but when you look at that
19 warehouse building that may be -- you know, in
20 that run, there may be two warehouse buildings
21 that are about 120 feet long; if you end up
22 tenanting that with four retailers, or two
23 retailers, or six retailers, that architecture's
24 going to be very adaptable to different lengths
25 of frontage. And that's one of the things we

1 liked about it: it doesn't prescribe the length
2 of different tenants in the lineup, but it still
3 creates a very dynamic background for all that
4 to happen.

5 These are just some of the
6 individual buildings. We talked about the
7 landmark building on the park last time, how
8 that was a little bit more of an
9 agricultural-themed adaptive reuse brewery on
10 the park.

11 And then we get into the materials
12 themselves. So as we look at these, what I
13 would just tell you is every block -- and that's
14 why I started with the renderings; obviously,
15 when we look at elevations, things get pretty
16 zoomed out. But on a given block, we break each
17 block up into at least two or three buildings
18 within that block. And within the building,
19 which we -- you know, to give it a sense of
20 history and lot size, each building will have
21 three primary materials, for the most part,
22 which is pretty much the spirit of the
23 ordinance, and what was intended.

24 Those three background materials
25 will be a background brick or masonry.

1 Then we will use a panelized
2 product. These tend to be what we call --
3 there's a lot of different cementitious
4 Rainstream products, but they've come into the
5 industry because they work very well as a
6 durable, weatherproof alternate to wood on
7 facades, and other stone and different veneer
8 systems.

9 So there's a masonry, there is a
10 simulated wood, and where you see painted metal
11 or pre-finished metal, we use those primarily in
12 the storefront pallet, and for the attachments
13 on the facade, a la shade structures, canopies,
14 hard canopies, things that are going to cast a
15 shadow on the facades.

16 And we also have some brise-soleil
17 and some other elements high on the building
18 that will occasionally be done out of aluminum,
19 because it's very rain proof.

20 You're not going to see very much
21 EIFS on these facades. I think the only place
22 that we've even called out EIFS on the project
23 is in the grocery building, out of respect, at
24 the moment, for their prototype look, and that
25 will evolve over time. The most of the Main

1 Street buildings that are on the boulevard are
2 really about masonry, simulated wood, and metal.

3 We tend to use clear glass, of
4 course, at the storefront level, and there's a
5 lot that we could talk about, in terms of the
6 tenant storefront design. On a project like
7 this, we write storefront and signage guidelines
8 to give these tenants a lot of flexibility, in
9 terms of what they can do. We want to encourage
10 them to use different color storefronts. And if
11 any of these materials that you see here look
12 relatively sort of warm and neutral, browns,
13 yellows, buffs, grays, there's a reason for
14 that: because we want the storefront -- the
15 tenants to have the brightest colors on the
16 facade. We want them to be the red storefront,
17 or the bright blue, or black, or white. We
18 really want them to have the most high-contrast
19 layer that gets put on top of these facades.

20 So the storefront guidelines give
21 them some flexibility in terms of how they do
22 their storefronts. Of course, we're not going
23 to let them do low-quality storefronts. And
24 most of the national retailers know what they're
25 doing, they wouldn't propose anything like that;

1 where we have to watch people the most is when
2 they're building their first brick-and-mortar
3 unit, and just haven't done a storefront before.

4 Beyond that, we get into a lot of
5 lighting standards with the tenant. We make
6 sure that they have to brightly light their
7 merchandise for the first 5 or 6 feet, with high
8 quality fixtures behind the storefront, and it
9 goes on and on, we regulate and give them
10 guidance on how they light their signs, and give
11 them a wide variety of signage options.

12 The last thing we'd like to create
13 is sign bands, where everybody's using the same
14 type of sign at the same height, although we do
15 encourage -- especially on street environment
16 like this -- the use of blade signs and other
17 kind of rhythmic elements, to allow people
18 walking down the street to see who's there,
19 either hanging blades or, kind of,
20 bracket-mounted blades. So there's a lot that
21 we try to do to make the stores visible, even as
22 you're walking down the street.

23 I think that's about all I'm going
24 to say about the materials, until -- if you want
25 to take a closer look at them, and talk about

1 them one by one, but I think what you will see
2 is, other than some variation in color, you're
3 going to see the same pallet on these seven
4 buildings. As I said, with a little exception
5 of the grocery building, the other six are very
6 closely tuned to one another in their actual use
7 and material.

8 CHAIRMAN CHARLES: Have you sat with
9 the grocers and actually -- can you articulate
10 the difference that you just identified? Seeing
11 as we don't have a view of that. Because we've
12 seen now so many supermarkets go away from their
13 traditional pallets and get creative, to be a
14 part of a --

15 MR. DIAMOND: Yeah, I very much look
16 forward to doing that. Most of our -- most of
17 the conversations I've been part of with the
18 grocer was to confirm their planning
19 requirements, and we still need to really sit
20 with them and push them. And it's a tough lift,
21 to get them to move away from a prototype that
22 they're already comfortable with, but we're going
23 to make every effort to do it.

24 CHAIRMAN CHARLES: Other questions?

25 COMMISSIONER FRANCO: I was just

1 going to say, I think, very early on in this
2 development, we were given some photographs of a
3 ShopRite that was -- actually, has mostly glass
4 and brick, if I remember correctly. So that's
5 why I'm kind of curious. Because I know we were
6 turned away when we saw the green -- was it
7 the -- the Morris Plains ShopRite.

8 MR. DIAMOND: Well, I'd like to see
9 that. I could use every argument I could, in
10 terms of better units they've built.

11 CHAIRMAN CHARLES: They have quite a
12 variety when you look around.

13 MR. DIAMOND: That's great.

14 CHAIRMAN CHARLES: So for them to
15 indicate that they're wedded to one thing, and
16 they should --

17 COMMISSIONER FRANCO: I'll see if I
18 can dig out those.

19 CHAIRMAN CHARLES: Okay.

20 MR. COLLINS: You know, your ideas
21 sound very creative and interesting. They almost
22 sound like they create, like, a form-based code,
23 without a particular code. I mean, you're going
24 to help set the standards, but when you describe
25 the sections of buildings be being able to be two

1 tenant, four tenant, six tenant, flexible in the
2 marketplace, that sounds a lot like a form-based
3 code. That's a very good planning tool, and we
4 appreciate your efforts, all of your efforts on
5 this plan, and hope you can make the whole place
6 look in similar ways to your ideas that you
7 described, I think that would be very useful.

8 CHAIRMAN CHARLES: Ms. Doyle?

9 MS. DOYLE: Yeah, a couple of
10 things.

11 You mentioned signage, and we
12 have -- we recently received a sign package.
13 It's my understanding that we're going to be
14 talking about that at a future meeting, the sign
15 package. Correct?

16 MS. DORY: Yeah, the sign package
17 would be incorporated into the next set of plans.

18 MS. DOYLE: Okay. And the next
19 thing is that we have two structures now, the
20 grocery and the hotel. The board is -- is used
21 to having a building that they know what it's
22 going to look like, particularly in a
23 redevelopment area, and yet you're still crafting
24 the -- how these things are going to look. Will
25 you be coming -- I assume you will be coming back

1 for those specific buildings. Is that your
2 intention? Or it's up to the board, certainly,
3 not yours. But is that what you're thinking?

4 MS. DORY: We're not intending to
5 come back to the board for the materials.

6 COUNCILMAN NORGALIS: Personally, I
7 want to see what the ShopRite and the hotel are
8 going to look like, not just we get to the end of
9 next month and say, okay, now go for it, and go
10 and do something, and then we get surprised. I
11 don't want to be surprised. I want -- especially
12 the ShopRite, when you look at the ShopRite as
13 the southern part of this, it is going to have a
14 big image impact on the site, because you're
15 going to see it. I mean, we're talking about,
16 you know, hiding it somewhat, but it's going
17 to -- it's going to show up, and, therefore, the
18 image and the projection is important -- I
19 believe it's important to me, and I would hope
20 it's important to the board also.

21 So I would like to see what it's
22 going to look like; not what they want, but what
23 we want to be there. So I want to guard against
24 the fact that ShopRite comes in and says, well,
25 that's not our plan, this is what we need you to

1 build. We need to know up front.

2 Thank you.

3 CHAIRMAN CHARLES: I think it's
4 consistent with comments we've made in the past
5 relative to the residential side of this
6 development. You know, we also said that, you
7 know, your comments, your presentation, are very
8 creative, you know, and as Mr. Collins said, you
9 know, very consistent with where we've been
10 trying to go, and we've said the same, we want to
11 make sure that that same type of creativity is
12 happening on the residential side, as well as on
13 the hotel and the ShopRite.

14 MS. DORY: Okay. And the applicant
15 intended perhaps to have that as a conditional of
16 approval, but we can certainly take that comment
17 into consideration.

18 MR. COLLINS: Well, I will -- let's
19 talk -- they do want to see preliminary only for
20 the residential and the rest of the boulevard,
21 and that could perhaps be with a reservation of
22 jurisdiction by the board as to the architectural
23 details of those residential buildings.

24 The ShopRite, though, is part of the
25 commercial section, we'd like to have preliminary

1 and final, which we find acceptable in
2 Bridgewater, but when we do that, we want to know
3 what are the buildings going to look like,
4 because we're not going to make you come back
5 with the elevations for the buildings that get
6 final.

7 So it sounds like you'd like to get
8 final for the ShopRite; it would be, then,
9 necessary to show the building elevations, the
10 materials. We hope you can convince them to use
11 some of the similar materials that you're
12 proposing tonight for the mixed -- or for the
13 boulevard area, but we need to see what you do
14 propose.

15 COMMISSIONER FRANCO: I think we
16 have the same situation with the hotel, you know,
17 what's --

18 (Indiscernible cross-talk.)

19 MR. COLLINS: And by the way, this
20 does not mean you couldn't come back to make a
21 change; it means this is what you're proposing in
22 this site plan for final now. And let's say you
23 get a tenant, and they would like to do this and
24 that, you can come back in for an amended
25 preliminary and final for that hotel, but some

1 plan, some architectural elevation, facades,
2 materials, has to be reviewed by the board, and
3 they'd like to know -- they give ideas, and they
4 want to know that your ideas are working with
5 their ideas, which could be done, I'm sure, at
6 the November meeting, but it needs some detail on
7 the facades, and probably the -- we usually see
8 the facades, the elevations, the materials, the
9 floor plans, with some degree -- not to the
10 square-inch, to the building dimensions interior
11 space of such a large building, as with some of
12 the typical things.

13 Okay.

14 MS. DOYLE: And the next one is, I
15 must highly complement you on what you've done to
16 date with the architecture; however, I would be
17 remiss if I didn't ask you to have a few
18 paragraphs of text, a few comments, because it
19 does depart from the redevelopment plan. And I
20 would ask you just to say a few words about
21 what -- why you believe it is worthy of the -- of
22 a shift, and worthy -- is better than what was
23 provided in the redevelopment plan; not a lot,
24 but I think -- I'd be remiss if I didn't ask you
25 to do that.

1 MR. DIAMOND: Okay. Are you talking
2 about a reaction now, or more of a crafted
3 language for the next meeting?

4 MS. DOYLE: Whatever you feel -- you
5 and your attorney feel more comfortable with, I
6 just think it's appropriate, because there is a
7 departure. But, again, I have to complement you
8 on what you've done.

9 MS. DORY: So we'd --

10 MR. COLLINS: It would sort of be a
11 summary in writing of what he described earlier
12 tonight, and you can work together --

13 MR. DIAMOND: Not a problem.

14 MR. COLLINS: You described it very
15 well, with the relationship to the R&D, and why
16 that warehouse type of style, and how you would
17 integrate that with the concepts of the
18 redevelopment plan, perhaps not the detail of the
19 redevelopment plan. Okay?

20 MS. DOYLE: Thank you.

21 MR. DIAMOND: My pleasure.

22 CHAIRMAN CHARLES: Other questions
23 from the board of this witness, anyone?

24 Seeing none, I'll open it up to the
25 public. Any member of the public having any

1 question relative to the testimony of this
2 witness, please step forward.

3 Seeing none, you may move on and
4 proceed. Thank you.

5 MS. DORY: Thank you.

6 The next witness we'd like to call
7 up is Tom Carman from Melillo & Bauer, he's a
8 landscape architect.

9 MR. COLLINS: We should make sure,
10 Nicole, that any material board -- let's mark
11 them 7A, B, C, D, just so they have something we
12 can refer to.

13 MS. DORY: Okay. I'll be sure to
14 mark those.

15 I believe Mr. Carman also has an
16 electronic presentation.

17 MR. COLLINS: We'll also need an
18 exhibit -- a copy of that for the board, we can
19 call the whole electronic submission P-8.

20 MS. DORY: P-8.

21 T H O M A S C A R M A N, having
22 been duly sworn, testified as follows:

23 A. Thank you. So, this evening, I'm
24 going to review a number of different items
25 related to the landscape improvements. I'm

1 going to go through the requirements related to
2 the compliance, in terms of quantifying some of
3 the plant material first, and then I'm going to
4 go through and talk about the update for the
5 loop road -- the loop path, specifically behind
6 the basin, the areas that we've done some recent
7 improvements to, and then also walk you through
8 some images of the residential, and where we are
9 with that in seeking preliminary approval, and
10 it'll show some of the planting proposed, as
11 well as the various amenities that we're
12 thinking over there.

13 So jumping into -- this is the
14 overall landscape plan that is reflective of the
15 October 5th plan that we updated and submitted,
16 and what I will do is, the next graphic is a
17 color version -- this is drawing L-3.1. So this
18 is the plan that was submitted recently, and
19 it's a color version. What you're going to see
20 here, the green trees -- green circles are the
21 trees, existing trees throughout the site, and
22 then we've broken it down to show how we are
23 compliant with the requirements: we have the red
24 trees shown for the parking lot trees, orange
25 are considered the landscape trees, and then

1 yellow as the street trees.

2 So we've enlarged the chart -- the
3 next graphic that you will see will be an
4 enlargement of that chart.

5 So what we're doing here, this is
6 how we're attributing the first one, the orange
7 trees that we were showing, the landscape trees.
8 The requirement is 975 trees, and we feel that
9 we're accommodating that by providing -- on the
10 plan, you saw 302 trees highlighted in that
11 orange color. We also, on the graphic that I
12 show in a little bit, that shows the
13 improvements to the basin, behind the basin, in
14 that naturalized area, we have 206 trees going
15 in there.

16 So, now, the balance is 467 trees.
17 The way we're achieving that is we're using
18 three shrubs to really be counted as one tree.
19 So along 202/206, that frontage is very
20 important. We really want to create a nice
21 layered planting along there. And you're going
22 to see how we have a lot more shrubs within that
23 area, so what we're kind of doing is we're
24 saying -- we're looking to that as a credit
25 towards some of the trees.

1 The yellow, we had 28 trees is
2 what's required; we're showing 30 street trees.

3 And then, the parking lot trees,
4 there's a requirement of 130 trees; we're
5 proposing 157.

6 So, now, just to refresh, you'll
7 see where those trees are located color-wise.

8 The next graphic that we have is a
9 chart going to the -- to the shrubs. Right? So
10 there are three different categories related to
11 shrub material. The blue that I've highlighted
12 here is shrub material for the impervious
13 coverage, impervious area. So the requirement
14 there is 2,010 shrubs; we're proposing 2,172.
15 So we're in excess in that requirement.

16 The only requirement that we're not
17 fulfilling is the foundation planting; the
18 reason that that is, as Brandon had just spoken
19 about, in front of the grocer, in front of the
20 retail, where we want to see some streetscape,
21 cafe, different things like that, it doesn't --
22 it's not in keeping with the design idea, in
23 terms of putting foundation shrubs there. So
24 there's a requirement of 3,082; we have 1,491.

25 The last item is along the buffer.

1 So this is along 202/206 frontage. This is the
2 area that I said we want a very nice window.
3 The requirement is 390 shrubs, and we're
4 proposing 1,628. So that's where we're going
5 and saying that that's where we're anticipating
6 a credit for the shade trees.

7 This is just drawing L-1. The next
8 one will be L-2 and L-3. These just
9 highlight -- they're color versions of what was
10 submitted, and just show where those were broken
11 down, as you can see on this L-3, where we have
12 a lot of this area shown along 202/206.

13 Now, I'm going to be getting into
14 the loop path momentarily, but there's a few
15 items I just want to clarify related to the most
16 recent comment letter, or responses to the
17 comment from -- that Ms. Doyle prepared.

18 In terms of the lighting plan, we
19 did resubmit the lighting plan based on last
20 month east testimony, and we have complied with
21 that. We now have revised that lighting plan to
22 provide the 1.5 foot-candles throughout the
23 parking lot, and the 3 foot-candles at the
24 intersections. So the two intersections coming
25 to Route 202, we do have that.

1 As mentioned last month, and just
2 to reiterate that, we do have to resubmit
3 that -- or submit that to NJDOT, just to make
4 sure that the spillage is in keeping with their
5 requirements.

6 Another item that was discussed was
7 the request to modulate that lighting, or
8 provide some dimming. The fixture that we have
9 selected, as indicated, that does have the
10 capabilities to do that.

11 We will be resubmitting the plans
12 prior to next month's meeting, and we will be
13 eliminating the foot-candles; we'll show the
14 point by point, that was a request.

15 One other item has to do with along
16 202. There's an existing fence that's there,
17 it's a decorative aluminum type -- or decorative
18 black fence, and the request was that that
19 fence, during construction, remain, and from
20 that fence to the curb line, any planting that
21 we're proposing as part of the final build-out
22 gets installed as kind of the Phase 1, and that
23 will just provide a nice frontage along the
24 roadway throughout construction. So we
25 certainly will do that.

1 Throughout the community, as
2 Mr. Diamond mentioned, there are some great
3 spaces, gathering spaces, within the, kind of,
4 core village, green area, and providing great
5 pedestrian circulation throughout. We also
6 provide some bicycle circulation, providing
7 biking out to the loop path as well, certainly
8 coming down -- which is Cooper Lane, from the
9 residential building, being able to cycle along
10 that to Discovery Drive, allows you the
11 opportunity to get out to that road, and then
12 circle up to the research and development
13 campus; also going along Powelson, providing
14 access to the grocer.

15 During a recent conversation with
16 Ms. Doyle, it was requested that we add some
17 additional bike racks, and -- because at the
18 cafe, the grocer, and the hotel, we did not have
19 them in the original plan, but we will provide
20 that as well.

21 So, now, jumping to the next
22 graphic, which you'll see here, that orange
23 that's circled around, that's the updated loop
24 path. As Ms. DiGerolamo had testified earlier,
25 this is in keeping with that -- with

1 that circulation --

2 COUNCILMAN NORGALIS: Could you
3 follow that around? I can't see an orange; maybe
4 other people can.

5 MR. COLLINS: Yeah, maybe bring your
6 mic over and use your finger.

7 MR. CARMAN: I can. I can. So it's
8 down along the buffer, up along the perimeter,
9 then coming along and dropping down to the side
10 of the grocer, and then coming along Powelson and
11 back along the perimeter. Right? So this is the
12 same alignment that was just recently -- or just
13 mentioned by Lisa, the civil engineer.

14 A. Now, the yellow is the perimeter --
15 the loop path going around the research and
16 development portion.

17 And then, the blue line that came
18 from the residential down Cooper to the
19 Discovery Drive --

20 MR. COLLINS: Show that one with
21 your finger, Mr. Carman, that one isn't so -- oh,
22 I see it now.

23 MS. DORY: The blue one.

24 MR. COLLINS: It's along Cooper and
25 back, and then -- does it also go around the

1 meadow? That's a little bit less visible to us.

2 MR. CARMAN: Right.

3 A. So the next graphic that we're
4 going to do is the meadow, and what this does is
5 it provides an opportunity for somebody to bike
6 from the residential building, and then get on
7 that loop path, and take the circuit around.
8 Now, this is an updated graphic that we're
9 working actively with PS&S on to enhance that
10 zone. So the idea is for the loop path to get
11 expanded behind the basin area.

12 And the white is the 10-foot
13 asphalt walk, and then we're showing a secondary
14 walk, just providing -- you know, so you can
15 kind of shortcut it, or create a longer walkway,
16 so providing a little bit of diversity to that
17 pedestrian experience; taking a child with a
18 stroller; taking a child, letting them ride
19 their small bike; just a great opportunity for
20 the residents, for the public in general to come
21 and kind of balance that village green, that
22 little bit more of the urban core, to a little
23 bit more of a naturalized settling.

24 The other thing that this does is
25 it ends up flipping the sidewalk to the other

1 side of the road, not adjacent to the loading of
2 the ShopRite or the grocer. So by flipping it
3 over there, we're allowed to terrace those
4 retaining walls, and really kind of screen that
5 a little bit better when traveling towards the
6 R&D campus.

7 The next item to discuss, I'm going
8 to jump to the residential. So, last month, we
9 showed some character images. We showed a
10 series of photographs, precedent images of other
11 communities that we've done, where we have some
12 narrower courtyard spaces, much like this. I
13 say narrow; they're not, they're a linear
14 courtyard space, providing a great opportunity
15 to provide some various uses.

16 So what's shown in white, that is a
17 rooftop application; that is a parking garage
18 below. What's shown in green are courtyards
19 that are on grade. So as we develop them
20 further, just doing some rooftop planting, as
21 well as on-grade planting, and using --
22 selecting the correct amenities for those zones.

23 So first view is -- this is up on
24 the -- this is up on -- I'm looking down that --
25 this is the zone where the rooftop is, right on

1 the left-hand side.

2 And then, if we headed to the
3 right, that would bring us down a set of stairs
4 that this next image shows, where we come down
5 that set of stairs into that lower courtyard
6 area. All right? So we're seeing the
7 architecture in the background with some private
8 terraces right at that architecture, and then
9 the entry to the building all the way up on the
10 right-hand side. You're seeing a little
11 gathering node with a fire pit, seat wall; just
12 a great space to enjoy.

13 Now, moving to the next courtyard,
14 the middle courtyard, this is -- we have a pool
15 within that zone, the pool, flanking on either
16 side, where we have some private terraces again.

17 And now we'll go with our -- kind
18 of the pool, in this image, would be off to the
19 far right, off of the sheet. What we're seeing
20 here is some active amenity. So in this
21 courtyard, we have the pool; we have a bocce
22 court also; an outdoor ping-pong table; some
23 different elements that really just activate
24 that space further, while also providing a
25 little bit of passive recreation, where maybe

1 there could be this spot for, like, a hammock,
2 or just nice lawn panel.

3 So this -- the geometry of this is
4 much like what Ms. Kobesky showed last month,
5 where we were looking at some character images
6 of the project in Harrison, quite similar.
7 Again, a little grove with some fire pits and
8 some outdoor elements that just kind of enlivens
9 the space.

10 Next one, we're going to -- so this
11 is a courtyard, I'm stand up on that, like,
12 elevated rooftop zone, looking down into this
13 space, where we've got some table and chair
14 seating, barbecue grill area, lawn, much of --
15 many of these communities have interior fitness
16 or something, where they, at times, maybe have a
17 group of people could do a yoga kind of event or
18 something, so you're seeing something like that
19 happen here.

20 Next one would be -- this is the
21 last image, this is along that upper elevated
22 rooftop space, where we're looking back, again,
23 private terraces. All the way on the side,
24 you're seeing the -- the right-hand side, you're
25 seeing a shade trellis over there, where there

1 could be some tables and chairs underneath it.
2 All the spaces landscaped appropriately with
3 material, based on the sunshade, rooftop
4 conditions, lighting to really tie back to the
5 commercial zone. So very successful space that
6 provides a lot of great opportunities.

7 Q. If I could just add a couple of
8 follow-up questions.

9 A. Sure.

10 Q. If you could go back to the loop
11 path exhibit, I just wanted to go back to the
12 architect's testimony. Could you comment on the
13 connection between the amenities in the
14 Buildings 7 to 10 and the Building 11 on the
15 southern portion, how those buildings are
16 connected?

17 A. So the -- my understanding is the
18 residents in Building 11 would be able to enjoy
19 those same amenities, and along Cooper Lane,
20 that's -- or the road at the lower, is a great
21 opportunity to walk over there, you could bike
22 over there, again, there would be bike racks at
23 these locations. So I think it -- it provides a
24 great walkable community, and allowing both of
25 those to -- to kind of speak to one another, and

1 have a strong neighborhood.

2 Q. Okay. And you've shown in this
3 exhibit how you can walk and also bike
4 throughout the development. So, in your
5 opinion, does this meet the requirement of the
6 plan to provide a continuous jogging, cycling,
7 and natural trail?

8 A. Yes, I do. I think that, by
9 expanding what we're talking about doing in the
10 meadow area, like I had said, I think it gives
11 people a lot of different opportunities. Right?
12 You're down walking or biking across in the --
13 the zone where the retail and all that is, and
14 then you're able to break off, whether it be
15 along the 202/206, kind of, frontage there, or
16 up in the meadow area.

17 MS. DORY: I have no further
18 question, unless the board has questions.

19 CHAIRMAN CHARLES: Just one
20 clarification. On the roof space, the white
21 space, 100 percent of that that shows up white
22 will have, kind of, elevated greenway, plantings,
23 and walks through it, all the way through those
24 different places, from end to end?

25 MR. CARMAN: That's correct.

1 CHAIRMAN CHARLES: Okay. Other
2 questions from the board?

3 COUNCILMAN NORGALIS: I would just
4 like to commend the applicant on the development
5 of the walking path. We've seen it go from, over
6 the past couple months, a simple line drawn
7 around to something that's got some real
8 character, and I think it will provide a
9 significant asset to the township, not only to
10 the folks who live and work there, but for people
11 who live in the area. So thank you.

12 CHAIRMAN CHARLES: That will help it
13 become a destination area, definitely, given the
14 current.

15 Ms. Doyle?

16 MS. DOYLE: Yes.

17 First of all, your presentation will
18 be in color and marked as an exhibit?

19 MS. DORY: Yes.

20 MS. DOYLE: What exhibit?

21 MS. DORY: P-8, I believe.

22 MR. COLLINS: This is P-8. I don't
23 know if there's a board that has any of this --

24 MS. DORY: We have an electronic
25 copy. We don't have it with us this evening;

1 we'll provide it to the board.

2 MS. DOYLE: Could you print it?

3 MS. DORY: Sure.

4 MR. COLLINS: It'll be all part of
5 P-8.

6 And Jackie, you'll note it and make
7 sure we receive it. Thank you.

8 MS. DOYLE: The one thing I should
9 explain to the board, when I was reviewing this
10 application for trees and shrubs, and the
11 requirements that were in our ordinance, my head
12 began to spin, because I couldn't feel -- I
13 couldn't tell whether they were double-dipping.
14 And so we discussed how to handle that, and what
15 the -- what the architect has done is he colored
16 them, so we know that certain trees are for the
17 street trees, and certain ones are for impervious
18 coverage.

19 But what I didn't get was, what is
20 the color -- or is it clear -- that the three
21 bushes to one tree -- what color is that, and did
22 you count them as one tree, or did you count them
23 as three shrubs?

24 MR. CARMAN: So the -- that's shown
25 as the green color, which -- we're saying that's

1 the front yard buffer requirement. So the
2 requirement there is to have 390 shrubs.

3 MS. DOYLE: Correct.

4 MR. CARMAN: So what we have is
5 1,628. So what we're doing is we're taking that
6 excess of shrubs, and that's what we're -- we're
7 using those, dividing it by three, and using that
8 to balance the 975.

9 MS. DOYLE: Okay. You and I talked
10 about that, that's a great methodology, but I
11 would prefer to understand this, that what you do
12 is you cut down the shrubs number and add -- for
13 every three, you add the trees, so it looks like
14 you comply closer to the tree requirement, and
15 the shrubs -- do you understand? Because it does
16 look like a double dip; I know you didn't intend
17 that. Reduce the shrubs by three to one, and
18 increase the trees by one to three, that would --
19 if I'm making myself clear on that.

20 MR. CARMAN: I'm pretty sure I'm
21 following you. I mean, our intent is, I think,
22 the same as yours, in that we want to comply in
23 the areas we certainly can. So I'd be more than
24 happy to, yeah, work with you further on that.

25 MS. DOYLE: I think the board can

1 analyze it better if they -- say you have 100
2 trees is required, and you're providing 100
3 trees, except those trees are, in some fashion,
4 three-to-one shrubs, but not say you're having
5 1,600 shrubs, when, in fact, some of those are
6 trees.

7 MR. CARMAN: Right. Right.

8 MS. DOYLE: So that's that.

9 And the next thing is, along the
10 loop path, we had a discussion about the caliper
11 of trees, and I'd like to continue to work with
12 you on that. And so I would like the planning
13 board to consider the applicant -- a condition
14 where the applicant would continue to work with
15 me on that, because I'm concerned about the deer.
16 The caliper of the trees that are being proposed
17 are three-quarters of an-inch, and if they're not
18 eaten, they're going to be rubbed. And we'll
19 work on how to accomplish that, even if it means
20 a fewer number of trees, but more significant
21 trees that have a better chance of survival.

22 MR. CARMAN: That would be
23 wonderful.

24 MS. DOYLE: That's it from me.

25 CHAIRMAN CHARLES: The extended path

1 from the meadow, I didn't see -- there's
2 landscaping that you'll do back there?

3 MR. CARMAN: That's correct.

4 CHAIRMAN CHARLES: That's what
5 you've shown on that one picture. Right? It
6 wasn't too obvious here.

7 MR. CARMAN: Right. So back in
8 here, this is the area where we are suggesting
9 some trees in the three-quarter to 2-and-a-half
10 inch --

11 CHAIRMAN CHARLES: Whatever you
12 guys --

13 MR. CARMAN: We'll work through
14 that.

15 And, additionally, what you see in
16 the darker green, that's an area that we think
17 would be naturalized; that's a zone that
18 eventually would become reforested.

19 The other area, the light green and
20 purple is more of a meadow area, so, in the
21 future, it provides you the opportunity where
22 you're kind of weaving in and out of this
23 landscape.

24 There's a lot of wonderful grade out
25 there that PS&S has been working through, so it's

1 going to be great.

2 CHAIRMAN CHARLES: I think it looks
3 good.

4 And, Scarlett, the rooftop, I think,
5 is really going to be very attractive, kind of
6 Highline-like, in the city, where you have
7 different grasses and whatnot that are used.

8 MS. DOYLE: Yes, and I think the
9 architect can work that into the redevelopment
10 plan. But now, from the road, just think,
11 because the road is higher elevation, that's what
12 you're going to see, you're going to see the
13 rooftop.

14 CHAIRMAN CHARLES: I think that's
15 good. Right.

16 COUNCILMAN NORGALIS: I have one
17 comment in support of Mrs. Doyle: To me, a
18 three-quarter-inch tree is a twig; a 2-inch tree
19 is a tree.

20 MS. DOYLE: Thank you.

21 CHAIRMAN CHARLES: All right. Thank
22 you.

23 Any other questions from the board?

24 Seeing none, I'll open it up to the
25 public. Any member of the public having a

1 question of this witness based on his testimony
2 may step forward.

3 Seeing none, proceed. Thank you.

4 MR. CARMAN: Thank you.

5 MS. DORY: Thank you.

6 So that concludes our testimony for
7 this evening.

8 CHAIRMAN CHARLES: I did have one
9 clarifying question. I just -- there was
10 testimony regarding the COAH units in Building
11 11, and I heard a 50 percent, but I didn't know
12 if it was 50 percent of the units in that
13 building will be COAH, or 50 percent of the COAH
14 commitment would be placed in that, because
15 that's a big difference, because I think there's
16 22 units; 50 percent would be, you know, 11 --

17 MS. DORY: It's approximately half
18 of the 40 affordable housing units would be in
19 Building 11, and then approximately --

20 CHAIRMAN CHARLES: So that would be
21 half of the total would be 20, which means
22 there's 22 units. So in Building 11, 20 of 22
23 would be COAH, and only two would be market. I
24 just want to make sure I know --

25 MS. DORY: It's not exactly half,

1 but it's just about half, between Building 11 and
2 then the other half in Buildings 7 to 10. And
3 we'll provide that on a chart prior to the
4 next --

5 CHAIRMAN CHARLES: Because that was
6 a hot topic in the past, we want to make sure we
7 have clarity around exactly how many in that
8 building will be COAH.

9 MS. DOYLE: Mr. Chair?

10 CHAIRMAN CHARLES: Scarlett?

11 MS. DOYLE: Mr. Norgalis.

12 CHAIRMAN CHARLES: Mr. Norgalis?

13 COUNCILMAN NORGALIS: In deference
14 to the fact that you project the next meeting
15 would be the last one, I have a concern; let me
16 just toss it out. I've been reading through the
17 Greg Herman document, the PS&S, and there's a
18 phasing plan for the site plan application, and I
19 do note that many of the off-site improvements --
20 I read that as the 202/206 stuff -- is in Phase
21 6.

22 While it doesn't give me a date
23 specific, it is very important to this community
24 that the off-site improvements -- and I won't
25 talk about the light on Fourth Street, because I

1 know that's a separate issue -- but the other
2 promised -- I'll call them promised site
3 improvements, the various intersections,
4 widening, need to take place in parallel with
5 this project. It would not be acceptable to have
6 the project completed and the off-site stuff
7 still waiting in the wings.

8 I toss that out, because that, to
9 me, will be a very significant discussion at the
10 next meeting.

11 Thank you.

12 CHAIRMAN CHARLES: So let's just --
13 before we finish up here, what's expected at the
14 next meeting, I mean, this is what I heard; you
15 can correct me if I'm wrong. So, obviously, the
16 off-site improvements will be a topic; the
17 traffic plan; the parking plan. I think we --
18 you said we got the sign plans, Scarlett, but we
19 haven't seen it yet.

20 MS. DOYLE: For the signs?

21 CHAIRMAN CHARLES: Yeah, sign plans.

22 MS. DOYLE: The sign plans have been
23 submitted, they came in, but they're not ready.

24 CHAIRMAN CHARLES: Okay. That's
25 fine.

1 Also in the packet, there were a
2 significant amount of engineering off site,
3 engineering runoff. There was the issue of
4 greenfields the last time, and I think there was
5 an offline -- you know, can you -- where are we
6 with that, and what should the expectations be
7 for --

8 MR. BATTAGLIA: The expectation
9 would be that we'll go through the Van Cleef
10 report that came out today at the next meeting,
11 which is currently a 23-page report.

12 CHAIRMAN CHARLES: Okay. So we have
13 both Ms. Doyle's and the Van Cleef report.

14 MR. BATTAGLIA: Yeah.

15 CHAIRMAN CHARLES: And I think there
16 was some meaty topics in there that we need to
17 make sure --

18 MR. BATTAGLIA: As I recall, there
19 were some questions about the drainage, yes.

20 CHAIRMAN CHARLES: Okay. Especially
21 since I heard the other day that they said the --
22 what's it, the 500-year storm they planned for
23 that, or is it 100-year storm?

24 MR. COLLINS: 100-year.

25 CHAIRMAN CHARLES: They said, in the

1 past decade, we've had over a dozen 100-year
2 storms. So I think we're -- I think this board
3 needs to start paying much more attention to
4 runoff.

5 MR. BATTAGLIA: We need to stop
6 using the term "100-year storm," it's 1 percent
7 per year chance.

8 CHAIRMAN CHARLES: And then, for the
9 preliminary of the residential, I think we've all
10 made comments about -- and I think you just did
11 tonight -- relative to elevations, the materials
12 and stuff on that; not deep detail, but
13 something --

14 MS. DORY: On the commercial
15 portion?

16 CHAIRMAN CHARLES: Something more
17 than what we've seen so far for the preliminary,
18 and if we're going for that at the next meeting.

19 COMMISSIONER FRANCO: The
20 residential.

21 MS. DORY: I'm sorry, what was the
22 comment?

23 CHAIRMAN CHARLES: The residential.

24 MS. DORY: Okay.

25 CHAIRMAN CHARLES: Am I missing

1 anything from anyone, expectation-wise?

2 MR. COLLINS: And we know we need
3 that, we know that we need that detail, because
4 we're going to final on the ShopRite and the
5 proposed hotel --

6 CHAIRMAN CHARLES: Right.

7 MR. COLLINS: -- with the
8 understanding that we can reserve jurisdiction
9 for you to come back with the details of the
10 proposed hotel.

11 CHAIRMAN CHARLES: Yeah.

12 MR. COLLINS: If they can get a
13 tenant that wants to change those details, we can
14 let that be something that you come back for with
15 a letter request based on this.

16 Here, we have to start, if your
17 timing is such that you expect it in the near
18 future, that might give you some flexibility to
19 keep jurisdiction, but the board likes to know
20 what are you proposing -- what are you, the
21 owner, propose it's going to look like in this
22 final site plan that you're seeking.

23 MS. DORY: Understood.

24 MR. COLLINS: And we'll want to know
25 things like -- what's the typical problem, that

1 the roof parapet goes higher than 3 feet? The
2 roof parapet should not go higher than 3 feet.

3 MS. DOYLE: It's going to be higher,
4 because --

5 MR. COLLINS: Then we need to know
6 that, and how high, and what will it look like,
7 and how will it be structured, and typical
8 details, maybe there's some stock plans we can
9 use, and the ShopRite, when you build, to be able
10 to try to follow at least some of these
11 materials, and certain sections of the facade --

12 CHAIRMAN CHARLES: It would be
13 beautiful, if you could do it along those lines.

14 MR. COLLINS: There may be bigger
15 masses of materials that are maybe not EIFS, but
16 something similar, that allows for an inexpensive
17 facade between materials that tie in with your
18 streetscape. So just a suggestion. That's
19 not -- I don't know where we're headed on that.
20 Mr. Franco will help you and us, and the board
21 members will have input, so we need to -- if
22 you're going to get final and build that, we need
23 to know what it will look like when it's built.
24 Okay?

25 MS. DORY: Understood.

1 CHAIRMAN CHARLES: Thank you.

2 And we'll go through the calendar in
3 a moment.

4 MS. DORY: Okay. Thank you.

5 MR. COLLINS: We'll set a date
6 certain -- you've asked for November 27th.

7 MS. DORY: Yes.

8 MS. DOYLE: If I could mention
9 what's going on, in terms of the zoning board --
10 the zoning board date of the 27th makes this room
11 available. It is normally reserved for the
12 zoning board, but they're not going to use it.

13 The difficulty that we have is --
14 let me just back up.

15 November 13th is booked. The 26th,
16 we have two applications: one is Bridgewater
17 Hills, but the other is Heritage, which is
18 the old Days Inn. So that would mean the board
19 would have to come two days back to back.

20 CHAIRMAN CHARLES: Back to back,
21 Monday and Tuesday.

22 MS. DOYLE: Monday and Tuesday.

23 And then, just to continue on, so
24 that we know, December 11th, we have two
25 applications, Bridgewater Estates, which is the

1 Redwood Inn major subdivision, and then the KIR,
2 which is a smaller application. And then we have
3 none for the rest of the -- none shown on
4 available for --

5 MR. COLLINS: We don't have any
6 meetings Christmas weekend. I'm not available.

7 MS. DOYLE: Well also have January
8 8th.

9 CHAIRMAN CHARLES: This board is
10 earning its salary, let me tell you that much.

11 MS. DOYLE: The important thing is
12 only -- you can't -- you really should --
13 Heritage is a legitimate one, and it would not be
14 very nice to come the 27th and not to come the
15 26th.

16 CHAIRMAN CHARLES: All right. So
17 let me ask the board. Obviously -- and we heard
18 at the last meeting that we'll hear both of
19 those, but I think the applicants, we prioritized
20 one over the other on that day, so I think we'll
21 hear that and go from there; the other one will
22 most likely be carried over.

23 But this one, the applicant has
24 requested us to meet on the 27th for a special
25 meeting. Is everybody good with that? Any major

1 issues? I'm good, I'll eat a little extra Turkey
2 that Thursday before. Everybody?

3 COMMISSIONER PANDYA: I'm available.

4 CHAIRMAN CHARLES: Available?

5 Available?

6 COUNCILMAN NORGALIS: Not at this
7 point, but I'll see.

8 CHAIRMAN CHARLES: All right.

9 MS. DOYLE: And then the next
10 question is whether the applicant will have all
11 of the changes that -- I'm sure they've been
12 working on them --

13 MS. DORY: Yes, we have.

14 MR. COLLINS: How many days before?

15 MS. DOYLE: Ten days --

16 MR. COLLINS: Minimum of 10.

17 MS. DOYLE: The public should have
18 it 10 days before the date of the meeting, so
19 that would be --

20 CHAIRMAN CHARLES: The 17th.

21 MR. BATTAGLIA: Minimum of 10.

22 MS. DOYLE: No the Friday -- right.

23 We should have time, but the public is entitled
24 to come look, should there be anybody. That
25 would be November 16th, it would be well if we

1 got it -- because of the holiday, it would be
2 well if we got it, like, the 9th, or the 12th.

3 MR. BATTAGLIA: Not only the
4 holiday, but the League of Municipalities as
5 well.

6 MS. DOYLE: That's correct.

7 MR. SCHREK: We have the League
8 also. The League is that week, the 15th.

9 MS. DOYLE: The 16th?

10 COMMISSIONER ALBANESE: 13th,
11 14th --

12 MR. BATTAGLIA: 13th, 14th, 15th,
13 16th. So myself and Stan will certainly be down
14 at the League that week.

15 MS. DORY: We have been working on
16 the revised plans.

17 MR. BATTAGLIA: As well as
18 Councilman Norgalis and the other people.

19 MR. SCHREK: I think we need it by
20 this Friday.

21 MS. DOYLE: That would be fine.

22 MS. DORY: We will submit them as
23 soon as possible.

24 CHAIRMAN CHARLES: So I guess
25 you're -- the willingness of the board to do two

1 nights in a row, but we need your help with
2 kicking it in overdrive relative to the documents
3 we discussed, in order to make that truly a
4 productive meeting, where we'll hopefully finish
5 up.

6 MS. DORY: Understood. We have been
7 revising the plans since the last meeting, so
8 it's our anticipation, we'll definitely submit
9 them to you more than 10 days before the meeting,
10 and hopefully many more than 10 days.

11 MR. COLLINS: Thank you, Ms. Dory.

12 And we'll confirm for the record
13 that this case welcome carried, without
14 additional notices, to a special meeting on
15 November 27th, at 7 p.m., at this meeting room.

16 MS. DORY: Thank you very much.

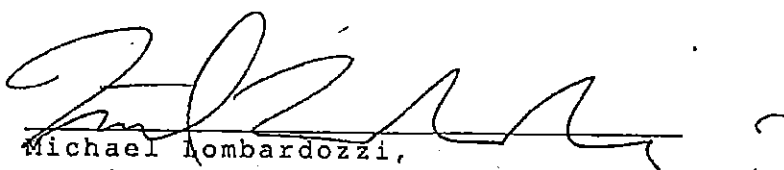
17 CHAIRMAN CHARLES: Okay.

18 (Whereupon, the hearing concluded at
19 8:57 p.m.)
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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
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Date: