

**BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
AUGUST 12, 2025
Adopted October 14, 2025**

CALL MEETING TO ORDER

Chairman Foose called the meeting to order at 7:00pm.

OPEN PUBLIC MEETING ANNOUNCEMENT

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 15, 2025, proper notice was sent to the Courier News 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 Zoning Board of Adjustment policy for public hearings: No new applications will be heard after 10:15 pm and no new testimony will be taken after 10:30 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.

SALUTE TO FLAG Chairman Foose lead the flag salute.

ROLL CALL

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|-----------------|---------|----------------|---------|
| James Weideli | Present | Jeff Foose | Present |
| Donald Sweeney | Present | John Gayeski | Absent |
| Bruce Bongiorno | Present | Claudio Vescio | Absent |
| Jeffrey Sicat | Absent | Andrew Fresco | Present |
| Pushpavati Amin | Present | Chris Gabbett | Present |
| John Kulak | Present | | |

Board Professionals in attendance were Board Attorney Rich Oller, Esq., Township Engineer William Burr, Township Planner Katherine Sarmad, and Maurice Rached, Township Traffic Engineer.

OPEN TO THE PUBLIC

Chairman Foose opened the meeting to the public.

With there being members of the public wishing to speak, the Chairman Foose closed this portion of the meeting.

APPROVAL OF MINUTES

June 24, 2025 Regular Meeting Minutes

On motion by Mr. Weideli, seconded by Mr. Fresco, the minutes were adopted with corrections based on the following roll call vote:

Roll Call:

Ayes: Mr. Weideli, Mrs. Amin, Mr. Sweeney, Mr. Kulak, Mr. Fresco,
Mr. Gabbett, and Chairman Foose
Nays: None
Ineligible: Mr. Bongiorno
Abstain: None
Absent: Mr. Sicat, Mr. Vescio, and Mr. Gayeski

July 8, 2025 Regular Meeting Minutes

On motion by Mr. Weideli, seconded by Mr. Fresco, the minutes were adopted with corrections based on the following roll call vote:

Roll Call:

Ayes: Mr. Weideli, Mrs. Amin, Mr. Sweeney, Mr. Kulak, Mr. Fresco,
Mr. Gabbett and Chairman Foose
Nays: None
Ineligible: Mr. Bongiorno
Abstain: None
Absent: Mr. Sicat, Mr. Vescio, and Mr. Gayeski

RESOLUTIONS

None

LAND DEVELOPMENT APPLICATIONS

Application #24-005-ZB (5th Hearing)

821 Bridgewater LLC and Jewish Community Center of Somerset, Hunterdon & Warren

Block 477, Lots 45&46; 821 & 831 Route 202-206

D(1), D(4), D(5) Variances

Summary: Proposal to construct 64 [age-restricted] townhomes.

The board took a brief intermission at 8:49pm and reconvened at 9:03pm.

ROLL CALL

| | | | |
|-----------------|---------|----------------|---------|
| James Weideli | Present | Jeff Foose | Present |
| Donald Sweeney | Present | John Gayeski | Absent |
| Bruce Bongiorno | Present | Claudio Vescio | Absent |
| Jeffrey Sicat | Absent | Andrew Fresco | Present |
| Pushpavati Amin | Present | Chris Gabbett | Present |
| John Kulak | Present | | |

Board Professionals in attendance were Board Attorney Rich Oller, Esq., Township Engineer William Burr, Township Planner Katherine Sarmad, and Maurice Rached, Township Traffic Engineer.

LAND DEVELOPMENT APPLICATIONS (CONTINUED)

Application #24-005-ZB (5th Hearing)

821 Bridgewater LLC and Jewish Community Center of Somerset, Hunterdon & Warren

Block 477, Lots 45&46; 821 & 831 Route 202-206

D(1), D(4), D(5) Variances

Summary: Proposal to construct 64 [age-restricted] townhomes.

This application was carried to November 25, 2025 without Further Noticee.

SEE ATTACHED TRANSCRIPTION

OTHER BOARD BUSINESS

None

ADJOURNMENT

On motion by Mr. Weideli, seconded by Mr. Fresco, the Board unanimously voted to adjourn at approximately 9:26pm.

Respectfully Submitted,

A handwritten signature in black ink that reads "Maria DeSimone". The signature is written in a cursive, flowing style.

Maria DeSimone

Land Use Office Specialist

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
MONDAY, AUGUST 12, 2025
7:00 P.M.

1

-----) LOCATION:
IN THE MATTER OF:)
)
) BRIDGEWATER
) MUNICIPAL COURTROOM
821 Bridgewater, LLC, and) 100 Commons Way,
Jewish Community Center) Bridgewater, New
Somerset, Hunterdon and) Jersey 08807
Warren)
)
-----)

COURT REPORTER:

KRYSTINA KORNAK FLORA, RPR, CCR

Magna Legal Services
866-624-6221
www.MagnaLS.com

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| <p style="text-align: right;">Page 2</p> <p>1 APPEARANCES: 2</p> <p>2</p> <p>3 CONNELL FOLEY</p> <p>4 56 Livingston Avenue</p> <p>5 Roseland, New Jersey 07068</p> <p>6 973-535-0500</p> <p>7 BY: KEVIN COAKLEY, ESQ.</p> <p>8</p> <p>9 TOWNSHIP OF BRIDGEWATER BOARD MEMBERS:</p> <p>10 JEFF FOOSE, Chairman</p> <p>11 JAMES WEIDELI, Vice Chairman</p> <p>12 RICHARD OLLER, ESQ.</p> <p>13 BRUCE BONGIORNO</p> <p>14 PUSHPAVATI AMIN</p> <p>15 ANDREW FRESCO</p> <p>16 JOHN KULAK</p> <p>17 JEFFREY SICAT</p> <p>18 JOHN GAYESKI</p> <p>19 CHRIS GABBETT</p> <p>20 KATHERINE SARMA, PP</p> <p>21 S. MAURICE RACHAD, PE, PTOE</p> <p>22 WILLIAM BURR, PE</p> <p>23</p> <p>24</p> <p>25</p> | <p style="text-align: right;">Page 4</p> <p>1 - 821 BRIDGEWATER LLC & JCC - 4</p> <p>2 case. Unfortunately, Mr. Cohen wasn't</p> <p>3 available. I appreciate him trying to make</p> <p>4 the effort, but I just want the record to</p> <p>5 reflect that this Board did try and schedule</p> <p>6 a special meeting for July 15th, and thank</p> <p>7 you to everybody involved for trying to get</p> <p>8 that together.</p> <p>9 Again, I apologize for the</p> <p>10 interruption.</p> <p>11 MR. COAKLEY: Okay. Yes, I acknowledge</p> <p>12 that was true. Thank you.</p> <p>13 So on July 25th we submitted a revised</p> <p>14 site plan to the Board, which shows the 13</p> <p>15 affordable units and maintaining the 51</p> <p>16 market units for a total of 64 units, which,</p> <p>17 if you recall correctly, was the number of</p> <p>18 units we started this application with, which</p> <p>19 was 64, so it's still at 64.</p> <p>20 And Mr. Moschello is here this evening;</p> <p>21 he's the project engineer. He actually</p> <p>22 started the application with his testimony</p> <p>23 last August, and he's here this evening to</p> <p>24 testify about a number of things, including</p> <p>25 the new site plan, and including the</p> |
| <p style="text-align: right;">Page 3</p> <p>1 - 821 BRIDGEWATER LLC & JCC - 3</p> <p>2 MR. FOOSE: All right. So let's go to</p> <p>3 the applications, and Mr. Coakley, good</p> <p>4 evening. We have 821 and the JCC; Mr. Cohen</p> <p>5 as well.</p> <p>6 MR. COAKLEY: Good evening,</p> <p>7 Mr. Chairman, Members of the Board. Kevin</p> <p>8 Coakley on behalf of 821 Bridgewater, the</p> <p>9 co-applicant, along with the Jewish Community</p> <p>10 Center of Somerset Hunterdon and Warren</p> <p>11 Counties, and represented separately by</p> <p>12 Mr. Howard Cohen; and with me is my</p> <p>13 colleague, Herschel Rose this evening.</p> <p>14 So we were last here in May. Since</p> <p>15 that time we've made one significant change</p> <p>16 in the plans, which will be testified to</p> <p>17 tonight, and that is to add 13 affordable</p> <p>18 units to the project and --</p> <p>19 MR. FOOSE: Mr. Coakley, I'm very, very</p> <p>20 sorry. I just want to put on the record,</p> <p>21 just for housekeeping, we did attempt - the</p> <p>22 Board, Mr. Oller, and Maria, and some of the</p> <p>23 board professionals - we did attempt a</p> <p>24 special meeting for you, because we were</p> <p>25 having trouble with the time element of this</p> | <p style="text-align: right;">Page 5</p> <p>1 - 821 BRIDGEWATER LLC & JCC - 5</p> <p>2 emergency access program. So we look forward</p> <p>3 to moving his testimony forward.</p> <p>4 Let me just say a few things -- a few</p> <p>5 other things before we move forward, and one</p> <p>6 is that this case now, obviously, involves</p> <p>7 affordable housing, it involves an age</p> <p>8 restricted complex, and so these affordable</p> <p>9 units will be age-restricted affordable</p> <p>10 units. So when the legislator passed the law</p> <p>11 in 2024 with respect to affordable housing,</p> <p>12 they added an important provision, somewhat</p> <p>13 unusual, but I would just like to call that</p> <p>14 to your attention, so you keep that in mind</p> <p>15 while you're listening to the testimony. And</p> <p>16 that is Paragraph Q of Section 2 of the law,</p> <p>17 where the legislator found that the</p> <p>18 population of persons age 65 years and older</p> <p>19 in the state has grown approximately 13 --</p> <p>20 from 13 percent in 1990 to 17 percent in</p> <p>21 2021, and that such growth in conjunction</p> <p>22 with expected future growth makes it</p> <p>23 appropriate for the legislator to allow up to</p> <p>24 30 percent of the units towards a</p> <p>25 municipality's perspective of affordable</p> |

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| <p>1 - 821 BRIDGEWATER LLC & JCC - 6</p> <p>2 housing obligation to be satisfied through</p> <p>3 the creation of age restricted units.</p> <p>4 So that's a significant provision, both</p> <p>5 with respect to the finding. I mean, if you</p> <p>6 do the rough math, that's a 30 percent</p> <p>7 increase in people over 65 during that</p> <p>8 30-year period. And then, secondly, for them</p> <p>9 to say a municipality can satisfy its fourth</p> <p>10 round affordable housing obligation by having</p> <p>11 as much as 30 percent of that be devoted to</p> <p>12 age-restricted housing for seniors. So</p> <p>13 that's one point I'd like to make.</p> <p>14 MR. KULAK: Mr. Coakley, sorry to</p> <p>15 interrupt you. Mr. Kulak here.</p> <p>16 So you're saying, as you read from the</p> <p>17 law, the age restriction on the community</p> <p>18 allows for 30 percent of the market rate</p> <p>19 units to be counted? Or am I</p> <p>20 misunderstanding what you're saying?</p> <p>21 MR. COAKLEY: Yeah. I think you're</p> <p>22 misunderstanding a little bit. Bridgewater</p> <p>23 has an obligation for the fourth round of</p> <p>24 about 441 units. So 30 percent of that</p> <p>25 obligation is approximately 125 units. So, I</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 8</p> <p>2 town?</p> <p>3 MR. COAKLEY: Of the town's total</p> <p>4 obligation which is in 400 --</p> <p>5 MR. FOOSE: So 30 percent of 421.</p> <p>6 MR. WEIDELI: Which should be 100 and</p> <p>7 change, okay.</p> <p>8 MR. COAKLEY: We're not anywhere near</p> <p>9 there tonight, but it's a drop in the bucket.</p> <p>10 MR. KULAK: I understand. I just</p> <p>11 wanted to add some clarity to it.</p> <p>12 The other question I had for you is</p> <p>13 originally you had proposed to this Board</p> <p>14 that you would be paying a cash sum in lieu</p> <p>15 of building affordable units. Can you tell</p> <p>16 us why you changed your strategy there?</p> <p>17 MR. COAKLEY: At the last hearing I</p> <p>18 heard very strongly from the Board that that</p> <p>19 was not a desirable proposal.</p> <p>20 MR. KULAK: Is that something that is</p> <p>21 no longer permitted under the new legislator.</p> <p>22 MR. COAKLEY: No, I believe it's</p> <p>23 permitted for the municipality to collect</p> <p>24 subsidies from developers, that's how that</p> <p>25 would work, but we're not proposing that now.</p> |
| Page 7 | Page 9 |
| <p>1 - 821 BRIDGEWATER LLC & JCC - 7</p> <p>2 mean, in this project, as proposed, is 13</p> <p>3 affordable units, so it's only 13 of an</p> <p>4 obligation of four-hundred-and-something.</p> <p>5 But you could get credit for these units in</p> <p>6 the affordable housing approval process up to</p> <p>7 30 percent. In other words, you could have</p> <p>8 up to 30 percent of the units be</p> <p>9 age-restricted affordable units.</p> <p>10 MR. KULAK: So as it applies to this</p> <p>11 specific application, you have a proposal to</p> <p>12 incorporate another -- or I should say 13</p> <p>13 affordable housing units --</p> <p>14 MR. COAKLEY: Yes.</p> <p>15 MR. KULAK: -- which are adding to the</p> <p>16 51 market rate units for a total of 64.</p> <p>17 Those 13 would be counted towards</p> <p>18 Bridgewater's affordable housing</p> <p>19 requirements, and I'm still missing the point</p> <p>20 here on the 30 percent. So please help me.</p> <p>21 MR. COAKLEY: The legislator said as</p> <p>22 much as 30 percent of your obligation could</p> <p>23 be in the form of age restricted affordable</p> <p>24 units.</p> <p>25 MR. WEIDELI: Total amount for the</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 9</p> <p>2 MR. KULAK: Right. So you changed your</p> <p>3 approach and you're incorporating the 13</p> <p>4 affordable units into your proposal?</p> <p>5 MR. COAKLEY: Correct, yes.</p> <p>6 MR. KULAK: And, Mr. Oller, is that</p> <p>7 your understanding as well? That the</p> <p>8 13 units that were proposed as opposed to the</p> <p>9 cash donation -- I was under the impression</p> <p>10 that the cash donation was no longer</p> <p>11 acceptable under the new legislation.</p> <p>12 MR. OLLER: My understanding is the</p> <p>13 township has a third-round settlement that</p> <p>14 requires affordable units to be filled on</p> <p>15 site, and under your ordinance you can</p> <p>16 require up to 20 percent if the units are for</p> <p>17 sale; 20 percent of the units to be</p> <p>18 affordable. Or 15 percent of the units if</p> <p>19 they are rental units.</p> <p>20 MR. KULAK: Okay. But they must be</p> <p>21 built as opposed to the cash contribution.</p> <p>22 MR. OLLER: On site, right.</p> <p>23 MR. COAKLEY: In fairness, I think we</p> <p>24 had a disagreement about what the fourth</p> <p>25 round allows. You're at the fourth round,</p> |

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| <p>1 - 821 BRIDGEWATER LLC & JCC - 10</p> <p>2 which is the 2025/2035 round of affordable</p> <p>3 housing.</p> <p>4 MR. KULAK: Yes.</p> <p>5 MR. COAKLEY: And we think that it's</p> <p>6 allowable to do a subsidy, but, that said,</p> <p>7 we're not doing a subsidy.</p> <p>8 MR. KULAK: Understood, thank you.</p> <p>9 MR. BONGIORNO: I have a question. I'm</p> <p>10 sorry to interrupt.</p> <p>11 Do you know how much, if you had</p> <p>12 decided not to put in the affordable housing,</p> <p>13 how much you would have to pay to sort of buy</p> <p>14 them off?</p> <p>15 MR. COAKLEY: That would be up to the</p> <p>16 governing body. I'm sure they would try to</p> <p>17 do it reasonably, et cetera; and be cognizant</p> <p>18 of the economic value of the subsidy, but</p> <p>19 that would be their decision ultimately.</p> <p>20 MR. BONGIORNO: Do we know what that</p> <p>21 amount would have been?</p> <p>22 MR. COAKLEY: No, I don't know.</p> <p>23 MR. FOOSE: But there's been</p> <p>24 substantial debate, if that's even allowed,</p> <p>25 and, you know, Darlene, I know, has talked to</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 12</p> <p>2 created a plan called the housing element and</p> <p>3 fair share plan, and has filed that as of the</p> <p>4 end of June, and it's their proposal as to</p> <p>5 how they would satisfy the fourth round</p> <p>6 obligations. So in looking at that plan,</p> <p>7 what struck my attention was, you know, this</p> <p>8 is a comparison that we're making here.</p> <p>9 We're telling the Board and the residents</p> <p>10 that this is a modest project. It's a</p> <p>11 density of five units per acre -- a little</p> <p>12 bit over five units per acre.</p> <p>13 But in the housing element and fair</p> <p>14 share plan, the plan reported that what the</p> <p>15 developers were proposing to the municipality</p> <p>16 in terms of density -- and I have, you know,</p> <p>17 several pages marked. I'll hand them out to</p> <p>18 you, but, in general, the -- there were nine</p> <p>19 proposals, and of the nine proposals seven</p> <p>20 were over ten units per acre density, and</p> <p>21 most of those were 20 units per acre density,</p> <p>22 or 16 or 18. Very large numbers. Now, I'm</p> <p>23 not saying that the township is pursuing</p> <p>24 these proposals, but I am saying that these</p> <p>25 are the proposals that developers were going</p> |
| Page 11 | Page 13 |
| <p>1 - 821 BRIDGEWATER LLC & JCC - 11</p> <p>2 you about it.</p> <p>3 MS. SARMA: Yes. Darlene and I have</p> <p>4 spoken about it; I have my own opinions on</p> <p>5 it; and, as Mr. Oller had mentioned, we do</p> <p>6 have an ordinance that would effectuate, as</p> <p>7 part of the third round settlement, that does</p> <p>8 require a physical set aside of the units.</p> <p>9 The amount in the ordinance for units outside</p> <p>10 of that from previous years about payment in</p> <p>11 lieu leaves it to the discretion of the</p> <p>12 council. Although, the COAH regulations do</p> <p>13 require that should be established by</p> <p>14 ordinance. So the idea of this payment in</p> <p>15 lieu kind of doesn't work across the Board of</p> <p>16 the because of the insufficiencies there; and</p> <p>17 regardless of that, regardless of the payment</p> <p>18 in lieu model here, we have an ordinance that</p> <p>19 requires the units to be in place.</p> <p>20 MR. BONGIORNO: Thank you. Appreciate</p> <p>21 it. Sorry.</p> <p>22 MR. COAKLEY: All right. So the</p> <p>23 second, kind of, general point, and it all</p> <p>24 relates to the same thing, and that is that</p> <p>25 the township is engaging in, creating, or has</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 13</p> <p>2 to do affordable and inclusionary projects</p> <p>3 we're proposing; it's black and white in the</p> <p>4 plan as compared to this proposal, which is,</p> <p>5 you know, a little bit over five units an</p> <p>6 acre.</p> <p>7 So if you want, if it's okay,</p> <p>8 Mr. Chairman, I'd like to hand out those few</p> <p>9 pages from the report.</p> <p>10 MR. FOOSE: Sure.</p> <p>11 MR. OLLER: Kevin, why don't we mark</p> <p>12 that as A-8.</p> <p>13 MR. COAKLEY: A-8, okay.</p> <p>14 With that, unless you have any more</p> <p>15 questions.</p> <p>16 MR. WEIDELI: Mr. Coakley, I want to</p> <p>17 just do something for clarification from when</p> <p>18 Mr. Kulak was talking. I believe Mr. Kulak</p> <p>19 used the word -- when we talk about the</p> <p>20 13 units for the affordable housing, he used</p> <p>21 the word "replace units." It's additional</p> <p>22 units, I believe, you're adding in.</p> <p>23 MR. COAKLEY: Well, it depends on --</p> <p>24 MR. WEIDELI: You're adding in.</p> <p>25 To what we talked about at the last</p> |

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| <p>1 - 821 BRIDGEWATER LLC & JCC - 14</p> <p>2 meeting, you're adding in more. The word</p> <p>3 "replaced" was used. We're not replacing;</p> <p>4 we're adding in those 13 units.</p> <p>5 MR. COAKLEY: Well, the sequence was,</p> <p>6 Mr. Weideli, it was 64 units to start. It</p> <p>7 was reduced to 60 units at some point. It</p> <p>8 was then -- a plan was submitted showing</p> <p>9 52 units.</p> <p>10 MR. WEIDELI: Right. So at the last</p> <p>11 meeting we were 52. Let's use that. You're</p> <p>12 not replacing; you're adding in 13 additional</p> <p>13 from our last meeting.</p> <p>14 MR. COAKLEY: We're adding back</p> <p>15 13 units.</p> <p>16 MR. WEIDELI: Right. I want that</p> <p>17 clarified based on Mr. Kulak, when he's</p> <p>18 gotten clarification on the 30 percent.</p> <p>19 MR. COAKLEY: Up to 64 again.</p> <p>20 MR. WEIDELI: Okay, thank you.</p> <p>21 MR. COAKLEY: Any other questions?</p> <p>22 MR. FOOSE: Just real quick. So you're</p> <p>23 showing that these are part of the affordable</p> <p>24 housing plan that's being submitted to the</p> <p>25 state, that developers have until the end of</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 16</p> <p>2 element, in that they have set aside some 25</p> <p>3 to 28 percent. They have off-site additional</p> <p>4 units that they added; they have bonus</p> <p>5 credits that they've been eligible for. So</p> <p>6 just so the Board is aware, there are other</p> <p>7 nuances to some of those sites rather than</p> <p>8 just the density per acre.</p> <p>9 MR. FOOSE: Okay. Thank you very much.</p> <p>10 MR. COAKLEY: I think it's also fair to</p> <p>11 say, maybe you could correct me if I'm wrong,</p> <p>12 is that the town has not passed the</p> <p>13 30 percent allowable use of age-restricted</p> <p>14 affordable.</p> <p>15 MR. FOOSE: Katherine, would it be fair</p> <p>16 to say that the fourth round from each town,</p> <p>17 including Bridgewater, you know, it's</p> <p>18 designed to be more challenging, it's</p> <p>19 designed to create higher density projects,</p> <p>20 because in the first through third rounds,</p> <p>21 essentially, that the low-hanging fruit was</p> <p>22 already built. So, you know, essentially we</p> <p>23 would have to go up in units per acre.</p> <p>24 MS. SARMAD: In some cases, yes. I</p> <p>25 think Bridgewater has been very proactive in</p> |
| Page 15 | Page 17 |
| <p>1 - 821 BRIDGEWATER LLC & JCC - 15</p> <p>2 this month to...</p> <p>3 MR. COAKLEY: Challenge.</p> <p>4 MR. FOOSE: Challenge. So by</p> <p>5 August 31st, if there's no challenge, this</p> <p>6 kind of becomes the de facto plan for</p> <p>7 Bridgewater Township to achieve our fourth</p> <p>8 round goal of 421 units.</p> <p>9 MS. SARMAD: Yes. It's an adopted</p> <p>10 master plan, and so whether or not it's</p> <p>11 challenged it is active right now, and the</p> <p>12 challenge period will be resolved by the end</p> <p>13 of December if there are any challenges.</p> <p>14 MR. FOOSE: Got you. But we don't know</p> <p>15 any other details about what the site is</p> <p>16 like, the slopes, the surrounding traffic.</p> <p>17 You know, this is just basically -- you're</p> <p>18 trying you're trying to compare units per</p> <p>19 acre of this project versus what's proposed</p> <p>20 in our fourth round settlement.</p> <p>21 MR. COAKLEY: Yes.</p> <p>22 MS. SARMAD: I'd like to clarify as</p> <p>23 well, so the Board is aware, there are other</p> <p>24 kind of nuances to some of those projects</p> <p>25 that have been included in the housing</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 17</p> <p>2 addressing its obligation, and the remaining</p> <p>3 obligation we have here in the fourth round.</p> <p>4 We were fortunate in that we -- I mean,</p> <p>5 there's still, I guess you could say, higher</p> <p>6 density projects, but they're also located on</p> <p>7 previously disturbed sites in some cases;</p> <p>8 they're located in commercial areas along 22.</p> <p>9 So, you know, I think it's a tough comparison</p> <p>10 to say that this is a -- the sites that were</p> <p>11 chosen for the plan, to satisfy the</p> <p>12 obligation, are comparable to this</p> <p>13 application. Even just on density basis,</p> <p>14 based on the context of those sites, how they</p> <p>15 already exist today, some of them are in</p> <p>16 three or four-story buildings already on</p> <p>17 Route 22. I think there are some</p> <p>18 differences. So it's hard for me, as a</p> <p>19 planner, to look at just straight density</p> <p>20 calculation.</p> <p>21 MR. KULAK: I think that's a really</p> <p>22 valid point, so, therefore, the only point of</p> <p>23 comparison that Mr. Coakley is making is the</p> <p>24 density per acre, and then without</p> <p>25 considering all of the other mitigating</p> |

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| <p>1 - 821 BRIDGEWATER LLC & JCC - 18</p> <p>2 factors or contributory factors that may make</p> <p>3 those sites better than, worse than, the same</p> <p>4 as, and so on. Is that fair, Mr. Coakley, or</p> <p>5 not?</p> <p>6 MR. COAKLEY: That's a fair statement,</p> <p>7 but density, as the law reflects, and that's</p> <p>8 the Fair Housing Act, is one of the principle</p> <p>9 components of the method by which a board or</p> <p>10 a municipality creates affordable housing.</p> <p>11 Density variances, or density bonuses, or</p> <p>12 high density.</p> <p>13 MR. KULAK: But it's not the only way;</p> <p>14 it's just one way.</p> <p>15 MR. COAKLEY: Not the only way, but</p> <p>16 without that you don't get affordable housing</p> <p>17 without density variances.</p> <p>18 MR. KULAK: Well, I won't make such a</p> <p>19 blanket statement, but I think we agree, in</p> <p>20 principle, that you're saying it can be a</p> <p>21 tool that the township can use to achieve its</p> <p>22 housing goals, and, in fact, in some cases,</p> <p>23 it's the only tool they have available, which</p> <p>24 may or may not be the case in this case.</p> <p>25 MR. COAKLEY: Every case is different.</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 20</p> <p>2 few miles away. I just want to make sure I</p> <p>3 understand that.</p> <p>4 MS. SARMAD: So just to clarify, this</p> <p>5 list -- as required by law, every housing</p> <p>6 element and fair share plan of any</p> <p>7 municipality is required to list every</p> <p>8 property owner that showed interest. This</p> <p>9 list is not -- not all these sites were</p> <p>10 included in the township's fourth-round</p> <p>11 housing element. This was just interested</p> <p>12 developers. So make it very, very clear that</p> <p>13 the site you just identified was not</p> <p>14 including in the township's housing element</p> <p>15 and fair share plan.</p> <p>16 MR. FRESCO: But it was presented by</p> <p>17 the applicant to show density, correct?</p> <p>18 MS. SARMAD: Yes. Density that the</p> <p>19 township --</p> <p>20 MR. FRESCO: And this one that is only</p> <p>21 a few miles from this case does not have</p> <p>22 density.</p> <p>23 MR. COAKLEY: Can I correct myself?</p> <p>24 MR. FRESCO: Please, yeah.</p> <p>25 MR. COAKLEY: And that is it does</p> |
| Page 19 | Page 21 |
| <p>1 - 821 BRIDGEWATER LLC & JCC - 19</p> <p>2 I appreciate that.</p> <p>3 MR. KULAK: Thank you.</p> <p>4 MR. FOOSE: Thank you.</p> <p>5 MR. COAKLEY: Okay.</p> <p>6 MR. FRESCO: One second, I feel like</p> <p>7 this was thrown on us, so can we talk about</p> <p>8 this for a second? Specifically the one at</p> <p>9 55 Corporate Drive, which I think is</p> <p>10 relevant. Correct me if I'm wrong, that is</p> <p>11 on Route 202/206.</p> <p>12 Right.</p> <p>13 So the modified -- I'm reading the</p> <p>14 second bullet. "The modified request was not</p> <p>15 accompanied with any information on high</p> <p>16 buildings or net density." So does that mean</p> <p>17 that this particular one is the only one on</p> <p>18 this list that was not -- density was not</p> <p>19 provided?</p> <p>20 MR. COAKLEY: I think that density was</p> <p>21 provided as to every other one.</p> <p>22 MR. FRESCO: Okay. So this is one that</p> <p>23 is on the same corridor as this applicant is</p> <p>24 requesting us to review, and there was no</p> <p>25 density on this one, even though it's just a</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 21</p> <p>2 appear that in the fourth bullet point, it</p> <p>3 says, "and resulted in a net density of 41</p> <p>4 plus or minus units per acre."</p> <p>5 MS. SARMAD: And just to be clear,</p> <p>6 these were proposals. Not before a board;</p> <p>7 they were proposals as permitted by the law,</p> <p>8 during the period where the township was</p> <p>9 preparing its housing element, to consider.</p> <p>10 These are all proposals that the township had</p> <p>11 to consider. So these density comparisons,</p> <p>12 just so you know, are not comparisons to what</p> <p>13 the township has accepted in other places,</p> <p>14 because some of these sites are not in the</p> <p>15 housing element. They are not sites that had</p> <p>16 been considered for rezoning, according to</p> <p>17 the housing element. They have been</p> <p>18 considered, but rejected ultimately.</p> <p>19 MR. FRESCO: Okay, thank you,</p> <p>20 Katherine. So this is in the Sanofi site,</p> <p>21 which is up the road in a four-story</p> <p>22 building, so that's probably why the density.</p> <p>23 But thank you for clarifying that.</p> <p>24 Okay, great, thank you.</p> <p>25 MR. COAKLEY: Okay, Mr. Moschello.</p> |

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| <p>1 - 821 BRIDGEWATER LLC & JCC - 22</p> <p>2 MR. OLLER: Rob, would you raise your</p> <p>3 right hand, please.</p> <p>4 Do you solemnly swear that the</p> <p>5 testimony you will give to this Board will</p> <p>6 the truth, the whole truth, and nothing but</p> <p>7 the truth?</p> <p>8 MR. MOSCHELLO: I do.</p> <p>9 MR. OLLER: Thank you. And, Rob, just</p> <p>10 for the record, would you state your name,</p> <p>11 please.</p> <p>12 MR. MOSCHELLO: For the record, it's</p> <p>13 Robert Moschello. M-O-S-C-H-E-L-L-O. And my</p> <p>14 business address 265 Main Street, Gladstone,</p> <p>15 New Jersey.</p> <p>16 So I believe we're up to -- is A-9 the</p> <p>17 next one?</p> <p>18 MR. OLLER: A-9 would be next.</p> <p>19 MR. COAKLEY: So you were previously</p> <p>20 sworn, correct?</p> <p>21 MR. MOSCHELLO: Yes.</p> <p>22 MR. COAKLEY: And you previously were</p> <p>23 qualified as an expert in field of civil</p> <p>24 engineering?</p> <p>25 MR. MOSCHELLO: Yes.</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 24</p> <p>2 here; and then, as we talked about early on</p> <p>3 in this application, there was going to be</p> <p>4 three-acre subdivision, if you will, to</p> <p>5 create a three-acre lot that would ultimately</p> <p>6 be utilized by the JCC, which is shown here</p> <p>7 on the plan outlined in yellow with this red</p> <p>8 line. That creates the subdivision of those</p> <p>9 three acres. And on that lot would remain,</p> <p>10 for now, the existing residential structure,</p> <p>11 and gravel parking areas, and so forth,</p> <p>12 ultimately, to be utilized by its future</p> <p>13 owner, the JCC.</p> <p>14 But one of the things that was talked</p> <p>15 about was emergency access between these two</p> <p>16 properties, and how that would be</p> <p>17 effectuated. And so what we've shown on this</p> <p>18 plan here is, essentially, an emergency</p> <p>19 access connection on the southern portion of</p> <p>20 the property, I'll say the southwest corner</p> <p>21 of the property, that connects from the back</p> <p>22 corner of road A of our development, and</p> <p>23 travels in a southerly portion and then a</p> <p>24 westerly direction to where it connects with</p> <p>25 the existing driveway of the JCC development.</p> |
| Page 23 | Page 25 |
| <p>1 - 821 BRIDGEWATER LLC & JCC - 23</p> <p>2 MR. COAKLEY: Does he continue to be</p> <p>3 qualified, Mr. Chair?</p> <p>4 MR. FOOSE: Absolutely, yes.</p> <p>5 MR. MOSCHELLO: For the record, this is</p> <p>6 the first exhibit I want to enter. It's</p> <p>7 going to be A-9. For the record, it's</p> <p>8 actually -- the exhibit itself is actually</p> <p>9 dated November 12, 2024, but I'll mark</p> <p>10 today's date for when it was entered into the</p> <p>11 record. And it's entitled "Emergency access</p> <p>12 exhibit."</p> <p>13 So I want to start off this evening,</p> <p>14 before we talk about the project and the</p> <p>15 modifications that were made to the project</p> <p>16 for the affordable housing component, I want</p> <p>17 to go back a little bit first and talk about</p> <p>18 the emergency access. This was mentioned in</p> <p>19 some previous testimony about the project and</p> <p>20 how it was going to be tied into the JCC</p> <p>21 property. So just to reorient everyone,</p> <p>22 Route 202/206 is on the right side of the</p> <p>23 plan, you know, running in a north/south</p> <p>24 direction; the JCC property is on the left</p> <p>25 side or the western side of the plan shown</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 25</p> <p>2 This emergency access would be made out of</p> <p>3 stabilized turf material. We've used that</p> <p>4 before in town for other emergency access</p> <p>5 drives. It would be 15-foot in width, and it</p> <p>6 would be controlled by a series of bollards</p> <p>7 with a chain that goes across it that would</p> <p>8 have an Knox Box attached to it to allow</p> <p>9 emergency services personnel to open the gate</p> <p>10 if need be in an emergency.</p> <p>11 So, for example, if the entrance off of</p> <p>12 202/206 becomes closed for whatever reason,</p> <p>13 and the residents cannot get out through the</p> <p>14 use of emergency personnel, these gates can</p> <p>15 be opened up and they'll be able to utilize</p> <p>16 the JCC driveway to exit the property out to</p> <p>17 the southern road. I forget the exact name</p> <p>18 of it. Is it --</p> <p>19 MR. FOOSE: Talamini.</p> <p>20 MR. MOSCHELLO: Talamini, thank you.</p> <p>21 And in the alternate, if something were</p> <p>22 to happen along the JCC driveway, they would</p> <p>23 be able to open up those same two emergency</p> <p>24 access points, and the JCC would be able to</p> <p>25 utilize the access out to 202/206 in the</p> |

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| 1 | - 821 BRIDGEWATER LLC & JCC - | 26 | 1 | - 821 BRIDGEWATER LLC & JCC - | 28 |
| 2 | event of an emergency. So it's reciprocal in | | 2 | access -- basically controlled access in | |
| 3 | both directions. | | 3 | either direction, where you'd have to have | |
| 4 | Should the Board, ultimately, act | | 4 | some type of control on it to let vehicles | |
| 5 | favorable upon this, there would be a need | | 5 | come through in an instance of an emergency. | |
| 6 | for some reciprocal easement agreements and | | 6 | It just wouldn't be opened up and left open. | |
| 7 | so forth for this to be occur, but that's a | | 7 | You have to have -- | |
| 8 | detail that could be worked out later on. | | 8 | MR. KULAK: I'm talking about the | |
| 9 | So that's, essentially, the emergency | | 9 | design of the roadway that it's curved | |
| 10 | access and how it would function on the site. | | 10 | essentially. I'm asking if that interferes | |
| 11 | It's shaped in this way, because this way | | 11 | with the ability of, let's say, a fire truck | |
| 12 | the -- instead of coming straight across the | | 12 | to navigate it. | |
| 13 | property, we shaped it like this so that the | | 13 | MR. MOSCHELLO: No, it will be able to | |
| 14 | area of the property could be fully utilized | | 14 | navigate that turn, because the fire truck is | |
| 15 | by the JCC in the future without cutting off | | 15 | going to also navigate the site as well, and | |
| 16 | a portion of the lower area, and restricting | | 16 | we checked it to make sure it can get through | |
| 17 | their ability to utilize this green space on | | 17 | that space. | |
| 18 | the property here. | | 18 | MR. KULAK: Since you're pointing to | |
| 19 | MR. COAKLEY: Mr. Moschello, there's an | | 19 | the site, do you have all 64 units accounted | |
| 20 | agreement, correct? Between the JCC and 821? | | 20 | for there? | |
| 21 | MR. MOSCHELLO: That is correct. | | 21 | MR. MOSCHELLO: This layout is an older | |
| 22 | MR. COAKLEY: So it's in writing that | | 22 | layout. Don't look at this one. I'm going | |
| 23 | this would happen? | | 23 | to put up another exhibit that shows the | |
| 24 | MR. MOSCHELLO: Yes. | | 24 | revised layout in a moment. This plan was | |
| 25 | MR. COAKLEY: The easements would have | | 25 | done back in November of 2024, so this | |
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| 1 | - 821 BRIDGEWATER LLC & JCC - | 27 | 1 | - 821 BRIDGEWATER LLC & JCC - | 29 |
| 2 | to be recorded subsequently, correct? | | 2 | actually represents a 60-unit layout that we | |
| 3 | MR. MOSCHELLO: Correct. | | 3 | were talking about at that time. | |
| 4 | MR. KULAK: Is that roadway, you just | | 4 | MR. KULAK: Thank you. | |
| 5 | described, the emergency access roadway, is | | 5 | MR. MOSCHELLO: Any other questions on | |
| 6 | that appropriate for emergency vehicles like | | 6 | this one? | |
| 7 | fire trucks and ambulances or just for | | 7 | MR. BONGIORNO: Who holds the keys to | |
| 8 | vehicular traffic just to get in and out? | | 8 | the lock. | |
| 9 | MR. MOSCHELLO: It is designed to | | 9 | MR. MOSCHELLO: So since there will be | |
| 10 | handle, what I'll call, 80,000-pound | | 10 | a Knox Box at both locations, we were just | |
| 11 | vehicles, which is your maximum, typical | | 11 | discussing this before, the fire department | |
| 12 | emergency service vehicle weights. So it | | 12 | would have a key, the police would have a | |
| 13 | could handle a fire truck; it could handle an | | 13 | key, the JCC would have a key, and presumably | |
| 14 | ambulance; it could handle police; you know, | | 14 | the HOA would have a key as well. So there | |
| 15 | residential vehicles to get in and out. You | | 15 | would be, technically, four keys, so that | |
| 16 | don't anticipate using it unless you're in an | | 16 | this way if there is an emergency, out of | |
| 17 | emergency, so it would be turfed and it'll be | | 17 | those four organizations they'd be able to | |
| 18 | for that instance. | | 18 | open up the gates. | |
| 19 | MR. KULAK: I don't have any problem | | 19 | Usually in a case like this, the police | |
| 20 | with the turf part. I'm just looking at it, | | 20 | would usually arrive first, so they would | |
| 21 | wondering if it's big enough. You're saying | | 21 | have the ability to open it up. | |
| 22 | it's substantial enough. Does that curve | | 22 | MR. BONGIORNO: Thank you. | |
| 23 | interfere with their ability to navigate it. | | 23 | MR. MOSCHELLO: You're welcome. | |
| 24 | MR. MOSCHELLO: No. In this case, it | | 24 | Okay. The next exhibit I have this | |
| 25 | would be -- it's 15-foot wide, so you'd have | | 25 | evening, we'll entitle this A-10 for the | |

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| 1 | - 821 BRIDGEWATER LLC & JCC - | 30 | 1 | - 821 BRIDGEWATER LLC & JCC - | 32 |
| 2 | record. And this one is dated | | 2 | the affordable building. | |
| 3 | August 13, 2024, -- actually, it's dated -- | | 3 | We've also added to this plan an | |
| 4 | the original date on the plan is | | 4 | amenity space, which basically right now is a | |
| 5 | August 13, 2024, site plan rendering, revised | | 5 | large patio area with seating between the | |
| 6 | through July 21, 2025. I'll note today's | | 6 | townhouse building and the affordable | |
| 7 | date for the record. | | 7 | building, to show that we have the ability to | |
| 8 | And this is a print of the plan that we | | 8 | support that on the site. | |
| 9 | actually submitted to the Board, so even | | 9 | We also have -- there were comments in | |
| 10 | though I entered it as an exhibit, this was | | 10 | prior letters about adding walkway | |
| 11 | submitted to the Board as part of the | | 11 | connectivity around the site. We did that on | |
| 12 | submission. | | 12 | both the interior of the site with sidewalks | |
| 13 | MR. COAKLEY: We'll mark it A-10. | | 13 | and on the exterior as well, with sidewalks | |
| 14 | MR. MOSCHELLO: For the record, A-10. | | 14 | that go around the project site. We've added | |
| 15 | So this is the site plan rendering of | | 15 | additional crosswalks; there were some | |
| 16 | the proposed project, and you'll notice on | | 16 | comments about that in one of the traffic | |
| 17 | here, this does not show the emergency access | | 17 | engineer's reports as well. And so we've | |
| 18 | again, because that was shown on the prior | | 18 | enhanced those features on the site plan to | |
| 19 | exhibit, but for purpose of this plan we want | | 19 | this point where we're now with the project | |
| 20 | to talk about here is the revised layout. | | 20 | layout. | |
| 21 | So we looked at the number of units and | | 21 | And we have not made any further | |
| 22 | we looked at the ability to add affordable | | 22 | updates to the stormwater management system | |
| 23 | housing, and what you're looking at here on | | 23 | on the site. We are showing eight stormwater | |
| 24 | this plan is, essentially, the unchanged road | | 24 | basins right now that are there. We did | |
| 25 | network in terms of the access, and | | 25 | submit to the board engineer and the Board, a | |
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| 1 | - 821 BRIDGEWATER LLC & JCC - | 31 | 1 | - 821 BRIDGEWATER LLC & JCC - | 33 |
| 2 | circulation remains as it was before. What | | 2 | soils report that was done back in | |
| 3 | we've done is we have now 51 townhouse units | | 3 | October of 2024, to show that the site does | |
| 4 | on the project, and we have a 13-unit | | 4 | have infiltration, and to also show that the | |
| 5 | affordable housing building that we've | | 5 | ground is not a concern for the basins; but, | |
| 6 | located interior to the project site along | | 6 | ultimately, there would be some additional | |
| 7 | road A. This particular building that we | | 7 | calculations and design work that needs to be | |
| 8 | show here has the opportunity for off-street | | 8 | done to finalize the stormwater system, which | |
| 9 | parking with garages, but depending on the | | 9 | we would look to do as part of a site plan | |
| 10 | final disposition of the building, some of | | 10 | application if the Board acts favorably on | |
| 11 | those may not have garages, some of them | | 11 | this application. But that would be | |
| 12 | might, but this building shows a 13-unit | | 12 | addressed later on. | |
| 13 | affordable housing building on this portion | | 13 | This plan does show landscaping, both | |
| 14 | of the site with access off of road A. We've | | 14 | internal along the loop road as well as some | |
| 15 | also added additional on-street parking to | | 15 | perimeter landscaping on the site. There's | |
| 16 | the project site to balance that out as well. | | 16 | about 180 trees shown on here right now in | |
| 17 | So, basically, right now we have 253 parking | | 17 | the mix of evergreens and deciduous. There's | |
| 18 | spaces on the overall site. 48 of them are | | 18 | probably additional room additional for | |
| 19 | surface spaces spread out along both road A | | 19 | additional enhanced landscaping around the | |
| 20 | and road B, both parallel and pull-in spaces, | | 20 | buildings and so forth, which we would | |
| 21 | as well as pull-in spaces on the western side | | 21 | certainly look at as part of a site plan | |
| 22 | of the site. 48 in total, but 253 overall | | 22 | application. | |
| 23 | when you count the two-car garage and | | 23 | MR. COAKLEY: Just before you go on, | |
| 24 | driveway combinations on the townhouse units | | 24 | the stormwater, the affordable units, 13 | |
| 25 | and the driveway and garage combinations on | | 25 | affordable units, would be single bedroom | |

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| 1 | - 821 BRIDGEWATER LLC & JCC - | 34 | 1 | - 821 BRIDGEWATER LLC & JCC - | 36 |
| 2 | units, correct? | | 2 | disturbance of 10.27 acres at the last time | |
| 3 | MR. MOSCHELLO: They can be either | | 3 | you testified. Where are we at here in terms | |
| 4 | mixed, as described by the state, or they | | 4 | of acreage that's disturbed? | |
| 5 | could be single bedroom. They could be | | 5 | MR. MOSCHELLO: Because we really made | |
| 6 | either or; one, two, or three-bedroom units. | | 6 | the change interior to the roadway, it's | |
| 7 | MR. OLLER: So, Katherine, can they | | 7 | about the same. It wouldn't be much less, | |
| 8 | have all single bedroom affordable units. | | 8 | because we're still keeping the stormwater | |
| 9 | MS. SARMAD: Because it is age | | 9 | basins where we show them and the grading | |
| 10 | restricted they can. The number of bedrooms | | 10 | behind the units, so it's about the same | |
| 11 | has to, at a minimum, match the number of | | 11 | amount. | |
| 12 | units, so they can't have -- if they have a | | 12 | MR. FOOSE: I'm having trouble in | |
| 13 | studio, it has to be offset by a two-bedroom, | | 13 | getting to your 5.6 units per acre. I'm at | |
| 14 | but they could have, theoretically, all | | 14 | 6.23 on a 10.27-acre disturbance. | |
| 15 | one-bedrooms or all two-bedrooms, or a mix of | | 15 | MR. MOSCHELLO: It's not based on | |
| 16 | ones and twos. | | 16 | disturbance; it's based on lot area. So the | |
| 17 | MR. KULAK: In order to squeeze the 13 | | 17 | remaining lot area is 11.91 acres, and then | |
| 18 | affordable units into that space, how many | | 18 | we had to do a slight adjustment to that, | |
| 19 | stories does that building have to be and are | | 19 | because of the Hillside Development | |
| 20 | the units going to be multistory? On one | | 20 | Ordinance, because there's some small steep | |
| 21 | story? Could you describe that a little bit? | | 21 | slopes, so it actually works out to be 11 -- | |
| 22 | MR. MOSCHELLO: Right now, based on the | | 22 | you use 11.467 acres as you're overall | |
| 23 | preliminary footprint that we were looking | | 23 | acreage. | |
| 24 | at, it was a two-story building with one | | 24 | MR. FOOSE: So you're disturbing over | |
| 25 | story -- you know, units being on the first | | 25 | 11 acres here? | |
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| 1 | - 821 BRIDGEWATER LLC & JCC - | 35 | 1 | - 821 BRIDGEWATER LLC & JCC - | 37 |
| 2 | floor and then units being on the second | | 2 | MR. MOSCHELLO: Disturbing 10.7, but | |
| 3 | floor. | | 3 | the project site is 11 point -- the overall | |
| 4 | MR. WEIDELI: -- a townhouse. | | 4 | project site is 11.9 and we're disturbing | |
| 5 | MR. MOSCHELLO: Correct, yes. | | 5 | about 10.7 of it. | |
| 6 | In terms of some of the zoning numbers | | 6 | MR. WEIDELI: Does the 11.9 include the | |
| 7 | here, Mr. Coakley talked about the density. | | 7 | road entrance coming into? | |
| 8 | For this project now, based on the acreage, | | 8 | MR. MOSCHELLO: Yeah. The 11.9 | |
| 9 | the density for this project is 5.6 units per | | 9 | includes this, includes the right-of-way | |
| 10 | acre for the 64 units we show here. The | | 10 | dedication here, and the line along here, and | |
| 11 | floor area ratio, based on the lot area, | | 11 | then the three-acre subdivision line. | |
| 12 | that's calculated when you take into your | | 12 | MR. WEIDELI: All right. So at one of | |
| 13 | Hillside Development Ordinance; and the units | | 13 | the original meetings, probably going back | |
| 14 | mix that we have here now, which I believe it | | 14 | close to a year ago, whenever this started, | |
| 15 | includes basements as well as the affordable | | 15 | was where you have the driveway coming in how | |
| 16 | building that's shown on the plan. The FAR | | 16 | much acreage is that compared to the whole | |
| 17 | is 0.42 on the lot, where .15 is permitted. | | 17 | project? So I was trying to calculate how | |
| 18 | And then the lot coverage for this project | | 18 | many -- | |
| 19 | with the layout we have now, with all the | | 19 | MR. MOSCHELLO: This area here? | |
| 20 | walkways, the roadways, and driveways and so | | 20 | MR. WEIDELI: Yes. | |
| 21 | forth that we show here with the affordable | | 21 | MR. MOSCHELLO: We looked at it. I | |
| 22 | building and the amenity space that's there | | 22 | want to say it was just -- | |
| 23 | now, we're at 48.7 percent. | | 23 | MR. WEIDELI: It looks almost the same | |
| 24 | MR. FOOSE: Rob, just going off of | | 24 | size as the JCC property. | |
| 25 | prior calculations, you had a total | | 25 | MR. MOSCHELLO: But it's not quite. | |

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| <p>1 - 821 BRIDGEWATER LLC & JCC - 38</p> <p>2 That's three acres. This would probably be</p> <p>3 just under two acres, because some of this</p> <p>4 we're not disturbing because it's within the</p> <p>5 wetland areas. That's about an acre of</p> <p>6 non-disturbance there, give or take a little</p> <p>7 bit.</p> <p>8 MR. WEIDELI: Probably about just under</p> <p>9 the same size that you're disturbing then, so</p> <p>10 it would be just over an acre then.</p> <p>11 MR. MOSCHELLO: Yeah, of disturbance</p> <p>12 there. With the basins in the front here and</p> <p>13 a little bit of grading on this side over</p> <p>14 here.</p> <p>15 MS. AMIN: I have a couple of</p> <p>16 questions.</p> <p>17 MR. FOOSE: Real quick, before I</p> <p>18 forget. So impervious surface that's</p> <p>19 created, I have it at 5.5 acres from your</p> <p>20 last testimony. Where are we at here?</p> <p>21 MR. MOSCHELLO: Right now, with the</p> <p>22 current layout, it's 5.581 acres.</p> <p>23 MR. FOOSE: And the last question I</p> <p>24 have: The removal of 576 trees...</p> <p>25 MR. MOSCHELLO: The tree removal number</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 40</p> <p>2 13 units, so it's an odd number. So you can</p> <p>3 have, like, maybe five on the -- you might</p> <p>4 have six on the second floor and seven -- six</p> <p>5 on the second, maybe seven on the first, or</p> <p>6 vice versa to get to the 13, but you'd have</p> <p>7 it sliced up this way, and you'd have a door</p> <p>8 typically where you come in, and you come in</p> <p>9 on a lobby, and you have a staircase going up</p> <p>10 to the second level and a door to go to your</p> <p>11 first unit. There wouldn't be a common</p> <p>12 hallway in there with all condo units off of</p> <p>13 the hallway for a building like this.</p> <p>14 And that's still -- this is a</p> <p>15 preliminary footprint. That could be</p> <p>16 modified slightly, you know, in the future,</p> <p>17 but that's generally what you would have for</p> <p>18 a building of that size.</p> <p>19 MS. AMIN: And the building that is to</p> <p>20 the right side, the white colored square that</p> <p>21 you have, what is it?</p> <p>22 MR. MOSCHELLO: That is an outdoor</p> <p>23 amenity space. It's a patio area right now.</p> <p>24 It could be a gathering space for the</p> <p>25 development. I think we showed a gazebo in</p> |
| Page 39 | Page 41 |
| <p>1 - 821 BRIDGEWATER LLC & JCC - 39</p> <p>2 right now, based on our count, I have 407</p> <p>3 trees to be removed based on doing the tree</p> <p>4 survey and doing that calculation.</p> <p>5 MR. FOOSE: 407?</p> <p>6 MR. MOSCHELLO: Yes.</p> <p>7 MR. FOOSE: And you had about 250, you</p> <p>8 think, you could get back in there?</p> <p>9 MR. MOSCHELLO: We have about -- one</p> <p>10 second, Mr. Chairman. There's about 185</p> <p>11 shown on the plan right now, and I think once</p> <p>12 you go through your final site layout you</p> <p>13 could go north of 200 on that with the</p> <p>14 plantings.</p> <p>15 MR. FOOSE: Thank you, Rob.</p> <p>16 MR. MOSCHELLO: You're welcome.</p> <p>17 MS. AMIN: I have question regarding</p> <p>18 that one building that has the affordable</p> <p>19 units. Is that like apartment building?</p> <p>20 What kind of -- is it separate like the</p> <p>21 houses are?</p> <p>22 MR. MOSCHELLO: It's not so much an</p> <p>23 apartment building as it's more of a condo</p> <p>24 building, so you would have -- think of this</p> <p>25 being cut up into basically -- there's</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 41</p> <p>2 here with some tables and chairs right now,</p> <p>3 but it's going to be an outdoor amenity space</p> <p>4 for everybody to use in the development.</p> <p>5 MS. AMIN: Okay. And the last question</p> <p>6 I have is that on your drawing it shows total</p> <p>7 64 units. Right? Out of that 12 or that one</p> <p>8 building with the affordable units, right?</p> <p>9 So the remaining 52 are? What do you do</p> <p>10 there?</p> <p>11 MR. MOSCHELLO: It's actually 13</p> <p>12 affordable; 51 townhouses.</p> <p>13 MS. AMIN: Okay.</p> <p>14 MR. BONGIORNO: I have a question: Is</p> <p>15 there going to be one HOA for the affordable</p> <p>16 and the other units?</p> <p>17 MR. COAKLEY: If they're sold, as they</p> <p>18 are likely to be, so there would be a</p> <p>19 homeowners association for the 51, and then</p> <p>20 there would be a condo regime for the 13</p> <p>21 because of the structure of the building. So</p> <p>22 they would probably have a separate condo</p> <p>23 board that would be a -- and that would be a</p> <p>24 participant in the HOA board.</p> <p>25 MR. OLLER: I think, Mr. Coakley, the</p> |

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| <p>1 - 821 BRIDGEWATER LLC & JCC - 42</p> <p>2 DCA regulations --</p> <p>3 MR. COAKLEY: I shouldn't even be</p> <p>4 talking about this. Mr. Oller is.</p> <p>5 MR. OLLER: The DCA regulations require</p> <p>6 at least one of the Board Members to be</p> <p>7 elected by the affordable housing units. It</p> <p>8 doesn't mean that it'll be affordable housing</p> <p>9 unit owner, but they get to elect one of the</p> <p>10 board members. And, typically, it would be</p> <p>11 set up in one condo association.</p> <p>12 MR. WEIDEL: Is then the -- the</p> <p>13 affordable housing, is that a separate entity</p> <p>14 or part of the same entity?</p> <p>15 MR. OLLER: Same entity. Unless</p> <p>16 they're renting them, but I don't think</p> <p>17 that's the proposal.</p> <p>18 MR. COAKLEY: The plan is to sell.</p> <p>19 MR. BONGIORNO: So these townhouses,</p> <p>20 and please forgive me, if one of the roofs</p> <p>21 goes, everybody has to pay for that?</p> <p>22 MR. COAKLEY: That would be a common</p> <p>23 expense probably when you join the regime.</p> <p>24 MR. BONGIORNO: And I guess I'm</p> <p>25 concerned that you're going to have a</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 44</p> <p>2 a mix of the units. And the affordable</p> <p>3 housing unit owners are represented of the</p> <p>4 fact that they get to elect one of the board</p> <p>5 members on the board.</p> <p>6 MR. BONGIORNO: All right. I'm just</p> <p>7 aware that Cross Roads had two separate HOAs,</p> <p>8 and it created a lot of problems for the</p> <p>9 township.</p> <p>10 MR. OLLER: Yeah, I could see that.</p> <p>11 MR. BONGIORNO: Okay, thank you.</p> <p>12 MR. OLLER: So if this was approved,</p> <p>13 would you be okay with a condition to do it</p> <p>14 as one association?</p> <p>15 MR. COAKLEY: Yes. We're not</p> <p>16 fine-tuning that.</p> <p>17 MR. OLLER: That's probably more of a</p> <p>18 site-plan discussion --</p> <p>19 MR. BONGIORNO: Thank you, Richard.</p> <p>20 MR. OLLER: -- at that time.</p> <p>21 Yeah.</p> <p>22 MR. MOSCHELLO: As far as --</p> <p>23 MR. COAKLEY: Any more questions on the</p> <p>24 layout of the units?</p> <p>25 Let me ask you, then, about the</p> |
| Page 43 | Page 45 |
| <p>1 - 821 BRIDGEWATER LLC & JCC - 43</p> <p>2 separate something for the affordable housing</p> <p>3 versus the regular units, because we have</p> <p>4 something like that now in Bridgewater, and</p> <p>5 it created a few problems. I wish you would</p> <p>6 rethink that.</p> <p>7 MR. COAKLEY: Rethink what? I'm not</p> <p>8 sure I follow you.</p> <p>9 MR. OLLER: Yeah, I don't mean --</p> <p>10 again, I don't mean to speak for you, but it</p> <p>11 would be one condominium association, right?</p> <p>12 MR. COAKLEY: Yeah.</p> <p>13 MR. BONGIORNO: With affordable</p> <p>14 housing.</p> <p>15 MR. OLLER: No, in total. There would</p> <p>16 be one association. There would be 51 market</p> <p>17 rate units and there would be 13 affordable</p> <p>18 units in the association.</p> <p>19 MR. BONGIORNO: I didn't get there. I</p> <p>20 thought they were going to be separate.</p> <p>21 MR. OLLER: Listen, they could do it</p> <p>22 separately, I suppose. I haven't seen it</p> <p>23 done that way, but technically you could; but</p> <p>24 the regular way to do it would be as I just</p> <p>25 said, with one condo association and you have</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 45</p> <p>2 stormwater. So you did a preliminary</p> <p>3 stormwater report, correct?</p> <p>4 MR. MOSCHELLO: Yes, we did.</p> <p>5 MR. COAKLEY: And the Board asked you</p> <p>6 to do a soil study.</p> <p>7 MR. MOSCHELLO: We did the soil</p> <p>8 testing, yes.</p> <p>9 MR. COAKLEY: And which firm did you</p> <p>10 use for that?</p> <p>11 MR. MOSCHELLO: As a matter of fact, I</p> <p>12 actually forget the name of the firm. It was</p> <p>13 back in October. I just don't remember the</p> <p>14 name of the firm.</p> <p>15 MR. COAKLEY: I can't remember a lot of</p> <p>16 things, believe me.</p> <p>17 And then Mr. Burr wrote a comment</p> <p>18 letter.</p> <p>19 MR. MOSCHELLO: Correct.</p> <p>20 MR. COAKLEY: And you reviewed that,</p> <p>21 right?</p> <p>22 MR. MOSCHELLO: Yes.</p> <p>23 MR. COAKLEY: Will the DEP have to give</p> <p>24 a permit for stormwater management on this</p> <p>25 site?</p> |

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| <p>1 - 821 BRIDGEWATER LLC & JCC - 46</p> <p>2 MR. MOSCHELLO: So because this site is</p> <p>3 going to require some DEP permitting for the</p> <p>4 access drive, which we mentioned early on in</p> <p>5 the process, we will need to have the DEP</p> <p>6 review the stormwater, as well as Mr. Burr's</p> <p>7 office as well also.</p> <p>8 MR. COAKLEY: Based on the soil report</p> <p>9 that you obtained and your preliminary report</p> <p>10 and reading Mr. Burr's analysis, do you</p> <p>11 believe that stormwater can be appropriately</p> <p>12 handled on this site and in accordance with</p> <p>13 the regulations?</p> <p>14 MR. MOSCHELLO: Yes. In reference to</p> <p>15 Mr. Burr's February 20, 2025 report where he</p> <p>16 mentioned his review comments, we reviewed</p> <p>17 those comments and we feel that we would be</p> <p>18 able to address those comments in a site plan</p> <p>19 application if they were to be made</p> <p>20 conditions of approval to satisfy his</p> <p>21 technical comments.</p> <p>22 MR. COAKLEY: Any more questions on</p> <p>23 stormwater?</p> <p>24 MR. FOOSE: I just want to confirm with</p> <p>25 Mr. Burr, because, you know, the slope is</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 48</p> <p>2 engineering perspective, to protect all the</p> <p>3 down tree and property owners. But based on</p> <p>4 the 12 or 13 comments that I raised in</p> <p>5 February, there's still some uncertainty</p> <p>6 there.</p> <p>7 MR. FOOSE: Would you consider this an</p> <p>8 interrelated issue -- would you consider this</p> <p>9 an interrelated potential problem, you know,</p> <p>10 in a bifurcated case that we don't have --</p> <p>11 MR. BURR: Yeah, 100 percent they're</p> <p>12 interrelated, and that's part of the issue</p> <p>13 that we can't fully get to the bottom of</p> <p>14 without having the site plan. And, again,</p> <p>15 you know, I said it at a prior hearing, it</p> <p>16 certainly rubs off as any applicant has done,</p> <p>17 some preliminary work that probably goes</p> <p>18 above and beyond other use variance cases.</p> <p>19 They haven't done the full gamut yet, and</p> <p>20 they haven't done the full engineering. So</p> <p>21 it still raises some question here that this</p> <p>22 thing can get built the way it's laid out on</p> <p>23 a colored rendering. That's we raise those</p> <p>24 questions.</p> <p>25 So I respect, you know, Rob's opinion</p> |
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| <p>1 - 821 BRIDGEWATER LLC & JCC - 47</p> <p>2 substantial from north to south. The three</p> <p>3 units to the south, and I guess they're on a</p> <p>4 private driveway, Bill? If you look at the</p> <p>5 site, the aerial.</p> <p>6 MR. BURR: It is --</p> <p>7 MR. FOOSE: I can't even read it. Lot</p> <p>8 42 -- it's three houses to the south of the</p> <p>9 property. And then you have Gray's Florist</p> <p>10 and then two other additional properties on</p> <p>11 Talamini, so you're going to have six</p> <p>12 properties directly involved that if this</p> <p>13 doesn't go well on a rainy day, this could be</p> <p>14 a bad situation. What are your thoughts on</p> <p>15 that?</p> <p>16 MR. BURR: Yeah. It's a good question,</p> <p>17 Mr. Chairman, and I think it's one that's</p> <p>18 really only going to get vetted properly once</p> <p>19 we get to a site plan. That, in my opinion,</p> <p>20 is somewhat of the unfortunate situation</p> <p>21 here, and that's why I asked for additional</p> <p>22 information on stormwater, and that's why we</p> <p>23 issued the February 20th memo on stormwater,</p> <p>24 because it may very well be, at the end of</p> <p>25 the day, this thing can be designed, from an</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 49</p> <p>2 that come the site plan phase this can be</p> <p>3 designed and stormwater can be managed</p> <p>4 properly. That's not a risk that the Board</p> <p>5 and the township can take based on recent</p> <p>6 history of the storm events that we're</p> <p>7 getting.</p> <p>8 MR. FOOSE: And you both agree that</p> <p>9 there's substantial slopes on this site,</p> <p>10 including an area that has 30 percent slopes?</p> <p>11 MR. BURR: Yeah, there is. There's not</p> <p>12 a lot of steep slopes, but there definitely</p> <p>13 are steep slopes on this property. We heard</p> <p>14 there's 407 trees that are going to be</p> <p>15 removed. That also has a big impact on</p> <p>16 stormwater. And then when you talk, you</p> <p>17 know, FAR and impervious coverage values that</p> <p>18 are proposed at three times what the</p> <p>19 ordinance currently allows, you add all that</p> <p>20 stuff up and something's got to give.</p> <p>21 MR. FOOSE: Thank you.</p> <p>22 MR. COAKLEY: So, Mr. Moschello, does</p> <p>23 the DEP regulate stormwater?</p> <p>24 MR. MOSCHELLO: Yes. DEP is the</p> <p>25 regulating authority on stormwater besides</p> |

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| 1 | - 821 BRIDGEWATER LLC & JCC - | 50 | 1 | - 821 BRIDGEWATER LLC & JCC - | 52 |
| 2 | the local municipality. | | 2 | mention that under 202/206 there's a culvert | |
| 3 | MR. COAKLEY: And would the DEP | | 3 | that does regulate some runoff underneath the | |
| 4 | scrutinize an application like this? | | 4 | highway, and then you have a stream that's on | |
| 5 | MR. MOSCHELLO: Based on our experience | | 5 | the side of the site here that then flows | |
| 6 | with DEP in the last two years, yes, they | | 6 | down towards the driveways that service those | |
| 7 | would scrutinize it intensely. | | 7 | existing homes. So the intent of the rules | |
| 8 | MR. KULAK: If they were to scrutinize | | 8 | is to make sure that we don't generate | |
| 9 | it intensely and we then have the results of | | 9 | anymore runoff from the property than it | |
| 10 | their scrutiny, what weight does that carry | | 10 | would under current conditions today. And | |
| 11 | compared to, let's say, the township's | | 11 | that's what the preliminary design here | |
| 12 | assessment via its professional staff | | 12 | generally shows. | |
| 13 | compared to the DEP? | | 13 | And to Mr. Burr's point, yes, there are | |
| 14 | MR. MOSCHELLO: I think what you would | | 14 | some calculations that still need to be done, | |
| 15 | see here, and to Bill's points about the | | 15 | but those calculations would further bolster | |
| 16 | design and so forth, as I mentioned earlier | | 16 | the design to make sure that it meets all | |
| 17 | on, this site is a little over 11 acres of | | 17 | those objectives of the DEP and your township | |
| 18 | the lot area. The disturbance is just over | | 18 | requirements as well. | |
| 19 | ten acres. Under the DEP rules, they | | 19 | MR. KULAK: So where I lost you in the | |
| 20 | typically want you to have now two-and-a-half | | 20 | sauce a little bit was the weight that the | |
| 21 | acres to a basin for runoff purposes. That's | | 21 | DEP has compared to the township itself. So | |
| 22 | under their green infrastructure | | 22 | the DEP comes in, makes an assessment or | |
| 23 | requirements. This current site, the way we | | 23 | recommendation; that recommendation is passed | |
| 24 | have the stormwater designed preliminarily | | 24 | onto you; you then are obligated to | |
| 25 | right now, and I will admit the fact that I | | 25 | incorporate it into your design and it still | |
| Page 51 | | | Page 53 | | |
| 1 | - 821 BRIDGEWATER LLC & JCC - | 51 | 1 | - 821 BRIDGEWATER LLC & JCC - | 53 |
| 2 | said that before, this was preliminary, but | | 2 | has to withstand the scrutiny of the township | |
| 3 | it was preliminary in the sense that we | | 3 | professionals? | |
| 4 | designed it under the, I'll call it, future | | 4 | MR. MOSCHELLO: Correct. You have to | |
| 5 | 2100 year, 100-year storm. So we have to do | | 5 | two layers of review at that level; the DEP, | |
| 6 | two sets of precipitation calculations; one | | 6 | which has their scrutiny and review. And | |
| 7 | for current precipitation in the current | | 7 | it's not even a recommendation. They're | |
| 8 | year, and then one for the year 2100. And | | 8 | going to review it and tell us this is | |
| 9 | what that basically means is that the | | 9 | what -- if they don't agree with something, | |
| 10 | stormwater system is designed for that 2100 | | 10 | they're going to tell us to make the change. | |
| 11 | year, 100-year storm, which is a pretty | | 11 | And if we want the permit, we need to make | |
| 12 | intense storm event. It's one-and-a-half | | 12 | those adjustments to that. | |
| 13 | times our current 100-year storm intensity, | | 13 | On top of that, Mr. Burr and his office | |
| 14 | and the system that you see on the plan, | | 14 | also has the right to review the stormwater | |
| 15 | which basically amounts to eight stormwater | | 15 | and comment on it as well. The timing of | |
| 16 | basins that we show on there right now. | | 16 | that will depend on how this application | |
| 17 | Would they be tweaked slightly once we go | | 17 | moves forward from here and who gets the | |
| 18 | through final calculations? Yes. Would one | | 18 | first look at it. But, ultimately, before | |
| 19 | or two get slightly larger or slightly | | 19 | those plans are signed both agencies and | |
| 20 | smaller? That could certainly occur. But we | | 20 | organizations will have looked at the plans, | |
| 21 | show eight basins on the plan right now that | | 21 | and both will have commented on the | |
| 22 | are designed to attenuate and reduce that | | 22 | stormwater system, and we will have addressed | |
| 23 | runoff to rates that are going to be equal to | | 23 | all their concerns before the plans are | |
| 24 | what the existing runoff is leaving the site | | 24 | signed. | |
| 25 | under a wooded condition today. Not to | | 25 | MR. KULAK: But at this moment in time, | |

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| <p style="text-align: right;">Page 54</p> <p>1 - 821 BRIDGEWATER LLC & JCC - 54</p> <p>2 because of the nature of the application and</p> <p>3 the information you have available to you and</p> <p>4 we have available, you couldn't make that</p> <p>5 determination simply because all those things</p> <p>6 would have to be understood or explained in a</p> <p>7 site plan, which has yet to be determined.</p> <p>8 MR. MOSCHELLO: I will say this: Right</p> <p>9 now, what we show on the plan today, is at</p> <p>10 least -- it's conservative from my</p> <p>11 perspective, because it's based on no</p> <p>12 infiltration and it's based on a certain</p> <p>13 volume of water we need to detain. It's</p> <p>14 still preliminary, and the way we see these</p> <p>15 stormwater designs ultimately evolve is they</p> <p>16 become tweaked and modified once we start</p> <p>17 getting all those review comments, and they</p> <p>18 ultimately become usually a little bit better</p> <p>19 than what you start with. But right now we</p> <p>20 feel that we've started with something that</p> <p>21 covers the initial impact of that 2100 year</p> <p>22 storm, which is your biggest concern about</p> <p>23 water leaving the site so that we're not</p> <p>24 impacting the downstream properties.</p> <p>25 MR. COAKLEY: DEP review of stormwater</p> | <p style="text-align: right;">Page 56</p> <p>1 - 821 BRIDGEWATER LLC & JCC - 56</p> <p>2 might be premature, because this isn't site</p> <p>3 plan approval, but to no blasting to protect</p> <p>4 the residents around this property.</p> <p>5 MR. COAKLEY: I'd have to think about</p> <p>6 that.</p> <p>7 MR. FOOSE: Sure, no problem.</p> <p>8 Mrs. Amin.</p> <p>9 MS. AMIN: On the site, I see all over</p> <p>10 the place proposed basin number 1, 2, 3;</p> <p>11 total of eight of them. Is that for</p> <p>12 stormwater drainage?</p> <p>13 MR. MOSCHELLO: Yes, it is.</p> <p>14 MS. AMIN: Okay. But, you know, some</p> <p>15 units don't have anything close to it on the</p> <p>16 top.</p> <p>17 MR. MOSCHELLO: Just keep in mind that</p> <p>18 the site, you know, drains from -- this is</p> <p>19 the higher side of the property up here, and</p> <p>20 the lower side is down here basin, so you're</p> <p>21 not going to have a basin up at the very top.</p> <p>22 You're going to start placing them, you know,</p> <p>23 where the water starts running in that</p> <p>24 direction towards that stream that's closest</p> <p>25 to the roadway.</p> |
| <p style="text-align: right;">Page 55</p> <p>1 - 821 BRIDGEWATER LLC & JCC - 55</p> <p>2 doesn't occur in normal case until site plan</p> <p>3 approval is granted; is that correct?</p> <p>4 MR. MOSCHELLO: In the normal cadence</p> <p>5 we would request site plan approval, and then</p> <p>6 we would go to the DEP, and then we would</p> <p>7 take both the comments from your engineer and</p> <p>8 the DEP and make that all work to satisfy</p> <p>9 everybody's concerns.</p> <p>10 MR. KULAK: Thank you.</p> <p>11 MR. FOOSE: Rob, based on the soil</p> <p>12 analysis, in your opinion, will there need to</p> <p>13 be blasting done for the basins and/or any of</p> <p>14 the dwellings?</p> <p>15 MR. MOSCHELLO: The soils out here --</p> <p>16 and I just looked up to confirm. It was GTA;</p> <p>17 Geotechnology Associations that did the</p> <p>18 report. It didn't show anything that</p> <p>19 mentioned heavy rock. You have your typical</p> <p>20 shale, and you start getting down to a</p> <p>21 certain depth, but that's some excavatable</p> <p>22 for this; but it didn't look like there was</p> <p>23 any need to blast for any of the development.</p> <p>24 MR. FOOSE: Mr. Coakley, what are your</p> <p>25 thoughts about a stipulation - I know it</p> | <p style="text-align: right;">Page 57</p> <p>1 - 821 BRIDGEWATER LLC & JCC - 57</p> <p>2 MS. AMIN: Okay, thanks.</p> <p>3 MR. COAKLEY: Moving on to fire trucks.</p> <p>4 You may have touched on this, but is there</p> <p>5 adequate turning area for fire trucks on the</p> <p>6 site.</p> <p>7 MR. MOSCHELLO: Yeah, so there was some</p> <p>8 comments from the fire official's letter. I</p> <p>9 think he made a couple of comments over the</p> <p>10 course of the last year. We did provide a</p> <p>11 fire truck turning plan that showed that the</p> <p>12 site could accommodate your ladder truck,</p> <p>13 both coming in off of 202 and looping around</p> <p>14 the site. And then we would ultimately</p> <p>15 continue that and show it across the</p> <p>16 emergency access road as well just to show</p> <p>17 that it all complies.</p> <p>18 There was also some comments in the</p> <p>19 letter about providing fire hydrants. I</p> <p>20 think he was asking for a total of five. We</p> <p>21 don't have the water system designed yet, but</p> <p>22 it would typically be a loop coming into the</p> <p>23 site and we would provide the hydrants</p> <p>24 wherever he needs them to be on the property,</p> <p>25 and we'll work with him to make sure he's</p> |

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| <p>1 - 821 BRIDGEWATER LLC & JCC - 58</p> <p>2 satisfied with that.</p> <p>3 MR. COAKLEY: So in the course of your</p> <p>4 review, did you consider the disturbance that</p> <p>5 would be embodied in the plan that's on the</p> <p>6 easel? In other words, the 13 and 51 site</p> <p>7 plan versus a site plan that would be</p> <p>8 involved if you did 12 residential homes in</p> <p>9 the R-40 zone. Did you consider the relative</p> <p>10 level of disturbance between the two plans?</p> <p>11 MR. MOSCHELLO: It would be -- if you</p> <p>12 were to look at the underlying zoning of</p> <p>13 what's permitted, which I think is 40,000</p> <p>14 square foot lots in that zone, you would have</p> <p>15 similar -- you wouldn't have as much</p> <p>16 disturbance, but you'd have similar</p> <p>17 disturbance clearing for roads, houses,</p> <p>18 driveways, backyards, and so forth on the</p> <p>19 property. I don't have the exact number of</p> <p>20 acreages or trees that would be cleared, but</p> <p>21 they would be comparable. It would be less,</p> <p>22 because it would be a single-family project</p> <p>23 as opposed to townhouses, but it would be</p> <p>24 still within multiple acres of clearing</p> <p>25 required; definitely north of six to seven</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 60</p> <p>2 would the 65th unit go?</p> <p>3 MR. MOSCHELLO: Actually, under this</p> <p>4 scenario, Mr. Chairman, we do have some room</p> <p>5 still for units.</p> <p>6 MR. FOOSE: Could you show me where it</p> <p>7 would go?</p> <p>8 MR. MOSCHELLO: I took some units out</p> <p>9 over here. I'd say over here, next to unit</p> <p>10 64, next to unit 37, next to unit 51. I did</p> <p>11 pull some units out of there, and actually</p> <p>12 even next to unit 50. So because of going</p> <p>13 down to 51 townhouse units, and putting 13 in</p> <p>14 the affordable building, now we do have some</p> <p>15 extra green space around the site.</p> <p>16 MR. FOOSE: But we would lose some</p> <p>17 trees and some plantings, et cetera.</p> <p>18 MR. MOSCHELLO: You'd lose some</p> <p>19 planting area, but, again, I think that,</p> <p>20 ultimately, we'd like to enhance some of</p> <p>21 those additional areas of landscaping at the</p> <p>22 appropriate time.</p> <p>23 MR. FOOSE: So you think you could add</p> <p>24 four more?</p> <p>25 MR. MOSCHELLO: I think at least two to</p> |
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| <p>1 - 821 BRIDGEWATER LLC & JCC - 59</p> <p>2 acres, at least, of clearing for a</p> <p>3 single-family project of that size on these</p> <p>4 lots.</p> <p>5 MR. COAKLEY: And I may have mentioned</p> <p>6 this before, but did you move a lot line to</p> <p>7 create enough distance around the barn?</p> <p>8 MR. MOSCHELLO: Yeah. That was done at</p> <p>9 the previous revision. We adjusted this red</p> <p>10 lot line that runs parallel to the barn</p> <p>11 housing structure here to make sure we had</p> <p>12 the right setback off of that, and we weren't</p> <p>13 right up against -- I think originally it was</p> <p>14 a foot and a half, now we have 20 feet</p> <p>15 setback to comply.</p> <p>16 MR. COAKLEY: The three acres to be</p> <p>17 conveyed to the JCC, that's not in your</p> <p>18 density or FAR calculations, is it?</p> <p>19 MR. MOSCHELLO: Does not count towards</p> <p>20 any of those numbers.</p> <p>21 MR. COAKLEY: All right. I don't have</p> <p>22 any further questions.</p> <p>23 MR. FOOSE: Thank you, Mr. Coakley.</p> <p>24 Rob, I'm going to ask you the same</p> <p>25 question I asked you last August: Where</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 61</p> <p>2 three more if push came to shove, but we're</p> <p>3 not proposing that here.</p> <p>4 MR. FOOSE: I only ask that question,</p> <p>5 because we're at the same place we were a</p> <p>6 year ago, and every case, you know, despite</p> <p>7 the fights I have with the lawyers and the</p> <p>8 fights I have with professionals, I always</p> <p>9 want to find a yes, and if nothing else, Rob,</p> <p>10 you always do great work, you're in a lot of</p> <p>11 cases, thank you for trying to get us to yes.</p> <p>12 I don't think tonight or this case is any</p> <p>13 different. We're always trying to get to</p> <p>14 yes. Thank you for my kind of sarcastic</p> <p>15 question; I appreciate your answer.</p> <p>16 MR. MOSCHELLO: You're welcome.</p> <p>17 MR. FOOSE: Any other Board Members,</p> <p>18 questions for Mr. Moschello?</p> <p>19 All right, board professionals.</p> <p>20 MS. SARMAD: Thank you, Mr. Chairman.</p> <p>21 Mr. Moschello, just one question about</p> <p>22 the new proposed affordable building: Are</p> <p>23 you aware of some of the regulations</p> <p>24 surrounding how the affordable units have to</p> <p>25 be or are encouraged to be integrated into</p> |

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| <p>1 - 821 BRIDGEWATER LLC & JCC - 62</p> <p>2 the market rate as an inclusionary</p> <p>3 development?</p> <p>4 MR. MOSCHELLO: I'm not totally 100</p> <p>5 percent up on that requirement. I know</p> <p>6 there's some talk about inclusionary</p> <p>7 integration, but Mr. Coakley might be able to</p> <p>8 shed some more light on that.</p> <p>9 MR. COAKLEY: Yeah, I mean, we would</p> <p>10 incorporate these units in some way so that</p> <p>11 they would be all within the 64 units and</p> <p>12 spread out; not all together. That would be</p> <p>13 our plan.</p> <p>14 MS. SARMAD: Would that have any impact</p> <p>15 on the setbacks, the floor area ratio, the</p> <p>16 impervious coverage?</p> <p>17 MR. COAKLEY: No. It would be just</p> <p>18 placement of the units throughout the project</p> <p>19 so that they're -- assuming they're all sale.</p> <p>20 Now, we could do the 13 affordable as</p> <p>21 rentals, and I think, under the regulations,</p> <p>22 separate them on that basis. But right now</p> <p>23 we're planning on sale and we would spread</p> <p>24 those units out so that they're not all</p> <p>25 together.</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 64</p> <p>2 elsewhere on the site? Where did you add</p> <p>3 more units to the other building clusters?</p> <p>4 MR. MOSCHELLO: I did not -- I remember</p> <p>5 I started with eight units maximum per</p> <p>6 building cluster at the most. I don't have</p> <p>7 the original plan here in front of me, but</p> <p>8 that's what I started with. I didn't put any</p> <p>9 more than eight back on any one grouping of</p> <p>10 building units. So I have an eight pack</p> <p>11 that's on the southern portion southeast. I</p> <p>12 have a seven-unit building on the southwest.</p> <p>13 On the north side of road a, I have an</p> <p>14 eight-unit building, then I have a seven-unit</p> <p>15 building behind that one. I have another</p> <p>16 seven-unit building to the left of that unit,</p> <p>17 and then I have three buildings along the</p> <p>18 northern property line where it's a</p> <p>19 five-unit, a four-unit, and a five-unit. So</p> <p>20 I broke that one up into three building, as</p> <p>21 opposed to possibly doing that with two</p> <p>22 buildings. I tried to spread it back out</p> <p>23 around the site, just adding basically, like,</p> <p>24 one unit back to certain buildings to get</p> <p>25 back up to that eight-unit number.</p> |
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| <p>1 - 821 BRIDGEWATER LLC & JCC - 63</p> <p>2 MS. SARMAD: Okay. That was my only</p> <p>3 question. Thank you.</p> <p>4 MR. FOOSE: Thank you.</p> <p>5 MR. BURR: Rob, a couple questions for</p> <p>6 you. So we heard, I think earlier, from</p> <p>7 Mr. Coakley that the project has evolved from</p> <p>8 64 units to 60, to 52, and now we're back up</p> <p>9 at 64, right?</p> <p>10 MR. MOSCHELLO: Yes.</p> <p>11 MR. BURR: And I assume, how you got</p> <p>12 from 64 down to 52 is taking some of the end</p> <p>13 units or a few units from each cluster off?</p> <p>14 MR. MOSCHELLO: From the original 64 to</p> <p>15 52?</p> <p>16 MR. BURR: Yeah.</p> <p>17 MR. MOSCHELLO: Yeah. We reduced -- I</p> <p>18 think they were all eight packs originally,</p> <p>19 and we reduced some of the -- yes. We took</p> <p>20 the units off the ends to reduce the number</p> <p>21 of units.</p> <p>22 MR. BURR: So then by adding the</p> <p>23 13-unit building where it's currently</p> <p>24 situated, can you just describe for us what</p> <p>25 impact where you made up the additional units</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 65</p> <p>2 MR. BURR: And to the northerly side of</p> <p>3 the property and the southerly side where</p> <p>4 you're closest to the nearest adjacent</p> <p>5 residences, did any additional units get</p> <p>6 added, additional disturbance or grading in</p> <p>7 the future have to get proposed in those</p> <p>8 areas?</p> <p>9 MR. MOSCHELLO: No, no additional</p> <p>10 disturbance for grading. We actually did</p> <p>11 move -- behind units 9 through 15, which is</p> <p>12 the southwest corner of the unit breakdown.</p> <p>13 We did move one basin that was right behind</p> <p>14 those units that was causing grading into the</p> <p>15 setback and closer to the property line. We</p> <p>16 shifted it off to the west, so this way keep</p> <p>17 more of that existing buffer along that</p> <p>18 property line to those two southern homes</p> <p>19 that are there.</p> <p>20 MR. BURR: Okay. You had testified</p> <p>21 about the emergency access exhibit, and I</p> <p>22 think you acknowledged that the base map for</p> <p>23 that plan was based on a prior revision, and</p> <p>24 it wasn't drawn to this current plan. If you</p> <p>25 would superimpose the access driveway, are</p> |

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| <p>1 - 821 BRIDGEWATER LLC & JCC - 66</p> <p>2 there any conflicts/any issues if it was to</p> <p>3 be laid onto the current plan set?</p> <p>4 MR. MOSCHELLO: No. Because at the end</p> <p>5 of where the road is on Road-A, there's no</p> <p>6 conflict with any units over there, and it's</p> <p>7 designed to work around that stormwater basin</p> <p>8 number seven that's on that lower corner</p> <p>9 there.</p> <p>10 MR. BURR: And we talked about the 407,</p> <p>11 plus or minus, trees that need to be removed.</p> <p>12 If that access drive was to be installed, do</p> <p>13 you have any sense for how many more trees</p> <p>14 would have to get taken down in that area?</p> <p>15 MR. MOSCHELLO: It's actually going</p> <p>16 through -- it's running just to the north of</p> <p>17 that existing tree line, so it might just be</p> <p>18 a few trees at most, if any, because that</p> <p>19 area is actually an open field in this area.</p> <p>20 You'd have to take down maybe two or three to</p> <p>21 get through to the JCC driveway, and there</p> <p>22 might be, you know, two or three that get</p> <p>23 nipped by it, but I can make an adjustment,</p> <p>24 if need be, once we find out a survey of the</p> <p>25 trees over there and avoid that.</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 68</p> <p>2 area...</p> <p>3 MR. MOSCHELLO: Yes.</p> <p>4 MR. BURR: In your opinion, is that</p> <p>5 common for a project like this with 64 senior</p> <p>6 units?</p> <p>7 MR. MOSCHELLO: It's not uncommon for a</p> <p>8 project like this. I will say this, that</p> <p>9 that area is somewhat of a placeholder for</p> <p>10 what could ultimately be there when we come</p> <p>11 to site plan. We acknowledge that we want to</p> <p>12 have some type of outdoor passive amenity</p> <p>13 space where people can gather on the</p> <p>14 property. We picked that spot, because it's</p> <p>15 sort of essential to the overall property.</p> <p>16 What it ultimately might end up being, it</p> <p>17 could be shaped a little bit differently; the</p> <p>18 seating could be reconfigured a little bit</p> <p>19 differently; but for a 64-unit development,</p> <p>20 typically to see an outdoor gathering space</p> <p>21 like that isn't uncommon. The project really</p> <p>22 isn't large enough to accommodate, you know,</p> <p>23 active recreational spaces, like, tennis</p> <p>24 courts or things like that on a site like</p> <p>25 this. So more something passive, such as</p> |
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| <p>1 - 821 BRIDGEWATER LLC & JCC - 67</p> <p>2 MR. BURR: And from a grading</p> <p>3 perspective, is that area relatively flat or</p> <p>4 is there a grade to it?</p> <p>5 MR. MOSCHELLO: Yeah, it's relatively</p> <p>6 flat. The emergency access would be</p> <p>7 basically placed at grade.</p> <p>8 MR. BURR: And last question on that</p> <p>9 too, I think Mr. Kulak's question, was that</p> <p>10 plan submitted to the fire marshal, do you</p> <p>11 know? Does he have eyes on that?</p> <p>12 MR. MOSCHELLO: I don't remember if</p> <p>13 that was submitted. There was a number of</p> <p>14 submissions, Bill, that took place. I don't</p> <p>15 know if that emergency access plan was</p> <p>16 actually a formal submission at one time.</p> <p>17 But if there's any concerns about, I'll say,</p> <p>18 the width of that - If he has a concern about</p> <p>19 the width, we'd be happy to make adjustments</p> <p>20 to it.</p> <p>21 MR. BURR: Okay. In terms of the</p> <p>22 amenities that are shown on your plan, you</p> <p>23 testified that there's a patio area currently</p> <p>24 shown, and maybe what looks like, you know, a</p> <p>25 couple of picnic benches, maybe a gazebo</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 69</p> <p>2 this, would fit in with the type of project</p> <p>3 we have here.</p> <p>4 MR. BURR: Would there be demand for a</p> <p>5 clubhouse space? Fitness center? Swimming</p> <p>6 pool? Is something like that common for a</p> <p>7 project like this?</p> <p>8 MR. MOSCHELLO: No, given the size of</p> <p>9 it, it's not, because you don't -- I'd say</p> <p>10 given the size of this project, the number of</p> <p>11 units, you wouldn't see a clubhouse or a pool</p> <p>12 because of the fees associated with operating</p> <p>13 something like that for this scale of a</p> <p>14 project. It's rare to see those types of</p> <p>15 amenities on a project this size, because of</p> <p>16 the cost associated with them.</p> <p>17 MR. BURR: And last question has to do</p> <p>18 with overall FAR and lot coverage on the</p> <p>19 newest plan. Can we just give us a sense --</p> <p>20 I think the Chairman may have asked this, but</p> <p>21 I missed your answer. Give us a sense of</p> <p>22 what those numbers look like with the current</p> <p>23 proposal versus some of the prior proposals.</p> <p>24 MR. MOSCHELLO: Sure. Just give me a</p> <p>25 second to grab my note. So if we go back to</p> |

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| <p>1 - 821 BRIDGEWATER LLC & JCC - 70</p> <p>2 the original -- I'll just call it the</p> <p>3 original 64-unit plan that we initially</p> <p>4 submitted to the Board, the original lot</p> <p>5 coverage was 49.2 percent or 5.86 acres. So</p> <p>6 we're basically just slightly under that</p> <p>7 right now at 48.7 percent or 5.58 acres, so</p> <p>8 .3 delta, roughly, reduction in lot coverage;</p> <p>9 going from a 64-unit townhouse project to a</p> <p>10 64-unit inclusionary project with affordable</p> <p>11 housing. As far as FAR goes, the FAR that we</p> <p>12 were looking at on the original project was</p> <p>13 0.48 floor area ratio, and we're now</p> <p>14 currently at, I believe it was, 0.42 FAR.</p> <p>15 MR. BURR: And I'm going to ask you to</p> <p>16 take it a step further. At the May -- I</p> <p>17 think it was the May meeting, although we</p> <p>18 didn't hear testimony from you about the</p> <p>19 actual plan revisions, I think Mr. Coakley</p> <p>20 discussed a plan that was prepared to show</p> <p>21 52 units without the affordables. Do you</p> <p>22 have those numbers, just to give us a sense</p> <p>23 of where this has gone and where it's back</p> <p>24 to?</p> <p>25 MR. MOSCHELLO: Give me a second.</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 72</p> <p>2 a ladder truck on your plan that is 41 feet</p> <p>3 in length. Now, generally, tower ladder</p> <p>4 trucks, they go from 41 feet up to 63 feet.</p> <p>5 Did you consult with the fire department or</p> <p>6 did you choose the 41-foot truck</p> <p>7 independently?</p> <p>8 MR. MOSCHELLO: No. We were familiar</p> <p>9 with the fire department's requirements, so I</p> <p>10 recall that we were going to use their ladder</p> <p>11 truck for the turning movements, because I've</p> <p>12 used that one on other projects in town. So</p> <p>13 unless there was a discrepancy in how we</p> <p>14 transposed it into the program, that's what I</p> <p>15 thought was their truck.</p> <p>16 MR. RACHAD: Okay. So you relied on</p> <p>17 your familiarity with the type of trucks that</p> <p>18 they use?</p> <p>19 MR. MOSCHELLO: Yes.</p> <p>20 MR. RACHAD: Okay. Now, if you look at</p> <p>21 the turning template... and I'll give you</p> <p>22 some time to find it.</p> <p>23 MR. MOSCHELLO: I found it here.</p> <p>24 MR. RACHAD: If you look at the exiting</p> <p>25 fire truck, you see that there is a solid</p> |
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| <p>1 - 821 BRIDGEWATER LLC & JCC - 71</p> <p>2 I know I have it here, just give me a</p> <p>3 second.</p> <p>4 So that 51-unit plan, the lot coverage</p> <p>5 on that plan, was 45 percent and the FAR was</p> <p>6 0.39.</p> <p>7 MR. BURR: Very good. Thank you.</p> <p>8 MR. MOSCHELLO: You're welcome.</p> <p>9 MR. BURR: Thank you, Mr. Chairman.</p> <p>10 MR. FOOSE: You're welcome.</p> <p>11 MR. RACHAD: Good evening, Rob. I'm</p> <p>12 going to ask you some questions regarding</p> <p>13 traffic safety, and my questions may seem too</p> <p>14 advanced for a use variance plan, however, if</p> <p>15 these questions cannot be addressed that</p> <p>16 could be a real issue during the final</p> <p>17 engineering plan.</p> <p>18 So let me start with the truck</p> <p>19 circulation plan that you submitted. It is,</p> <p>20 I believe, sheet 1 of 1, and the plan is</p> <p>21 called Fire Truck Turning Plan. Now, back in</p> <p>22 July of 2024 the fire marshal issued a letter</p> <p>23 requesting that you utilize a tower ladder</p> <p>24 truck in your analysis, and you did your</p> <p>25 analysis, and you did your plan, and you have</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 73</p> <p>2 line swinging around the turning movement and</p> <p>3 a dash line. The solid line designates the</p> <p>4 path of the tires, and the dash line</p> <p>5 designates the front of the overhang. So if</p> <p>6 you look at the dash line, it looks like it</p> <p>7 is over or touching the curb on the far side,</p> <p>8 and also touching a symbol that I'm not sure</p> <p>9 what it is. It's a round symbol with an "X."</p> <p>10 Is that a pole or a lighting fixture?</p> <p>11 MR. MOSCHELLO: Yeah, I'm looking at</p> <p>12 the plan now. I would think it might be</p> <p>13 either a sign or a pole. It's on the curb</p> <p>14 line, which leaves me to believe that it</p> <p>15 might be a sign.</p> <p>16 MR. RACHAD: Normally, it wouldn't be a</p> <p>17 sign. It would be a pole or a fixture</p> <p>18 normally. A sign is usually a blade with a</p> <p>19 dot.</p> <p>20 MR. MOSCHELLO: Yeah, usually, but...</p> <p>21 MR. RACHAD: I'm pointing this out,</p> <p>22 because it's very close to it, so if the</p> <p>23 driver of the fire truck turns the wheel half</p> <p>24 an inch to the right or to the left, that</p> <p>25 truck may hit that pole or that fixture, or</p> |

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| 2 | the overhang may go over the curb and impact | 2 | I believe 600 could be achieved based on the |
| 3 | where a pedestrian may be, and I want to make | 3 | topography that's out there. |
| 4 | sure you could correct this in your final | 4 | MR. RACHAD: Now, on the other side it |
| 5 | design, because right now this looks too | 5 | shows that you have achieved a 500 foot clear |
| 6 | close for comfort basically. | 6 | site distance, and just to remind the Board |
| 7 | MR. MOSCHELLO: Yeah, I'm looking it, | 7 | and everyone else listening, you would need a |
| 8 | and even though I'm looking at a half size | 8 | minimum of 555 feet and a desirable distance |
| 9 | print, I agree. I think with some minor | 9 | of 610 feet. Your plan shows 500-foot clear |
| 10 | modifications of the -- I'll say it's the tip | 10 | site distance. Is that the maximum you could |
| 11 | of the island, so the truck can make the | 11 | achieve or you're going to give the same |
| 12 | turn, you know, pull that back a little bit, | 12 | answer that this could be also extended? |
| 13 | I think that we'll be able to make sure we | 13 | MR. MOSCHELLO: There's additional |
| 14 | could provide that turning radius leaving the | 14 | distance to the south as well from being out |
| 15 | site. I agree with that. | 15 | there on the property. I could say you could |
| 16 | MR. RACHAD: I'll move onto site | 16 | achieve at least 100 more feet looking to the |
| 17 | distance questions. So you did a site | 17 | south. |
| 18 | distance analysis, and I will go to sheet of | 18 | MR. RACHAD: And my last question |
| 19 | 1 of 1 also, and it's entitled Site Distance | 19 | regarding the profile - and thank you for |
| 20 | Planning Profile. Do you recall what speed | 20 | doing the profile, by the way. Many |
| 21 | limit did you use for your site distance | 21 | engineers do not do the profile. This gives |
| 22 | calculations? | 22 | us an indication of exactly what the driver |
| 23 | MR. MOSCHELLO: I know we worked with | 23 | is seeing or not seeing. So your profile, if |
| 24 | Mr. Keller's office on preparing this plan. | 24 | you look in the center of it, you do show |
| 25 | I can't remember if it was 45 miles an hour | 25 | that you have 3.5 viewing height at station |
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| 1 | - 821 BRIDGEWATER LLC & JCC - 75 | 1 | - 821 BRIDGEWATER LLC & JCC - 77 |
| 2 | on that strip of 202/206, but he did provide | 2 | 161, which is adequate. But then, if you |
| 3 | us with the required distance of -- I think | 3 | move to the right, and you look approximately |
| 4 | we got 542 to the north and 500 to the south. | 4 | at station 181, or actually 178, you find |
| 5 | MR. RACHAD: The speed limit, based on | 5 | that that viewing distance has diminished, |
| 6 | Mr. Keller's report, is 50 miles per hour on | 6 | and you don't show it, and I want to make |
| 7 | Route 206, and if we do a minimum analysis, | 7 | sure you don't have an obstruction due to the |
| 8 | we use 50, which would give us a required | 8 | irregularity of the pavement or the berm area |
| 9 | site distance of 555 feet; and if you want to | 9 | that would obstruct the visibility of the |
| 10 | use a conservative analysis, specifically in | 10 | driver. And, also, we need to pay attention |
| 11 | this case being that this is an | 11 | to ground cover. The ground itself may be |
| 12 | age-restricted development, we add five miles | 12 | three-and-a-half-feet below the site line, |
| 13 | an hour to the speed limit, so we take it | 13 | but if you have vegetation, that could be |
| 14 | from 50 to 55, and the 55 miles an hour speed | 14 | obstructed. |
| 15 | limit would require a higher intersection | 15 | MR. MOSCHELLO: Looking at the plan, my |
| 16 | site distance, 610 feet, which, based on the | 16 | plan shows three-and-a-half-foot viewing |
| 17 | plans, that is not achieved. | 17 | height, you know, leaving the site for the |
| 18 | MR. MOSCHELLO: Well, based on the | 18 | driver's eye, and I'm actually showing |
| 19 | plan, we stopped at 542 based on Mr. Keller's | 19 | three-and-a-half-foot for the object height |
| 20 | original recommendation. I do know from | 20 | on this plan here. So I know, based on the |
| 21 | visiting the site and looking at the | 21 | topography, that distance between the site |
| 22 | distances and the profile that I have there | 22 | line and the grade varies a little bit; but |
| 23 | on the plan, if we were to extend that to | 23 | most of that, for at least 300 plus feet of |
| 24 | 600 feet, we don't hit to the crest of the | 24 | it is over pavement, so I'm not concerned |
| 25 | high point on the north side of 202/206. So | 25 | about any obstructions on the pavement |

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| <p>1 - 821 BRIDGEWATER LLC & JCC - 78</p> <p>2 itself. The rest of it is by an existing</p> <p>3 driveway and lawn area, so I know that is,</p> <p>4 from being out at the site, there wasn't any</p> <p>5 major visual obstructions looking both in</p> <p>6 that north direction. Of course, the south</p> <p>7 direction is over -- the majority of it is</p> <p>8 over the highway to begin with, so there's no</p> <p>9 obstructions there. I do recognize the point</p> <p>10 that, yes, if there's vegetation within that</p> <p>11 site line you'd be hampered by it, but</p> <p>12 looking at where this location is and being</p> <p>13 out there I didn't see any major vegetation</p> <p>14 in that first 100 to 150 feet that would</p> <p>15 impair the driver's eye looking up the</p> <p>16 highway.</p> <p>17 MR. RACHAD: That's all I have,</p> <p>18 Mr. Chairman.</p> <p>19 MR. FRESCO: I just have one follow-up</p> <p>20 question. So can you just repeat what you</p> <p>21 said about the southbound? I'm -- can you</p> <p>22 just repeat what you said about the</p> <p>23 visibility traveling south?</p> <p>24 MR. RACHAD: So to achieve safety at an</p> <p>25 intersection, you need to provide the driver</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 80</p> <p>2 it is that is obstructing that visibility,</p> <p>3 then I don't have the site distance and</p> <p>4 that's what I was questioning Rob about.</p> <p>5 MR. FRESCO: Okay. So he said that he</p> <p>6 had additional. So how much visibility is</p> <p>7 there currently? I thought you said</p> <p>8 something in the 500 range, but you needed</p> <p>9 550, but there was about 500, and then he</p> <p>10 said there was another hundred roughly.</p> <p>11 MR. RACHAD: That we don't know. You</p> <p>12 need to do a field check to verify this. Rob</p> <p>13 said that --</p> <p>14 MR. FRESCO: What do you know? Just</p> <p>15 tell me what do we know? What number do we</p> <p>16 know?</p> <p>17 MR. RACHAD: We know that we have 500.</p> <p>18 And Rob responded and said he believes --</p> <p>19 MR. FRESCO: Hold on one second. So we</p> <p>20 know we have 500. What do we need?</p> <p>21 MR. RACHAD: Ideally we need about 600.</p> <p>22 MR. FRESCO: Okay. And they're saying</p> <p>23 we have what? 550?</p> <p>24 MR. RACHAD: Rob is saying he believes</p> <p>25 there is an additional 100 even more based on</p> |
| Page 79 | Page 81 |
| <p>1 - 821 BRIDGEWATER LLC & JCC - 79</p> <p>2 with enough visibility at the stop sign. So</p> <p>3 when the driver is at the stop sign and the</p> <p>4 driver is looking to the right or to the</p> <p>5 left, that driver needs to see clearly a</p> <p>6 certain distance. And that distance is</p> <p>7 dictated by the speed limit or the prevailing</p> <p>8 speed. And in this case, ideally, you would</p> <p>9 want to provide about 600 feet of clear</p> <p>10 visibility to the driver. Now, the driver is</p> <p>11 sitting in the vehicle, and, based on</p> <p>12 national criteria, the eye level above the</p> <p>13 ground level is about three-and-a-half-feet,</p> <p>14 and the object that the driver is looking at,</p> <p>15 according to Rob's plan, is also</p> <p>16 three-and-a-half-feet. So that means if I'm</p> <p>17 looking to the right or to the left to make a</p> <p>18 turn, I need to see a three-and-a-half-foot</p> <p>19 object at 600 feet. Now, if in between there</p> <p>20 is an obstruction that is</p> <p>21 three-and-a-half-feet or three feet that's</p> <p>22 going to obstruct my vision, even though on</p> <p>23 the plan I can show a straight line, but in</p> <p>24 reality, in my vehicle, I'm looking to the</p> <p>25 right and if there is a berm area or whatever</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 81</p> <p>2 the geometry of the roadway, but that is not</p> <p>3 reflected on the plan.</p> <p>4 MR. FRESCO: Exactly. That's what my</p> <p>5 question is. So on the plan there is how</p> <p>6 much? Just --</p> <p>7 MR. RACHAD: 500 feet on one side and</p> <p>8 542 feet on the other side.</p> <p>9 MR. FRESCO: Okay. All right, thank</p> <p>10 you.</p> <p>11 MR. FOOSE: Maurice, based on your</p> <p>12 questioning, would less units create a better</p> <p>13 situation for traffic to traverse this</p> <p>14 project including emergency vehicles?</p> <p>15 MR. RACHAD: That's a good question,</p> <p>16 Mr. Chairman. Absolutely not. The number of</p> <p>17 vehicles does not impact all these parameters</p> <p>18 we're discussing. They're all physical</p> <p>19 parameters. They have to deal with the</p> <p>20 geometry of the roadway, the position of the</p> <p>21 vehicle. Whether there is ten vehicles or</p> <p>22 one, if it fails it fails. However, if you</p> <p>23 don't have the site distance and you have</p> <p>24 more vehicles, you increase the chances of a</p> <p>25 collision.</p> |

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| 1 | - 821 BRIDGEWATER LLC & JCC - | 82 | 1 | - 821 BRIDGEWATER LLC & JCC - | 84 |
| 2 | MR. FOOSE: Okay. Now, inside the | | 2 | coming southbound on Route 202/206. It's | |
| 3 | property, inside the dimensions, I think it's | | 3 | already difficult to pull out on West | |
| 4 | A-10 that Rob was speaking to, if there is | | 4 | Foothill in either direction, north or south. | |
| 5 | less physical units inside, would there be | | 5 | You've got people coming out of Foothill and | |
| 6 | more room for roadway potentially? | | 6 | now you're going to have people coming out in | |
| 7 | MR. RACHAD: I would have to say no. | | 7 | both directions out of this place. So | |
| 8 | The roadway is defined, and if you widen the | | 8 | traffic is heading northbound, you're trying | |
| 9 | roadway toward their side, let's say, you may | | 9 | to pull out northbound in front of them, so | |
| 10 | actually exacerbate the site distance and not | | 10 | you've got to floor it to get in front of the | |
| 11 | help it, because when you move back now you | | 11 | traffic that's coming 50 miles an hour on | |
| 12 | have more obstruction not less. So widening | | 12 | your rear end. Meanwhile, Foothill is also | |
| 13 | might not be the answer here. | | 13 | pulling out on you. You're going to have to | |
| 14 | MR. FOOSE: Again, I'm talking about | | 14 | slam on your brakes if somebody pulls out on | |
| 15 | inside the project, not the site outside. | | 15 | you. It's just -- it's a cluster of traffic | |
| 16 | I'm worried about fire trucks hitting things. | | 16 | already, and I think adding this -- I don't | |
| 17 | If there were less units, would there be less | | 17 | understand all the technical details of the | |
| 18 | likely of that happening? | | 18 | stopping distance and all that, but just | |
| 19 | MR. RACHAD: Yeah. So they used a | | 19 | driving this road constantly I don't | |
| 20 | 41-foot fire truck, and if the fire truck is | | 20 | understand how this is going to work, and | |
| 21 | 45 or 50, or the largest one available, 63, | | 21 | unless you force people to make a right only | |
| 22 | that might not be able to negotiate the site, | | 22 | out of it, making a left -- like, if you go | |
| 23 | so the site has to shrink to provide the | | 23 | to the farmers market that's there, and you | |
| 24 | proper geometry for a larger truck to | | 24 | try to make a left out and head northbound, | |
| 25 | negotiate the site. | | 25 | you either wait there or you take a risk and | |
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| 1 | - 821 BRIDGEWATER LLC & JCC - | 83 | 1 | - 821 BRIDGEWATER LLC & JCC - | 85 |
| 2 | MR. FOOSE: Got you. Thank you very | | 2 | you pull out and somebody flies up behind | |
| 3 | much. | | 3 | you. I'm just trying to understand how this | |
| 4 | Anyone else? | | 4 | is going to work. | |
| 5 | All right, members of the public, | | 5 | MR. MOSCHELLO: Our traffic engineer | |
| 6 | questions for Mr. Moschello's testimony. | | 6 | did give testimony as to the validity of the | |
| 7 | Okay -- oh, there we go. We've got | | 7 | driveway, and the trip generation and the | |
| 8 | one. We've got a taker. | | 8 | turning and so forth. We were just | |
| 9 | Good evening, sir. Just your name and | | 9 | discussing site distances, and given its | |
| 10 | address, please. | | 10 | location, you're actually further away from | |
| 11 | MR. ESPOSITO: Rob Esposito, 738 West | | 11 | West Foothill. So you have more site | |
| 12 | Foothill. | | 12 | distance looking to the north, so you have | |
| 13 | So I have a question about the traffic | | 13 | time to see that car coming over the crest, | |
| 14 | as well, and I'm not sure if I'm going to be | | 14 | you know, before you pull out of your | |
| 15 | able to explain it clearly. | | 15 | driveway. If you're coming out of West | |
| 16 | MR. BONGIORNO: Can you speak into the | | 16 | Foothill, you have less of a distance to see | |
| 17 | mic? | | 17 | that car coming over the crest coming | |
| 18 | MR. ESPOSITO: So I didn't fully follow | | 18 | southbound; and conversely, there's a lot of | |
| 19 | the discussion that we were just having on | | 19 | site distance looking south on 202/206. So, | |
| 20 | the 550 feet, the 600, but I'm trying to | | 20 | again, I mentioned 600 feet. We know the | |
| 21 | picture how it's going to impact the traffic | | 21 | road dips down here. There's a slight low | |
| 22 | between -- there's West Foothill, Foothill on | | 22 | point here where there's a culvert, it comes | |
| 23 | the other side, and then the driveway for | | 23 | up again a little bit, but there's a lot of | |
| 24 | this place. Right? And you've got people | | 24 | sight distance. | |
| 25 | coming 50 plus miles an hour over that hill | | 25 | And that farm driveway, which is | |

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| <p>1 - 821 BRIDGEWATER LLC & JCC - 86</p> <p>2 located where my finger is here on the middle</p> <p>3 of the site, it gives you less time to do</p> <p>4 that; and with the driveway being up here,</p> <p>5 you have more time to see those cars before</p> <p>6 you pull out actually.</p> <p>7 MR. ESPOSITO: The driveway is up</p> <p>8 higher up there?</p> <p>9 MR. MOSCHELLO: The farm driveway is</p> <p>10 located -- the current farm driveway is</p> <p>11 actually the middle of the site, right about</p> <p>12 here. So this driveway is further to the</p> <p>13 north, so you have more time to react to</p> <p>14 those cars coming northbound. And</p> <p>15 conversely, you have more distance away from</p> <p>16 that high point, whereas if you're coming out</p> <p>17 of West Foothill, you have less time to see</p> <p>18 those cars coming over the ridge.</p> <p>19 MR. ESPOSITO: So if I'm making a right</p> <p>20 out of West Foothill, and you have like a</p> <p>21 fraction of a second to see a car that's</p> <p>22 coming over that hill, so now I'm making a</p> <p>23 right, I see the car coming, I floor it to</p> <p>24 get up to 50 miles an hour, you got somebody</p> <p>25 coming out of that driveway --</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 88</p> <p>2 and the layout of the project and the</p> <p>3 townhouse units, we discussed possibly</p> <p>4 reducing those unit counts down to 60, and</p> <p>5 then we talked about going down to 52. We</p> <p>6 never actually presented the 52-unit plan.</p> <p>7 We were going to. And then based on back and</p> <p>8 forth and hearing discussions with the Board</p> <p>9 about an affordable component, we went down</p> <p>10 to 51 townhouse units, and then added 13</p> <p>11 affordables to meet the 20 percent set aside;</p> <p>12 to bring us back up to the original number of</p> <p>13 64.</p> <p>14 MR. FOOSE: Rob, just for clarity, the</p> <p>15 Board didn't ask you to take the number back</p> <p>16 up. The township affordable housing planner</p> <p>17 had discussions with Rich, with our planner</p> <p>18 Katherine. Originally, you wanted to</p> <p>19 build -- basically write a check instead of</p> <p>20 building affordable housing units. Is that</p> <p>21 correct?</p> <p>22 MR. MOSCHELLO: That is correct, yes?</p> <p>23 MR. FOOSE: And our planner for the</p> <p>24 township said based on previous fair share</p> <p>25 housing settlements in the previous round,</p> |
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| <p>1 - 821 BRIDGEWATER LLC & JCC - 87</p> <p>2 MR. MOSCHELLO: This car could see you</p> <p>3 a lot easier to see you coming out and could</p> <p>4 see that car coming off of West Foothill than</p> <p>5 the time you have to make that same right</p> <p>6 turn. And that's just conjecture. I'm not a</p> <p>7 traffic engineer. But based on the</p> <p>8 discussions of what you're experiencing,</p> <p>9 that's what we have there.</p> <p>10 MR. ESPOSITO: Yeah. I mean, in theory</p> <p>11 and the technicals, maybe that's true, but</p> <p>12 sitting at West Foothill and Foothill and</p> <p>13 going both directions daily, I just don't see</p> <p>14 it working.</p> <p>15 MR. MOSCHELLO: I understand.</p> <p>16 MR. ESPOSITO: The other question is:</p> <p>17 So I didn't follow how we got from 65, or</p> <p>18 whatever the number was, down to -- why did</p> <p>19 we go from 65 to 52? What's the reasoning?</p> <p>20 I'm not sure who to direct that to, but what</p> <p>21 has changed between those number changes?</p> <p>22 Like why did we go down to 52, and then why</p> <p>23 was it okay to bump it back up to 64?</p> <p>24 MR. MOSCHELLO: We started at 64 on the</p> <p>25 original project. Discussions with the Board</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 89</p> <p>2 that is not acceptable. We communicated that</p> <p>3 to the applicant and here we are. We didn't</p> <p>4 ask them to go back up; they chose to go back</p> <p>5 up. Let's not confuse that.</p> <p>6 MR. ESPOSITO: I'm just confused as to</p> <p>7 why did it go from 64 all the way down to 52?</p> <p>8 MR. MOSCHELLO: That was just based on</p> <p>9 conversations and discussions with the Board</p> <p>10 and the professionals over time about the</p> <p>11 layout of the project, and where certain</p> <p>12 units were located, and just how that laid</p> <p>13 out on the site. It didn't affect the</p> <p>14 roadway network as much as it just had the</p> <p>15 certain layout to it in terms of coverage and</p> <p>16 unit locations and things of that nature.</p> <p>17 So we ultimately started at 64, worked</p> <p>18 our way down to 52, and then because of the</p> <p>19 affordable component we took it back up to</p> <p>20 64 units.</p> <p>21 MR. ESPOSITO: So what has changed</p> <p>22 between the 52 and the 64? Why -- I'm sure</p> <p>23 there was a good reason to go down to 52.</p> <p>24 Like, why would you not want to build more</p> <p>25 units? So you compromised to go down to 52,</p> |

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| <p>1 - 821 BRIDGEWATER LLC & JCC - 90</p> <p>2 but now you're back up to 64.</p> <p>3 MR. MOSCHELLO: The difference is going</p> <p>4 back up to the 64, but doing it in an</p> <p>5 affordable building still leaves some</p> <p>6 additional green space around the site to add</p> <p>7 the amenity space and not have -- and as I</p> <p>8 pointed out to -- as the Mr. Chairman asked</p> <p>9 me before, could I fit some additional units</p> <p>10 of the property, where on the prior plan we</p> <p>11 were maxed out at 64. In this instance, it's</p> <p>12 not as maxed out as you would think, because</p> <p>13 there's additional green space around the</p> <p>14 units. It made for a better layout with the</p> <p>15 affordable building and the amenity space to</p> <p>16 allow for that for the residents, while also</p> <p>17 allowing some additional green space around</p> <p>18 the site. That was more tighter under the</p> <p>19 prior 64-unit plan.</p> <p>20 MR. ESPOSITO: Okay. And, sorry, one</p> <p>21 more quick question: The tree you said --</p> <p>22 I'm sorry, 408 trees or something coming</p> <p>23 down, right?</p> <p>24 MR. FRESCO: 407.</p> <p>25 MR. ESPOSITO: From a previous meeting,</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 92</p> <p>2 south on the project site, yes. And interior</p> <p>3 to the site as well, with shade trees and the</p> <p>4 like.</p> <p>5 MR. ESPOSITO: Is that the only</p> <p>6 buffering? Like what happens -- because I've</p> <p>7 seen other developments go up where they</p> <p>8 throw some tress in the ground and they die</p> <p>9 within a year, and now it's all wide open.</p> <p>10 So is there any guarantees that that buffer</p> <p>11 is actually going to be there?</p> <p>12 MR. MOSCHELLO: There's two things</p> <p>13 under site plans. One, your site plan</p> <p>14 application, and I'll leave the legality of</p> <p>15 this to Mr. Coakley, but you are obligated to</p> <p>16 typically maintain that buffer in perpetuity</p> <p>17 as part of a site plan application. So if a</p> <p>18 tree dies, the builder or developer usually</p> <p>19 has a two-year guarantee on that tree. The</p> <p>20 town requires a two-year maintenance</p> <p>21 guarantee for any plantings. So if something</p> <p>22 dies within the first two years, the</p> <p>23 developer is required to replace it. If it</p> <p>24 dies after that, it's typically a requirement</p> <p>25 of the homeowner's association to maintain</p> |
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| <p>1 - 821 BRIDGEWATER LLC & JCC - 91</p> <p>2 I overheard something about -- like a tree</p> <p>3 has to be a certain size to be considered a</p> <p>4 tree in that context. Is that accurate.</p> <p>5 MR. MOSCHELLO: I think it's six or</p> <p>6 eight inches is the minimum size that's used</p> <p>7 when counting trees on a property, per the</p> <p>8 ordinance.</p> <p>9 MR. ESPOSITO: So is there a count of</p> <p>10 total trees? I'm just concerned that you</p> <p>11 look and you see nothing but trees, and you</p> <p>12 say you're taking down 408, but, really,</p> <p>13 you're clearing the whole area.</p> <p>14 MR. MOSCHELLO: Anything under six</p> <p>15 inches, we don't typically -- it's not</p> <p>16 counted as a tree. It's a small tree, but</p> <p>17 it's not going to count the same as a -- you</p> <p>18 don't count anything greater than eight</p> <p>19 inches in the number.</p> <p>20 MR. ESPOSITO: So the whole thing is</p> <p>21 cleared out, we put up -- what was it? 100</p> <p>22 and something trees to replace it, right?</p> <p>23 MR. MOSCHELLO: Minimum of 185. We'd</p> <p>24 probably be north of 200 once we enhance some</p> <p>25 of the buffering both to the north and to the</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 93</p> <p>2 that buffer. And this is just -- because</p> <p>3 this is still coming in for just a use aspect</p> <p>4 of it, some of the landscaping on here hasn't</p> <p>5 been fully worked out yet. There could be</p> <p>6 the opportunity for some berming along some</p> <p>7 of the property lines once we get into the</p> <p>8 final grading of the project site itself.</p> <p>9 So our goal is to -- even though you</p> <p>10 have residential to the north, residential to</p> <p>11 the south, we do want to be good neighbors,</p> <p>12 we want to provide the buffering, and that's</p> <p>13 something we would look at as part of site</p> <p>14 plan to enhance those buffers. Because of</p> <p>15 the amount of trees we're removing, we want</p> <p>16 to plant as many back as we can on the site.</p> <p>17 MR. ESPOSITO: Okay, thank you. Sorry</p> <p>18 for taking longer than expected.</p> <p>19 MR. FOOSE: Thank you very much.</p> <p>20 MS. MARINELLI: Dawn Marinelli. I live</p> <p>21 at 809 Route 202/206, so I'm one of the</p> <p>22 homeowners that is about -- right. It's a</p> <p>23 little bit over. So I have a question.</p> <p>24 MR. FOOSE: If you could just talk into</p> <p>25 the microphone.</p> |

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| <p>1 - 821 BRIDGEWATER LLC & JCC - 94</p> <p>2 MS. MARINELLI: You said that you moved</p> <p>3 the basin away from our property line, right?</p> <p>4 MR. MOSCHELLO: Is this your house here</p> <p>5 in the middle?</p> <p>6 MS. MARINELLI: Yes.</p> <p>7 MR. MOSCHELLO: Yes. There was a basin</p> <p>8 right back here behind the units - I think</p> <p>9 it's closest to your house - and we moved it</p> <p>10 over to the southwest over here.</p> <p>11 MS. MARINELLI: So how would that</p> <p>12 impact the flow of water to my property?</p> <p>13 MR. MOSCHELLO: It's actually going to</p> <p>14 reduce the flow of water.</p> <p>15 MS. MARINELLI: How does that work if</p> <p>16 it would be up there? Because right now</p> <p>17 there is a big hill.</p> <p>18 MR. MOSCHELLO: Everything comes this</p> <p>19 way. Right? Generally speaking, with the</p> <p>20 topography, it flows in this direction and</p> <p>21 this direction towards the stream.</p> <p>22 MS. MARINELLI: But if it goes that way</p> <p>23 and the basin is up there how is it --</p> <p>24 MR. MOSCHELLO: The basin is going to</p> <p>25 be piped down to the stream down here. So</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 96</p> <p>2 around those existing trees.</p> <p>3 MS. MARINELLI: And how big are those</p> <p>4 trees?</p> <p>5 MR. MOSCHELLO: Typically, when you do</p> <p>6 your planting at site plan, the evergreens</p> <p>7 are 8 to 10 feet; typically 6 to 8, 8 to 10.</p> <p>8 And the deciduous trees are typically</p> <p>9 two-and-a-half-inch caliper, so anywhere from</p> <p>10 10 to 12 feet when they're initially planted.</p> <p>11 MS. MARINELLI: And you also mentioned</p> <p>12 that there's a stream in the front that goes</p> <p>13 down there. There is a stream, you said,</p> <p>14 that helps collect the water. I don't know</p> <p>15 if you are aware that whenever there's a</p> <p>16 storm, there's a bridge that goes -- you have</p> <p>17 to go over a bridge to get to our property;</p> <p>18 the properties.</p> <p>19 MR. MOSCHELLO: Yeah, down right over</p> <p>20 here.</p> <p>21 MS. MARINELLI: Right. It floods. It</p> <p>22 floods. The garbage pails, just, they float;</p> <p>23 and that's not even with a big storm. So I'd</p> <p>24 like to know -- I don't believe that this</p> <p>25 project is going to help the condition of</p> |
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| <p>1 - 821 BRIDGEWATER LLC & JCC - 95</p> <p>2 we'll collect the runoff both with roofs and</p> <p>3 the roads, there would be drainage systems</p> <p>4 within the roads, the roofs will be</p> <p>5 collected, and that'll get piped into the</p> <p>6 basins, and then those basins will be piped</p> <p>7 down to a discharge point adjacent to the</p> <p>8 stream. So it will reduce runoff to your</p> <p>9 property over time if it's built. If the</p> <p>10 project is built. Because right now</p> <p>11 everything just flows just towards your</p> <p>12 property.</p> <p>13 MS. MARINELLI: Well, no, there's a big</p> <p>14 hill, though. There's a big mound.</p> <p>15 MR. MOSCHELLO: Back here in this</p> <p>16 corner right here, yes. And, actually, part</p> <p>17 of that mound is staying. We're not removing</p> <p>18 that mound.</p> <p>19 MS. MARINELLI: And you said, also,</p> <p>20 there's going to be trees along -- so there</p> <p>21 will be trees along the whole line? Right</p> <p>22 now I think I see three trees.</p> <p>23 MR. MOSCHELLO: That is probably about</p> <p>24 25 trees we're proposing here right now, and</p> <p>25 we will ultimately add some more to infill</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 97</p> <p>2 flooding. I think it's going to make it</p> <p>3 worse. And I don't know if you're aware, the</p> <p>4 other house that you access, it's the first</p> <p>5 house up that -- not up the driveway. It's</p> <p>6 the first house --</p> <p>7 MR. MOSCHELLO: On the property today?</p> <p>8 MS. MARINELLI: Yes.</p> <p>9 MR. MOSCHELLO: There's an existing</p> <p>10 structure maybe right about here, and then</p> <p>11 the other house is back here.</p> <p>12 MS. MARINELLI: The house in front of</p> <p>13 mine.</p> <p>14 MR. MOSCHELLO: Oh, you mean the farm</p> <p>15 stand?</p> <p>16 MS. MARINELLI: No. So there's three</p> <p>17 houses that run --</p> <p>18 MR. FOOSE: On the southern property</p> <p>19 line. There's three houses.</p> <p>20 MR. MOSCHELLO: Oh, I'm sorry, these</p> <p>21 existing houses.</p> <p>22 MS. MARINELLI: Right.</p> <p>23 MR. MOSCHELLO: I thought you were</p> <p>24 talking about the structures on site.</p> <p>25 MS. MARINELLI: So there was a storm,</p> |

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| <p>1 - 821 BRIDGEWATER LLC & JCC - 98</p> <p>2 and I don't know if you're aware, but the</p> <p>3 bridge to that first house was taken out by</p> <p>4 the storm, and the owner had to exit through</p> <p>5 my property. So, you know, there's a concern</p> <p>6 about this water.</p> <p>7 MR. FOOSE: At the end of this case,</p> <p>8 when we're done with all the witnesses, I'm</p> <p>9 going to let members of the audience speak</p> <p>10 for or against the case, and you could bring</p> <p>11 all this up. You could show pictures.</p> <p>12 MS. MARINELLI: I was just asking</p> <p>13 questions, if he was aware of that.</p> <p>14 MR. FOOSE: Fair enough. Thank you</p> <p>15 very much.</p> <p>16 MR. KURZ: Robert Kurz, 775 West</p> <p>17 Foothill.</p> <p>18 I'm sure you've seen it, they've</p> <p>19 relined or they repaved 202/206.</p> <p>20 MR. MOSCHELLO: Okay, I haven't been</p> <p>21 out there in a few weeks.</p> <p>22 MR. KURZ: I thought you would have</p> <p>23 been prepared for this then, because the</p> <p>24 question I'm going to ask you is: What</p> <p>25 they're lining in now, the sideline</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 100</p> <p>2 MR. KURZ: But what I'm asking is: At</p> <p>3 one point, the gentleman had said that</p> <p>4 there -- I don't know if it was the traffic</p> <p>5 planner or not, had said they would attempt</p> <p>6 or try to do a left turn into the new</p> <p>7 property.</p> <p>8 MR. MOSCHELLO: Yes. Yeah. There will</p> <p>9 be a left-turn lane. There's striping there</p> <p>10 today if you're traveling northbound of 202.</p> <p>11 MR. KURZ: Have you seen the striping</p> <p>12 since they just redid it? That's what I'm</p> <p>13 asking.</p> <p>14 MR. MOSCHELLO: No, I haven't seen the</p> <p>15 striping since they just redid it.</p> <p>16 MR. KURZ: There's no room for a</p> <p>17 left-turn lane.</p> <p>18 MR. MOSCHELLO: The striping I have on</p> <p>19 my plan showed room for a left-turn lane. So</p> <p>20 if the state did something different than</p> <p>21 what we just currently have now, we'll need</p> <p>22 to take a look at that and see what they did.</p> <p>23 MR. KURZ: But that's a major issue, is</p> <p>24 that the more you put traffic -- three lanes</p> <p>25 of traffic there. It's a two-lane highway,</p> |
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| <p>1 - 821 BRIDGEWATER LLC & JCC - 99</p> <p>2 usually -- I guess it's the white line. It's</p> <p>3 almost right at the edge of the curbing.</p> <p>4 What is the process that you're going to keep</p> <p>5 cars from rolling down into the culvert or</p> <p>6 the screen area? Are you going to be putting</p> <p>7 up some sort of...</p> <p>8 MR. MOSCHELLO: Along the state</p> <p>9 highway?</p> <p>10 MR. KURZ: Yeah.</p> <p>11 MR. MOSCHELLO: That's the purview of</p> <p>12 the state; that's not us. We don't control</p> <p>13 the state highway.</p> <p>14 MR. KURZ: So you're saying, ah well.</p> <p>15 MR. MOSCHELLO: It's the state's</p> <p>16 jurisdiction, the highway.</p> <p>17 MR. KURZ: I understand that. Are you</p> <p>18 going to be contacting the state saying, hey,</p> <p>19 we're going to be digging a culverts here?</p> <p>20 MR. MOSCHELLO: I'm not digging a</p> <p>21 culvert on the road here. I'm adding an</p> <p>22 entry point across from the existing driveway</p> <p>23 that's there today. So we're closing off the</p> <p>24 driveway that's there today that goes to the</p> <p>25 farm stand.</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 101</p> <p>2 and coming south there is a left-turn lane to</p> <p>3 go onto Foothill Road. There's another</p> <p>4 left-turn lane to go into the vet's office.</p> <p>5 MR. MOSCHELLO: Yes. I designed that</p> <p>6 15 years ago.</p> <p>7 MR. KURZ: Yeah. How we got it, I</p> <p>8 don't know. It's a private thing. So you're</p> <p>9 going to be applying to the state to put a</p> <p>10 left-turn lane for northbound traffic into</p> <p>11 the property. Is that right?</p> <p>12 MR. MOSCHELLO: Yes. Yes. And I could</p> <p>13 tell you, I designed this left-turn lane into</p> <p>14 the vet 15 years ago. So we went to the DOT</p> <p>15 to get that approval. We worked with the</p> <p>16 traffic engineer to do that, and the intend</p> <p>17 is to do the same thing on this site. If the</p> <p>18 DOT repaved the road and changed some of the</p> <p>19 striping, we'll have to deal with that as</p> <p>20 part of our application to adjust it.</p> <p>21 MR. KURZ: Okay. So that will be taken</p> <p>22 into consideration, then?</p> <p>23 MR. MOSCHELLO: Absolutely, yes. Yes.</p> <p>24 If they did something different from what was</p> <p>25 currently shown on that aerial right now,</p> |

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| <p>1 - 821 BRIDGEWATER LLC & JCC - 102</p> <p>2 we'll have to take a look at that and address</p> <p>3 that with the DOT.</p> <p>4 MR. KURZ: All right. So from the</p> <p>5 driveway south to the -- as the driveway</p> <p>6 makes a turn like this. So from your</p> <p>7 driveway to the highway, that road or that</p> <p>8 grass area there, is that going to be level</p> <p>9 or is that going to be sunken down as a catch</p> <p>10 basin?</p> <p>11 MR. MOSCHELLO: You mean this road</p> <p>12 here?</p> <p>13 MR. KURZ: Right in that area there.</p> <p>14 Where your hand is now. Just that whole</p> <p>15 green area down.</p> <p>16 MR. MOSCHELLO: I want it to be leveled</p> <p>17 or slightly raised. I don't want to go down</p> <p>18 into a hole and then come back up.</p> <p>19 MR. KURZ: I understand that. I'm just</p> <p>20 wondering, as cars are coming there that</p> <p>21 they're not going to be going over the edge</p> <p>22 of the roadway.</p> <p>23 MR. MOSCHELLO: No. No. The intent is</p> <p>24 not to do that, no.</p> <p>25 MR. KURZ: So it is a level area there.</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 104</p> <p>2 about.</p> <p>3 We have had, for the last 13 years,</p> <p>4 issues with cars slamming on their brakes not</p> <p>5 knowing whether they're going to turn into</p> <p>6 our driveway or Foothill. It has been an</p> <p>7 issue from day one. Seeing another driveway</p> <p>8 across -- and I spoke to Rob, and I trust</p> <p>9 Rob, he did my site, but having three</p> <p>10 driveways right there -- because there's one</p> <p>11 house just north of the entrance to this.</p> <p>12 Having those three right there together seems</p> <p>13 like a real issue, plus Foothill. I just</p> <p>14 wanted to make that clear. We've always had</p> <p>15 issues with it. This is adding another</p> <p>16 driveway. The one reason I came was to see</p> <p>17 if that driveway entrance could be south of</p> <p>18 where it is proposed to be.</p> <p>19 MR. FOOSE: Dr. Levinston, I'm a</p> <p>20 customer for ten plus years. I asked the</p> <p>21 same question, just so you know.</p> <p>22 MR. LEVINSTON: As long as it's being</p> <p>23 addressed, I trust Rob, but it is a concern</p> <p>24 for me.</p> <p>25 MR. MOSCHELLO: Thank you, Doctor.</p> |
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| <p>1 - 821 BRIDGEWATER LLC & JCC - 103</p> <p>2 MR. MOSCHELLO: Yes, it is.</p> <p>3 MR. KURZ: But not until you get to</p> <p>4 where the culvert across the highway is.</p> <p>5 MR. MOSCHELLO: Well, the culvert is</p> <p>6 down here where you start getting the</p> <p>7 steepness on the side of the slopes, where</p> <p>8 that's the purview of the state. But up</p> <p>9 here, we're going to create a flat level</p> <p>10 surface for cars to pull into the</p> <p>11 development. The road is going to -- the way</p> <p>12 that grading plan shows now, it starts coming</p> <p>13 up away from 202/206. The whole site slopes</p> <p>14 up from Route 202/206, so you're not going to</p> <p>15 go down to go back up.</p> <p>16 MR. KURZ: I understand going up into</p> <p>17 the development. I'm just concerned along</p> <p>18 the highway there.</p> <p>19 MR. MOSCHELLO: Yeah, yeah, no. We</p> <p>20 want to make sure we have the adequate</p> <p>21 distance there for a car to make that turn</p> <p>22 into the site.</p> <p>23 MR. KURZ: All right, thank you.</p> <p>24 MR. LEVINSTON: Bruce Levinston, I have</p> <p>25 the veterinarian hospital that you're talking</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 105</p> <p>2 MR. FOOSE: So your question is can it</p> <p>3 be moved south, because you've personally</p> <p>4 seen situations with traffic risks?</p> <p>5 MR. LEVINSTON: Tons. It's always been</p> <p>6 proposed for the Foothill to have a light,</p> <p>7 you know, as long as I've known you, because</p> <p>8 that would help a lot.</p> <p>9 MR. FOOSE: Do you want to ask Rob if a</p> <p>10 traffic light might help?</p> <p>11 MR. LEVINSTON: We spoke earlier. You</p> <p>12 know, i told him my issue; my concern. When</p> <p>13 that will happen, who knows.</p> <p>14 MR. MOSCHELLO: We did speak about the</p> <p>15 potential about moving the driveway, but as I</p> <p>16 explained to Dr. Levinston, that closing off</p> <p>17 the one that's there now and moving it up</p> <p>18 from a geometry standpoint made -- in talking</p> <p>19 to our traffic engineer, lining it up with</p> <p>20 your existing driveway makes sense. I know</p> <p>21 there were some issues for visibility to see</p> <p>22 your driveway because of the wetlands on the</p> <p>23 east side of 202/206, and we actually tried</p> <p>24 to clear some of that vegetation, and we were</p> <p>25 unable to do that because of the state</p> |

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| 1 | - 821 BRIDGEWATER LLC & JCC - | 106 | 1 | - 821 BRIDGEWATER LLC & JCC - | 108 |
| 2 | regulations on that northbound side of the | | 2 | MS. SARMAD: Here. | |
| 3 | highway. So it was always a quick coming up | | 3 | MS. DeSIMONE: And Mr. Rachad. | |
| 4 | and then your driveway just appears; and when | | 4 | MR. RACHAD: Here. | |
| 5 | we did your site, we knew it was -- of all | | 5 | MR. FOOSE: All right. We left off | |
| 6 | the locations to put it, we couldn't go any | | 6 | with questions from the public on | |
| 7 | closer to Foothill, and we couldn't go out | | 7 | Mr. Moschello's testimony. If there's anyone | |
| 8 | onto Foothill Road, so that was -- out of all | | 8 | else that would like to ask questions, please | |
| 9 | the locations on the site, that was the best | | 9 | come forward. | |
| 10 | place for it; for better or for worse at the | | 10 | MR. SIMON: Mark Simon, 807 | |
| 11 | time because of that northbound traffic flow. | | 11 | Route 202/206. I abut this project and the | |
| 12 | MR. LEVINSTON: Yeah. A lot of entries | | 12 | JCC at the same time. As far as the | |
| 13 | right there. So thank you. Good to see you. | | 13 | emergency vehicles you were talking about, | |
| 14 | MR. FOOSE: Thank you, sir. | | 14 | with the entrance into this property, if our | |
| 15 | All right, we're going to take a break. | | 15 | bridges get wiped out, one already has, which | |
| 16 | If there's more questions, we could pick it | | 16 | was brought to your attention by my neighbor, | |
| 17 | up right after. | | 17 | Dawn Marinelli, we have no way of getting | |
| 18 | It's 8:50; let's come back at 9:00 p.m. | | 18 | out. These are two flag lots. Do we have | |
| 19 | We're going to adjourn for ten minutes. | | 19 | access to this emergency vehicle entrance. | |
| 20 | Thank you. | | 20 | MR. COHEN: I can't respond to that | |
| 21 | (Whereupon, a break was taken at | | 21 | without speaking to my folks. I can't. I | |
| 22 | 8:50 p.m.) | | 22 | mean, are we willing to discuss it? We're | |
| 23 | (Back on the record at 9:02 p.m.) | | 23 | willing to discuss it, but I can't commit to | |
| 24 | MR. FOOSE: If we could just have a | | 24 | that right now on the record. I understand | |
| 25 | roll call, please. | | 25 | the issue, and I'm sympathetic to that issue. | |
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| 1 | - 821 BRIDGEWATER LLC & JCC - | 107 | 1 | - 821 BRIDGEWATER LLC & JCC - | 109 |
| 2 | MS. DeSIMONE: Chairman Foose. | | 2 | MR. SIMON: Oh, I could see that. | |
| 3 | MR. FOOSE: I'm here. | | 3 | There's going to be increased traffic | |
| 4 | MS. DeSIMONE: Mr. Weideli. | | 4 | that you know. There's, like, five or six | |
| 5 | MR. WEIDELI: Here. | | 5 | parking spaces for all steeds, farm stand | |
| 6 | MS. DeSIMONE: Mr. Sweeney. | | 6 | down by the street. | |
| 7 | MR. SWEENEY: Here. | | 7 | MR. FOOSE: I really want to | |
| 8 | MS. DeSIMONE: Mrs. Amin. | | 8 | accommodate you, but comments have to happen | |
| 9 | MS. AMIN: Here. | | 9 | at the end of the case. I'll give you as | |
| 10 | MS. DeSIMONE: Mr. Bongiorno. | | 10 | much microphone as you want to make comments | |
| 11 | MR. BONGIORNO: Here. | | 11 | for or against, but right now we have to have | |
| 12 | MS. DeSIMONE: Mr. Gayeski is absent. | | 12 | questions on Mr. Moschello's testimony. | |
| 13 | Mr. Fresco. | | 13 | MR. SIMON: Okay. | |
| 14 | MR. FRESCO: Yes, here. | | 14 | MR. FOOSE: So anything he talked about | |
| 15 | MS. DeSIMONE: Mr. Sicut is absent. | | 15 | you could ask questions about. | |
| 16 | Mr. Vescio is absent. | | 16 | MR. SIMON: I see. So I'll sit down | |
| 17 | Mr. Kulak. | | 17 | then, right? | |
| 18 | MR. KULAK: Here. | | 18 | MR. FOOSE: You could ask more | |
| 19 | MS. DeSIMONE: Mr. Gabbett. | | 19 | questions. It's just at the end -- we have | |
| 20 | MR. GABBETT: Here. | | 20 | to follow a very strict policy guideline for | |
| 21 | MS. DeSIMONE: Mr. Oller. | | 21 | how we conduct the meetings, because it's | |
| 22 | MR. OLLER: Here. | | 22 | quasi-judicial. Everything that happens here | |
| 23 | MS. DeSIMONE: Mr. Burr. | | 23 | could potentially end up in front of the | |
| 24 | MR. BURR: Here. | | 24 | township council on appeal or in front of a | |
| 25 | MS. DeSIMONE: Ms. Sarmad. | | 25 | judge. So we just have to have this rigid | |

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| <p style="text-align: right;">Page 110</p> <p>1 - 821 BRIDGEWATER LLC & JCC - 110</p> <p>2 structure. I apologize, but it's just the</p> <p>3 nature of the thing that we have to --</p> <p>4 MR. SIMON: Is there any mention about</p> <p>5 a fence along the property line?</p> <p>6 MR. FOOSE: Ask Mr. Moschello.</p> <p>7 MR. MOSCHELLO: So as of right now</p> <p>8 there's no fence proposed along the property</p> <p>9 line, but, as I mentioned in my previous</p> <p>10 testimony, we talked about enhanced buffering</p> <p>11 and screening both on the northern property</p> <p>12 line and the southern property line, so</p> <p>13 that's something we could consider if in</p> <p>14 addition to landscaping.</p> <p>15 MR. SIMON: Privacy fence tall enough?</p> <p>16 MR. MOSCHELLO: Could be a six-foot</p> <p>17 high privacy fence.</p> <p>18 MR. SIMON: Six feet?</p> <p>19 MR. MOSCHELLO: Six feet is typical,</p> <p>20 you know, solid. We could consider that.</p> <p>21 I'd have to check with my client.</p> <p>22 MR. SIMON: Like I was telling you</p> <p>23 before, there's a rise between the back of my</p> <p>24 house and what I could see. It's ten feet</p> <p>25 grade coming down. Six feet is not going to</p> | <p style="text-align: right;">Page 112</p> <p>1 - 821 BRIDGEWATER LLC & JCC - 112</p> <p>2 MR. MOSCHELLO: As I said mentioned, we</p> <p>3 could look to enhance that, yes.</p> <p>4 MR. COAKLEY: Mr. Chairman, just to</p> <p>5 jump in on that question. Mr. Forgione would</p> <p>6 be happy to meet with all the neighbors where</p> <p>7 they could express their particular concerns</p> <p>8 and maybe they could be adjusted. We'll set</p> <p>9 up a meeting, if you'd like.</p> <p>10 MR. SIMON: Okay.</p> <p>11 MR. FOOSE: Thank you for that,</p> <p>12 Mr. Coakley. Wonderful.</p> <p>13 MR. SIMON: Before or after you get</p> <p>14 approved.</p> <p>15 MR. OLLER: Sir, I could tell you this</p> <p>16 application is only for the use variance</p> <p>17 aspect, and what you're asking about would be</p> <p>18 site plan related. So if this application is</p> <p>19 approved for the use, they will have to come</p> <p>20 back to this Board for a site plan</p> <p>21 application, and at that time or between now</p> <p>22 and then they would have time to sit and meet</p> <p>23 with you and the neighbors as to what it is</p> <p>24 you'll be looking for.</p> <p>25 MR. COAKLEY: We'd meet with you now or</p> |
| <p style="text-align: right;">Page 111</p> <p>1 - 821 BRIDGEWATER LLC & JCC - 111</p> <p>2 work. And trees you have spaced kind of far</p> <p>3 apart where they go together where, you know,</p> <p>4 it would block out what's back there, and I</p> <p>5 only get, what, three or four behind my</p> <p>6 house.</p> <p>7 MR. MOSCHELLO: There's probably about</p> <p>8 15 or so right now on the plan, in the area</p> <p>9 behind the house here along your property</p> <p>10 line. But, again, as I mentioned, we would</p> <p>11 certainly be amenable to enhancing the</p> <p>12 buffering along the property line.</p> <p>13 MR. SIMON: This seems like a big</p> <p>14 space.</p> <p>15 MR. MOSCHELLO: I also don't want to</p> <p>16 encroach -- there's existing trees there now</p> <p>17 that I want to take into account as well. So</p> <p>18 we'd want to plant an infill both with the</p> <p>19 existing --</p> <p>20 MR. SIMON: Should we go all the way</p> <p>21 down to the highway?</p> <p>22 MR. MOSCHELLO: We could only go so far</p> <p>23 as --</p> <p>24 MR. SIMON: The fence and the trees, so</p> <p>25 no one could see what's going on back there.</p> | <p style="text-align: right;">Page 113</p> <p>1 - 821 BRIDGEWATER LLC & JCC - 113</p> <p>2 then. We like to work things out with</p> <p>3 people.</p> <p>4 MR. SIMON: And what I brought up about</p> <p>5 our access to this emergency road.</p> <p>6 MR. COAKLEY: As far as the developer</p> <p>7 of the townhouse units, that will be</p> <p>8 something we could -- Mr. Cohen has different</p> <p>9 considerations. As far as the 821, the</p> <p>10 applicant for the townhouse units, making</p> <p>11 adjustments with various neighbors so that</p> <p>12 they could get emergency access would not be</p> <p>13 something we would resist, but you have</p> <p>14 different considerations.</p> <p>15 MR. SIMON: Because if our bridges get</p> <p>16 knocked out, we can't get out.</p> <p>17 MR. COHEN: Just to be clear, I</p> <p>18 indicated to that I will discuss it. I'm</p> <p>19 just not in a position to commit tonight.</p> <p>20 MR. FOOSE: Yeah. The JCC has safety</p> <p>21 issues; they have a whole host of issues</p> <p>22 that --</p> <p>23 MR. COHEN: I don't want to get into</p> <p>24 the whole discussion, but there's all kinds</p> <p>25 of issues with respect to security that</p> |

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| <p>1 - 821 BRIDGEWATER LLC & JCC - 114</p> <p>2 affect the JCC, and I assure you we will have</p> <p>3 a discussion.</p> <p>4 MR. FOOSE: Thank you, Mr. Cohen.</p> <p>5 MS. FERRARA: Lisa Ferrara, 788 West</p> <p>6 Foothill.</p> <p>7 MR. OLLER: Last name again.</p> <p>8 MS. FERRARA: Ferrara.</p> <p>9 So I share the same traffic and water</p> <p>10 concerns, but I do have some questions; some</p> <p>11 other questions.</p> <p>12 The trees that we're talking about</p> <p>13 cutting down, anything less than six inches</p> <p>14 in diameter is not a tree, right?</p> <p>15 MR. MOSCHELLO: Under the ordinance it</p> <p>16 wasn't counted as a tree.</p> <p>17 MS. FERRARA: So the trees you're</p> <p>18 planting will all be at least six inches in</p> <p>19 diameter?</p> <p>20 MR. MOSCHELLO: No. The trees we're</p> <p>21 planting will be, typically, two-and-a-half</p> <p>22 inches to three inches in diameter. It's the</p> <p>23 typical planted size, and, typically, for</p> <p>24 deciduous they're, as I mentioned, between 10</p> <p>25 and 12 feet, maybe 14 feet in height planted,</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 116</p> <p>2 water run?</p> <p>3 MR. MOSCHELLO: The water runs,</p> <p>4 basically, in this direction from the north</p> <p>5 to the south flowing towards Route 202/206.</p> <p>6 I know there might be a slight break in the</p> <p>7 topography towards the south, but it</p> <p>8 generally flows in this direction towards the</p> <p>9 highway.</p> <p>10 MS. FERRARA: So what about the water</p> <p>11 that's running from above in those back</p> <p>12 homes?</p> <p>13 MR. MOSCHELLO: Say that again.</p> <p>14 MS. FERRARA: So if there's no basin</p> <p>15 above, the water that's coming from the</p> <p>16 northwest, like --</p> <p>17 MR. MOSCHELLO: So this water that</p> <p>18 comes onto the site, we'll collect it and</p> <p>19 we'll put it into our stormwater system.</p> <p>20 MS. FERRARA: But you're not collecting</p> <p>21 it until it has already passed all those</p> <p>22 homes, right?</p> <p>23 MR. MOSCHELLO: No. Again, we have to</p> <p>24 grade out the plan, but, typically speaking,</p> <p>25 in the rear yards of these homes there would</p> |
| Page 115 | Page 117 |
| <p>1 - 821 BRIDGEWATER LLC & JCC - 115</p> <p>2 and then they grow over time. Evergreen</p> <p>3 trees are between usually 6 and 8, or 8 and</p> <p>4 10-foot in height. Evergreens are measured</p> <p>5 based on height, not diameter.</p> <p>6 MS. FERRARA: But why does that count</p> <p>7 as a tree if you're putting it in and it's</p> <p>8 less than six inches in diameter?</p> <p>9 MR. MOSCHELLO: It counts as a new</p> <p>10 planted tree, and eventually over time that</p> <p>11 tree grows and that's the way it's looked at</p> <p>12 as far as the ordinance goes and planting</p> <p>13 goes.</p> <p>14 MS. FERRARA: Okay. Regarding the</p> <p>15 water: You said that there's no basin or</p> <p>16 there's no basin in the northwest or north at</p> <p>17 all?</p> <p>18 MR. MOSCHELLO: As far as north goes,</p> <p>19 there's no basin on the northwestern portion</p> <p>20 of the project site. The basins start on the</p> <p>21 northeast side of the site and then on the</p> <p>22 inside of the loop road we start with the</p> <p>23 basin over here. But there's no basins right</p> <p>24 up here along this property line.</p> <p>25 MS. FERRARA: And which way does the</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 117</p> <p>2 be some type of drainage that would collect</p> <p>3 that water and bring it into the drainage</p> <p>4 system. I can't bring the water right up</p> <p>5 against the structure. I have to drain away</p> <p>6 from the house 15, 20 feet; I have to have</p> <p>7 drainage there to pick up that runoff, and</p> <p>8 then I pipe it into the road network or into</p> <p>9 a basin, depending on where I'm going to</p> <p>10 bring it on site.</p> <p>11 MS. FERRARA: It's concerning, because</p> <p>12 there's a lot of water issues. A lot of our</p> <p>13 basements have been flooded already, so...</p> <p>14 MR. MOSCHELLO: We're going to pick</p> <p>15 up -- whatever is coming off your properties,</p> <p>16 we have to collect it.</p> <p>17 MS. FERRARA: I haven't heard any talk</p> <p>18 of noise pollution or light pollution. Just</p> <p>19 since I've lived here in the area, which is</p> <p>20 over ten years, the noise has gone up</p> <p>21 considerably, as well as the light pollution.</p> <p>22 What is this going to do to the level of</p> <p>23 noise and light?</p> <p>24 MR. MOSCHELLO: It's a residential</p> <p>25 development, so the noise is typical to a</p> |

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| <p>1 - 821 BRIDGEWATER LLC & JCC - 118</p> <p>2 residential development. You have</p> <p>3 residential homes there that people live in,</p> <p>4 so your noises -- it's minimal based upon a</p> <p>5 residential use.</p> <p>6 MS. FERRARA: But when you cut down all</p> <p>7 those trees, aren't you increasing noise?</p> <p>8 MR. MOSCHELLO: No, you're not</p> <p>9 increasing the noise. You have a use that's</p> <p>10 going to be residential to a residential use.</p> <p>11 You have people living in those homes. Your</p> <p>12 rear yards of these units are abutting the</p> <p>13 year yards of the residential units, so you</p> <p>14 have minimal noise generating structures</p> <p>15 behind those units. You have an</p> <p>16 air-conditioning unit basically, is what</p> <p>17 generates noise for those units.</p> <p>18 MS. FERRARA: Shouldn't there be a</p> <p>19 study on noise and light pollution?</p> <p>20 MR. MOSCHELLO: Under the residential</p> <p>21 standards the project would comply with the</p> <p>22 state noise standards at the property line.</p> <p>23 It's a residential project. You're not going</p> <p>24 to study noise from a town home. There's no</p> <p>25 noise generating from it. It's not an</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 120</p> <p>2 of that neighborhood.</p> <p>3 MR. MOSCHELLO: This is a different</p> <p>4 development than if there were 14 single</p> <p>5 family homes. But if there are 14 single</p> <p>6 family homes -- again, as I talked about</p> <p>7 earlier, if I did 14 single family lots there</p> <p>8 would be nothing from stopping a homeowner on</p> <p>9 that single family lot from clearing every</p> <p>10 tree on that piece of property.</p> <p>11 MS. FERRARA: Right, but you're not</p> <p>12 cramming 64 units.</p> <p>13 MR. MOSCHELLO: No. But if I was a</p> <p>14 single family home I could cut down all the</p> <p>15 trees, I could put a large pool in my</p> <p>16 backyard. I could do different things in a</p> <p>17 single family home. Here, what you see on</p> <p>18 the plan, in terms of the development, is</p> <p>19 what's going to be there. As an HOA the area</p> <p>20 is regulated. The screening and buffering</p> <p>21 here is actually regulated under the site</p> <p>22 plan. A single family homeowner could clear</p> <p>23 right up to the property line and that's what</p> <p>24 you have. So you have different controls in</p> <p>25 place for a project like this as opposed to</p> |
| Page 119 | Page 121 |
| <p>1 - 821 BRIDGEWATER LLC & JCC - 119</p> <p>2 industrial facility. It's not a large HVAC</p> <p>3 unit that you might see at the top of an</p> <p>4 office building, or a cooling plant that</p> <p>5 generates noise. It's a residential</p> <p>6 air-conditioning unit that's in the back.</p> <p>7 You wouldn't do a study for that.</p> <p>8 MS. FERRARA: 64, though, right?</p> <p>9 MR. MOSCHELLO: Yeah, but you only have</p> <p>10 10 to 15 along that property line; 64, you</p> <p>11 know, in the whole project.</p> <p>12 MS. FERRARA: Seems like there should</p> <p>13 be a study on that, because I've already</p> <p>14 experienced that with the other development</p> <p>15 that's happened right around my house. So I</p> <p>16 think there should be a study on that.</p> <p>17 And, I guess, why did we choose an area</p> <p>18 that's not zoned for this? So you're</p> <p>19 increasing - right? - from 12 to 64, however</p> <p>20 many units should be on 12 acres to 64. Why</p> <p>21 not choose an area that's zoned</p> <p>22 appropriately? Because I think we chose to</p> <p>23 live where we're living because of zoning</p> <p>24 laws. You're changing character -- you would</p> <p>25 agree it's completely changing the character</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 121</p> <p>2 single family lots.</p> <p>3 MS. FERRARA: As a single family</p> <p>4 homeowner, choosing this area for that</p> <p>5 reason -- I mean, I chose that because of the</p> <p>6 greenery and because of the character, and</p> <p>7 this is changing that. So why not pick an</p> <p>8 area that's already zoned appropriately?</p> <p>9 MR. MOSCHELLO: I can't speak to why my</p> <p>10 client chose the property. He negotiated his</p> <p>11 deal with this land owner for developing it</p> <p>12 with this particular project.</p> <p>13 MS. FERRARA: Okay. That's all the</p> <p>14 questions. Thanks.</p> <p>15 MR. FOOSE: Thank you very much.</p> <p>16 Any other questions from the members of</p> <p>17 the public?</p> <p>18 Thank you very much, Mr. Moschello.</p> <p>19 MR. MOSCHELLO: Thank you,</p> <p>20 Mr. Chairman.</p> <p>21 MR. COAKLEY: Mr. Chairman, Members of</p> <p>22 the Board, I don't have any more witnesses</p> <p>23 tonight. I tried to have Mr. Keller come</p> <p>24 just to testify as to the issue that was</p> <p>25 raised by a report from Sergeant Hennessey</p> |

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| <p>1 - 821 BRIDGEWATER LLC & JCC - 122</p> <p>2 back six months ago. But he did write a</p> <p>3 report on that Hennessey report. Remembering</p> <p>4 that Mr. Hennessey or Sergeant Hennessey had</p> <p>5 previously issued a report saying he had no</p> <p>6 comment on the project, and he had a second</p> <p>7 report where he had comments on the project.</p> <p>8 But we'd like to hand up Mr. Keller's</p> <p>9 report from today, addressing Mr. Hennessey's</p> <p>10 report or Sergeant Hennessey's report, and</p> <p>11 ask you to accept that report as if he</p> <p>12 testified to it. It's a signed report.</p> <p>13 MR. OLLER: I don't think we can -- you</p> <p>14 know, for the same reason that we don't</p> <p>15 accept letters from the public, we can't</p> <p>16 really accept that as his testimony. We</p> <p>17 would really need him to come in. I suppose</p> <p>18 Maurice might have some questions as to</p> <p>19 whatever that report says. We haven't seen</p> <p>20 it yet. If you wanted to hand it up, you</p> <p>21 certainly could. We would have to have some</p> <p>22 time to look at it, and then Mr. Keller could</p> <p>23 come to testify.</p> <p>24 MR. COAKLEY: In the alternative, we</p> <p>25 make another suggestion, and that is that the</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 124</p> <p>2 MR. COAKLEY: Right.</p> <p>3 MR. OLLER: And that's based on what we</p> <p>4 see and know and hear, and heard testimony on</p> <p>5 with respect to the traffic that will be</p> <p>6 generated by the 64 units. So I don't know</p> <p>7 how the Board votes to approve 64 units with</p> <p>8 traffic testimony to come with the site plan.</p> <p>9 MR. COAKLEY: Well, they would have his</p> <p>10 report, and then if they -- I would think</p> <p>11 that this -- well, anyhow, they would have</p> <p>12 his report, and any approval would be subject</p> <p>13 to him coming back to testify on site plan</p> <p>14 and under the statute, you know, if the Board</p> <p>15 gives a bifurcated use variance and the</p> <p>16 applicant comes in for site plan approval,</p> <p>17 every issue in the case is still open on site</p> <p>18 plan approval.</p> <p>19 MR. OLLER: Except that you would have</p> <p>20 a D-1 for 64 units, right? Up to 64. So if</p> <p>21 you want the Board to vote on a D-1 for up to</p> <p>22 52, we could do that, and then if his</p> <p>23 testimony is satisfactory to get to you 64 at</p> <p>24 site plan, then we could maybe do it that</p> <p>25 way.</p> |
| Page 123 | Page 125 |
| <p>1 - 821 BRIDGEWATER LLC & JCC - 123</p> <p>2 Board go ahead based on the current record</p> <p>3 without any further evidence from Mr. Keller,</p> <p>4 but in the event that approval is granted, it</p> <p>5 could be subject to Mr. Keller coming back to</p> <p>6 testify on site plan approval.</p> <p>7 MR. OLLER: All right, so you're</p> <p>8 suggesting that the Board vote and, if</p> <p>9 approved, there would be a condition -- I'm</p> <p>10 not sure what the condition would be.</p> <p>11 MR. COAKLEY: The condition would be</p> <p>12 that Mr. Keller come back and testify on site</p> <p>13 plan approval about any traffic issues that</p> <p>14 are still in the Board's mind at that point.</p> <p>15 MR. OLLER: But what if the testimony</p> <p>16 wasn't satisfactory to satisfy the traffic</p> <p>17 concern at that point.</p> <p>18 MR. COAKLEY: Well, that would be --</p> <p>19 this is a bifurcated application, so</p> <p>20 unfortunately, or fortunately, the whole</p> <p>21 approval process is subject to being</p> <p>22 re-looked at, essentially, at the time of</p> <p>23 site plan approval.</p> <p>24 MR. OLLER: Yeah, but you're asking for</p> <p>25 approval up to 64 units.</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 125</p> <p>2 MR. COAKLEY: Let me confer with my</p> <p>3 client.</p> <p>4 All right, I think we would prefer to</p> <p>5 continue with our present site plan for</p> <p>6 64 units of which 13 are affordable, and we</p> <p>7 would give an extension to another date where</p> <p>8 Mr. Keller would come back and polish up his</p> <p>9 testimony.</p> <p>10 MR. OLLER: Okay. Okay. And then</p> <p>11 that's your last witness, Mr. Keller?</p> <p>12 MR. COAKLEY: Yes.</p> <p>13 MR. FOOSE: I'll tell you, I got</p> <p>14 excited 52; maybe market 41 market and 11</p> <p>15 affordable with a total of 52.</p> <p>16 MR. COAKLEY: Your mathematician skills</p> <p>17 are unparalleled.</p> <p>18 MR. FOOSE: I have an attorney on my</p> <p>19 left. Just putting that out there.</p> <p>20 You want to confer one more time, just</p> <p>21 to double check?</p> <p>22 MR. COAKLEY: We'll be back.</p> <p>23 MR. FOOSE: Okay, fair enough.</p> <p>24 Understandable.</p> <p>25 MR. OLLER: So we need another meeting</p> |

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| <p>1 - 821 BRIDGEWATER LLC & JCC - 126</p> <p>2 date.</p> <p>3 MR. FOOSE: Mr. Cohen, do you have any</p> <p>4 witnesses for your component?</p> <p>5 MR. COHEN: No.</p> <p>6 MR. FOOSE: I know you had a planner</p> <p>7 maybe in the rows, but, okay, fair enough.</p> <p>8 MR. COHEN: I'm comfortable with our</p> <p>9 legal position, and I think the factual</p> <p>10 elements associated with the JCC were</p> <p>11 testified to by Ms. Freedman, and I can --</p> <p>12 when the time is appropriate, I'll cover all</p> <p>13 that in summation.</p> <p>14 MR. FOOSE: Thank you very much,</p> <p>15 Mr. Cohen.</p> <p>16 All right. Then we're going to pick up</p> <p>17 a date for you, for Mr. Keller in front of</p> <p>18 us.</p> <p>19 Mr. Coakley, I can promise you I will</p> <p>20 attempt another special meeting for you.</p> <p>21 They're very difficult, because getting the</p> <p>22 room, getting the witnesses, I'm sure you</p> <p>23 know, it's like herding sheep. But I give</p> <p>24 you my word, just like last time we spoke</p> <p>25 after the last meeting, your time is</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 128</p> <p>2 clear night right now, is November 25th, two</p> <p>3 days before Thanksgiving. We only have one</p> <p>4 November meeting because of election or</p> <p>5 Veterans Day; one of those.</p> <p>6 MR. OLLER: Or it would be October 28th</p> <p>7 and you'd get half a meeting.</p> <p>8 October 28th, are you available?</p> <p>9 MR. COHEN: No, I'm not.</p> <p>10 MR. OLLER: Okay. Then what's the full</p> <p>11 date? November...</p> <p>12 MS. SARMAD: 25th.</p> <p>13 MR. OLLER: November 25th.</p> <p>14 When is Thanksgiving?</p> <p>15 MS. SARMAD: 27th.</p> <p>16 MR. OLLER: 25th would work? 25th,</p> <p>17 Mr. Coakley?</p> <p>18 MR. COAKLEY: I'm about to say I'm not</p> <p>19 available, but I wouldn't do that. I'm not</p> <p>20 out of the country as much as others.</p> <p>21 MR. OLLER: All right. November 25th.</p> <p>22 MR. COHEN: November 25th is fine.</p> <p>23 MR. OLLER: Just for members of the</p> <p>24 public, this meeting is coming to a</p> <p>25 conclusion now. It will be carried to</p> |
| Page 127 | Page 129 |
| <p>1 - 821 BRIDGEWATER LLC & JCC - 127</p> <p>2 available, the Board's time is available, I</p> <p>3 want to make sure we get this done in a</p> <p>4 timely manner. I'm trying for you.</p> <p>5 MR. COAKLEY: Understood.</p> <p>6 MR. OLLER: Mr. Coakley, we've carried</p> <p>7 the 1200 Route 22 Land Investors to</p> <p>8 September 9th. Is that --</p> <p>9 MR. COAKLEY: That case will not be</p> <p>10 going. The municipality is past the</p> <p>11 redevelopment plan for that property.</p> <p>12 MR. FOOSE: Can we pull that off of our</p> <p>13 docket?</p> <p>14 MR. COAKLEY: Yes.</p> <p>15 MR. FOOSE: Would you like that date?</p> <p>16 MR. COAKLEY: I didn't hear the date.</p> <p>17 MR. OLLER: September 9th.</p> <p>18 MR. COHEN: I'm just of the country</p> <p>19 that day.</p> <p>20 MR. OLLER: Then we only have one</p> <p>21 meeting in September because of the holiday.</p> <p>22 October 28th.</p> <p>23 MS. SARMAD: We have another case on</p> <p>24 that night, but if they share the night. The</p> <p>25 next fully available date, like completely</p> | <p>1 - 821 BRIDGEWATER LLC & JCC - 129</p> <p>2 November 25th at 7:00 p.m. in this room, and</p> <p>3 no there will be further notices from the</p> <p>4 applicant. So, again, November 25th at</p> <p>5 7:00 p.m. in this room.</p> <p>6 (The matter was concluded.)</p> <p>7 (Time noted: 9:25 p.m.)</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p> |

CERTIFICATION 130
 STATE OF NEW JERSEY)
) ss.:
 COUNTY OF SOMERSET)

I, KRYSTINA KORNAK FLORA, a Notary
 Public within and for the State of New Jersey, do
 hereby certify:

That the testimony(s) that is(are)
 hereinbefore set forth, is(are) a true and accurate
 record of the testimony given by such witness(es).

I further certify that I am not
 related to any of the parties to the action by blood
 or marriage; and that I am in no way interested in
 the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto
 set my hand this 22nd day of August, 2025.

KRYSTINA KORNAK FLORA

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