

BOROUGH OF PALISADES PARK
 ZONING BOARD OF ADJUSTMENT
 MONDAY, APRIL 18, 2022
 7:00 p.m.

 Case No. 21-14)
 Grand Bellview, LLC) TRANSCRIPT OF
 254 Grand Ave) PROCEEDING
 Block: 202; Lot: 4)
 Case No. 21-27)
 Brian Kim and Zoe Ko)
 30 W. Homestead Avenue)
 Block: 607; Lot: 14)
 Case No. 21-29)
 Aniello Lotito)
 122 E. Brinkerhoff Avenue)
 Block: 606; Lot: 2)
 Case No. 21-30)
 Suzie Lee)
 437 Highland Avenue)
 Block: 211; Lot: 18)
 Case No. 20-11)
 Dong Nam NY LLC)
 550 Bergen Boulevard)
 Block: 416; Lot: 3)
 Case No. 21-31)
 Fan Associates, LLC)
 15 Grand Avenue)
 Block: 505; Lot: 3 & 4)

B E F O R E:
 JOSEPH FERGUSON, CHAIRMAN
 PAUL ALBANESE, VICE CHAIRMAN
 ELEFTERIOS ELEFTERIOU, MEMBER
 VINCENT CARNOVALE, MEMBER
 DAVID TERRANOVA, MEMBER (ABSENT)
 JOHN GRALA, MEMBER
 SEONGHYE YOON, MEMBER
 STEVEN BROGNA, ALTERNATE MEMBER 1 (ABSENT)
 CHARLIE CHUNG, ALTERNATE MEMBER 2
 MICHAEL LEE, ALTERNATE MEMBER 3 (ABSENT)

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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 HAL SIMOFF, P.E., BOARD TRAFFIC ENGINEER
 MICHAEL KAUKER, P.P., BOARD PLANNER

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1 I N D E X (Continued)

2 E X H I B I T S

3	<u>No. Description</u>	<u>Ident/Evid</u>
4	Case No. 21-31 Fan Associates, LLC	
5	15 Grand Avenue Block: 505; Lot: 3 & 4	
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06:33AM

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1	(No response.)
2	MS. LAMBRINIDES: Mr. Grala?
3	MR. GRALA: Here.
4	MS. LAMBRINIDES: Mr. Brogna?
5	(No response.)
6	MS. LAMBRINIDES: Mr. Chung?
7	MR. CHUNG: Here.
8	MS. LAMBRINIDES: Mr. Lee?
07:03PM 9	(No response.)
07:03PM 10	CHAIRMAN FERGUSON: Okay. So first is
07:03PM 11	we all received the minutes of the previous meeting.
07:03PM 12	We all had an opportunity to review them.
07:03PM 13	Can I get a motion to approve the
07:03PM 14	minutes as submitted?
07:03PM 15	VICE CHAIRMAN ALBANESE: I make a
07:03PM 16	motion to approve the minutes.
07:03PM 17	CHAIRMAN FERGUSON: There's a motion.
07:03PM 18	Can I get a second?
07:03PM 19	MR. CARNOVALE: I second it.
07:03PM 20	CHAIRMAN FERGUSON: Roll call?
07:03PM 21	MS. LAMBRINIDES: Mr. Ferguson?
07:03PM 22	CHAIRMAN FERGUSON: Yes.
07:03PM 23	MS. LAMBRINIDES: Mr. Albanese?
07:03PM 24	VICE CHAIRMAN ALBANESE: Yes.
07:03PM 25	MS. LAMBRINIDES: Mr. Elefteriou?

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1	CHAIRMAN FERGUSON: All right. I'd
2	like to call the meeting to order.
3	Elefty, do you want to lead us in the
4	flag salute?
5	(Whereupon, all rise for a recitation
6	of the Pledge of Allegiance as led by
07:03PM 7	Mr. Elefteriou.)
07:03PM 8	CHAIRMAN FERGUSON: Okay. In
07:03PM 9	accordance with the Open Public Meeting Act, notice
07:03PM 10	of this meeting has been posted on the Borough
07:01PM 11	bulletin board. Notice has been provided to the
07:01PM 12	official Borough newspapers and filed in the Borough
07:01PM 13	Clerk's office.
07:01PM 14	Roll call?
07:01PM 15	MS. LAMBRINIDES: Mr. Ferguson?
07:01PM 16	CHAIRMAN FERGUSON: Here.
07:03PM 17	MS. LAMBRINIDES: Mr. Albanese?
07:03PM 18	VICE-CHAIRMAN ALBANESE: Here.
07:03PM 19	MS. LAMBRINIDES: Mr. Elefteriou?
07:03PM 20	MR. ELEFTERIOU: Here.
21	MS. LAMBRINIDES: Ms. Yoon?
22	MS. YOON: Here.
23	MS. LAMBRINIDES: Mr. Carnovale?
24	MR. CARNOVALE: Here.
25	MS. LAMBRINIDES: Mr. Terranova?

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07:03PM 1	MR. ELEFTERIOU: Yes.
2	MS. LAMBRINIDES: Ms. Yoon?
3	MS. YOON: Yes.
4	MS. LAMBRINIDES: Mr. Carnovale?
5	MR. CARNOVALE: Yes.
6	MS. LAMBRINIDES: Mr. Grala?
7	MR. GRALA: Yes.
8	MS. LAMBRINIDES: Mr. Chung?
07:04PM 9	MR. CHUNG: Yes.
07:04PM 10	CHAIRMAN FERGUSON: Okay. Next we're
07:04PM 11	going to pay some bills, we have two tonight. Our
07:04PM 12	board attorney is for \$4,438.00 and for
07:04PM 13	Kauker & Kauker it's \$1260.00.
07:04PM 14	VICE CHAIRMAN ALBANESE: I make a
07:04PM 15	motion we pay the bills.
07:04PM 16	MR. CARNOVALE: I second.
07:04PM 17	CHAIRMAN FERGUSON: Roll call?
07:04PM 18	MS. LAMBRINIDES: Mr. Ferguson?
07:04PM 19	CHAIRMAN FERGUSON: Yes.
07:03PM 20	MS. LAMBRINIDES: Mr. Albanese?
07:03PM 21	VICE CHAIRMAN ALBANESE: Yes.
07:03PM 22	MS. LAMBRINIDES: Mr. Elefteriou?
07:03PM 23	MR. ELEFTERIOU: Yes.
24	MS. LAMBRINIDES: Ms. Yoon?
25	MS. YOON: Yes.

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1 MS. LAMBRINIDES: Mr. Carnovale?
 2 MR. CARNOVALE: Yes.
 3 MS. LAMBRINIDES: Mr. Grala?
 4 MR. GRALA: Yes.
 5 MS. LAMBRINIDES: Mr. Chung?
 07:04PM 6 MR. CHUNG: Yes.
 07:04PM 7 CHAIRMAN FERGUSON: Okay. Next we'll
 07:04PM 8 do some memorializations.
 07:04PM 9 First one we'll do, though, is the one
 07:04PM 10 on Grand Avenue.
 07:04PM 11 Hal, have you had -- go ahead, Counsel,
 07:04PM 12 do you want to put an appearance in?
 07:04PM 13 MR. LEE: Yes, sir.
 07:04PM 14 Good evening, my name is Daniel Lee
 07:04PM 15 representing the applicant.
 07:04PM 16 If you recall at the last presentation,
 07:05PM 17 the board requested the turning template to be
 07:05PM 18 submitted. We had done that and we subsequently
 07:05PM 19 spoken with the town engineer, Mr. Simoff, and it is
 07:05PM 20 my understanding that he's okay with it.
 07:05PM 21 MR. SIMOFF: Yes, I reviewed it and
 07:05PM 22 it's acceptable.
 07:05PM 23 CHAIRMAN FERGUSON: It's acceptable?
 07:05PM 24 Thank you.
 07:05PM 25 MR. LEE: And I also submitted several
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07:05PM 1 copies for the board.
 07:05PM 2 MS. TESTA: Thank you.
 07:05PM 3 CHAIRMAN FERGUSON: Thank you.
 07:05PM 4 And that was Case No. 21-14, Grand
 07:05PM 5 Bellview, LLC. And I'll make the motion to approve
 07:05PM 6 the application for memorialization.
 07:05PM 7 VICE CHAIRMAN ALBANESE: I'll second.
 07:05PM 8 CHAIRMAN FERGUSON: I got a second.
 07:05PM 9 Roll call?
 07:05PM 10 MS. LAMBRINIDES: Mr. Ferguson?
 07:05PM 11 CHAIRMAN FERGUSON: Yes.
 07:03PM 12 MS. LAMBRINIDES: Mr. Albanese?
 07:03PM 13 VICE CHAIRMAN ALBANESE: Yes.
 07:03PM 14 MS. LAMBRINIDES: Mr. Elefteriou?
 07:03PM 15 MR. ELEFTERIOU: Yes.
 16 MS. LAMBRINIDES: Ms. Yoon?
 17 MS. YOON: Yes.
 18 MS. LAMBRINIDES: Mr. Carnovale?
 19 MR. CARNOVALE: Yes.
 20 MS. LAMBRINIDES: Mr. Grala?
 21 MR. GRALA: Yes.
 22 MS. LAMBRINIDES: Mr. Chung?
 07:05PM 23 MR. CHUNG: Yes.
 07:05PM 24 CHAIRMAN FERGUSON: Thank you.
 07:05PM 25 MR. LEE: Thank you very much.
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07:05PM 1 CHAIRMAN FERGUSON: Okay. Next one is
 07:05PM 2 Case No. 21-27, Brian Kim and Zoe Ko,
 07:06PM 3 30 West Homestead, memorialization.
 07:06PM 4 Can I get a motion to approve?
 07:06PM 5 VICE CHAIRMAN ALBANESE: I'll make a
 07:06PM 6 motion we approve.
 07:06PM 7 CHAIRMAN FERGUSON: Can I get a second?
 07:06PM 8 MR. CARNOVALE: I second.
 07:06PM 9 CHAIRMAN FERGUSON: Second.
 07:06PM 10 Roll call?
 07:06PM 11 MS. LAMBRINIDES: Mr. Ferguson?
 07:06PM 12 CHAIRMAN FERGUSON: Yes.
 07:03PM 13 MS. LAMBRINIDES: Mr. Albanese?
 07:03PM 14 VICE CHAIRMAN ALBANESE: Yes.
 07:03PM 15 MS. LAMBRINIDES: Mr. Elefteriou?
 07:03PM 16 MR. ELEFTERIOU: Yes.
 17 MS. LAMBRINIDES: Ms. Yoon?
 18 MS. YOON: Yes.
 19 MS. LAMBRINIDES: Mr. Carnovale?
 20 MR. CARNOVALE: Yes.
 21 MS. LAMBRINIDES: Mr. Grala?
 22 MR. GRALA: Yes.
 23 MS. LAMBRINIDES: Mr. Chung?
 07:06PM 24 MR. CHUNG: Yes.
 07:06PM 25 CHAIRMAN FERGUSON: Okay. Next we have
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07:06PM 1 Case No. 21-29, Aniello Lotito, 122 E. Brinkerhoff
 07:06PM 2 Avenue, memorialization.
 07:06PM 3 Can we get a --
 07:06PM 4 VICE CHAIRMAN ALBANESE: I'll make a
 07:06PM 5 motion for memorialization.
 07:06PM 6 CHAIRMAN FERGUSON: There's a motion.
 07:06PM 7 Can I get a second?
 07:06PM 8 MR. CARNOVALE: Second.
 07:06PM 9 CHAIRMAN FERGUSON: Roll call?
 07:06PM 10 MS. LAMBRINIDES: Mr. Ferguson?
 07:06PM 11 CHAIRMAN FERGUSON: Yes.
 07:03PM 12 MS. LAMBRINIDES: Mr. Albanese?
 07:03PM 13 VICE CHAIRMAN ALBANESE: Yes.
 07:03PM 14 MS. LAMBRINIDES: Mr. Elefteriou?
 07:03PM 15 MR. ELEFTERIOU: Yes.
 16 MS. LAMBRINIDES: Ms. Yoon?
 17 MS. YOON: Yes.
 18 MS. LAMBRINIDES: Mr. Carnovale?
 19 MR. CARNOVALE: Yes.
 20 MS. LAMBRINIDES: Mr. Grala?
 21 MR. GRALA: Yes.
 22 MS. LAMBRINIDES: Mr. Chung?
 07:06PM 23 MR. CHUNG: Yes.
 07:06PM 24 CHAIRMAN FERGUSON: And last, but
 07:06PM 25 certainly not least, is 20-11, 550 Bergen Boulevard.
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07:07PM 1 MS. TESTA: Let's do this one first,
07:07PM 2 Suzie Lee.
07:07PM 3 CHAIRMAN FERGUSON: Oh, I'm sorry,
07:07PM 4 Suzie Lee, 21-30, 437 Highland Avenue, Suzie Lee,
07:07PM 5 memorialization.
07:07PM 6 VICE CHAIRMAN ALBANESE: I'll make a
07:07PM 7 motion for memorialization.
07:07PM 8 CHAIRMAN FERGUSON: Can I get a second?
07:07PM 9 MR. CARNOVALE: Second, second.
07:07PM 10 CHAIRMAN FERGUSON: Roll call?
07:07PM 11 MS. LAMBRINIDES: Mr. Ferguson?
07:07PM 12 CHAIRMAN FERGUSON: Yes.
07:03PM 13 MS. LAMBRINIDES: Mr. Albanese?
07:03PM 14 VICE CHAIRMAN ALBANESE: Yes.
07:03PM 15 MS. LAMBRINIDES: Mr. Elefteriou?
07:03PM 16 MR. ELEFTERIOU: Abstain.
17 MS. LAMBRINIDES: Ms. Yoon?
18 MS. YOON: Yes.
19 MS. LAMBRINIDES: Mr. Carnovale?
20 MR. CARNOVALE: Yes.
21 MS. LAMBRINIDES: Mr. Grala?
22 MR. GRALA: Yes.
23 MS. LAMBRINIDES: Mr. Chung?
07:07PM 24 MR. CHUNG: Yes.
07:07PM 25 CHAIRMAN FERGUSON: Okay. And

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07:07PM 1 certainly last, but not least is 20-11, 550 Bergen
07:07PM 2 Boulevard, memorialization.
07:07PM 3 VICE CHAIRMAN ALBANESE: I'll make a
07:07PM 4 motion we accept the memorialization.
07:07PM 5 CHAIRMAN FERGUSON: Second.
07:07PM 6 Roll call.
07:07PM 7 MS. LAMBRINIDES: Mr. Ferguson?
07:07PM 8 CHAIRMAN FERGUSON: Yes.
07:03PM 9 MS. LAMBRINIDES: Mr. Albanese?
07:03PM 10 VICE CHAIRMAN ALBANESE: Yes.
07:03PM 11 MS. LAMBRINIDES: Mr. Elefteriou?
07:03PM 12 MR. ELEFTERIOU: Yes.
13 MS. LAMBRINIDES: Ms. Yoon?
14 MS. YOON: Yes.
15 MS. LAMBRINIDES: Mr. Carnovale?
16 MR. CARNOVALE: Yes.
17 MS. LAMBRINIDES: Mr. Grala?
18 MR. GRALA: Yes.
19 MS. LAMBRINIDES: Mr. Chung?
07:08PM 20 MR. CHUNG: Yes.
07:08PM 21 CHAIRMAN FERGUSON: All right. That
22 takes care of the memorialization.
23 MS. LAMBRINIDES: Chairman, we didn't
24 accept the minutes, April.
25 CHAIRMAN FERGUSON: We paid the bills.

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1 We got the minutes done.
2 MS. TESTA: I thought he did.
3 MS. LAMBRINIDES: March, we did
4 March's, because we didn't do March's last time.
5 MS. TESTA: Oh, okay.
6 CHAIRMAN FERGUSON: What is it?
7 MS. TESTA: The minutes, we approved
07:08PM 8 March, but we need to approve April.
9 MS. LAMBRINIDES: Remember last month
10 we didn't --
11 CHAIRMAN FERGUSON: Oh, yeah, right,
12 right.
13 MS. TESTA: We didn't have time to
14 review them.
15 CHAIRMAN FERGUSON: Okay. So can I get
16 a motion to approve April's --
07:08PM 17 VICE CHAIRMAN ALBANESE: I make a
07:08PM 18 motion to approve April's minutes.
07:08PM 19 CHAIRMAN FERGUSON: Roll call.
07:08PM 20 MS. LAMBRINIDES: Mr. Ferguson?
07:08PM 21 CHAIRMAN FERGUSON: Yes.
07:03PM 22 MS. LAMBRINIDES: Mr. Albanese?
07:03PM 23 VICE CHAIRMAN ALBANESE: Yes.
07:03PM 24 MS. LAMBRINIDES: Mr. Elefteriou?
07:03PM 25 MR. ELEFTERIOU: Yes.

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1 MS. LAMBRINIDES: Ms. Yoon?
2 MS. YOON: Yes.
3 MS. LAMBRINIDES: Mr. Carnovale?
4 MR. CARNOVALE: Yes.
5 MS. LAMBRINIDES: Mr. Grala?
6 MR. GRALA: Yes.
7 MS. LAMBRINIDES: Mr. Chung?
8 MR. CHUNG: Yes.
07:08PM 9 CHAIRMAN FERGUSON: Okay. I think
07:08PM 10 we're ready for you now, Counsel, and the case number
07:08PM 11 is 21-31, Fan Associates, LLC, 15 Grand Avenue.
07:08PM 12 Counsel, do you want put your
07:08PM 13 appearance in?
07:08PM 14 MR. ALAMPI: Yes, thank you,
07:08PM 15 Mr. Chairman, Board Members, Ms. Testa. My name is
07:08PM 16 Carmine Alampi.
07:09PM 17 I'm the attorney for Fan Associates who
07:09PM 18 are now the present owner, as well as the applicant
07:09PM 19 of the property at 15 Grand Avenue.
07:09PM 20 My client is Dr. Fan, who is sitting
07:09PM 21 right behind me. And the doctor is an
07:09PM 22 anesthesiologist who is recently semiretired from the
07:09PM 23 practice, but he is also a developer of real estate
07:09PM 24 and has successfully operated a few commercial
07:09PM 25 shopping centers and properties in the area.

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07:09PM **1** But this is his first time seeking
 07:09PM **2** development here in Bergen County. He comes from the
 07:09PM **3** Livingston area and is well known in that region of
 07:09PM **4** the state. And I had the pleasure of meeting him
 07:09PM **5** last July.

07:09PM **6** I'm going to make a few preliminary
 07:10PM **7** remarks. Doctor, you can sit here or sit there,
 07:10PM **8** whatever you feel comfortable.

07:10PM **9** I'll give you a little background. I
 07:10PM **10** know that Mr. Albanese is waiting for me to conclude
 07:10PM **11** the application, but I do have to give you some
 07:10PM **12** background.

07:10PM **13** This is a large application in the
 07:10PM **14** sense that we're asking for a development of 122
 07:10PM **15** apartment units. These will be rentals.

07:10PM **16** We may carve out a handful of those
 07:10PM **17** units and put them into a condominium format for
 07:10PM **18** Dr. Fan's immediate family. He has grown children.
 07:10PM **19** His children are in the medical field, they're
 07:10PM **20** doctors and they have -- they're independent and this
 07:10PM **21** is what we would call legacy property for the family.

07:10PM **22** But I want to give you some background
 07:10PM **23** in this sense. I met Dr. Fan back in July of 2021.
 07:11PM **24** It's taken us that long to bring these plans into
 07:11PM **25** Palisades Park, not because we didn't know what we

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07:12PM **1** put on the record that we were on the agenda, that we
 07:12PM **2** did provide notice to the public within 200 feet,
 07:12PM **3** including the Borough of Ridgefield and any residents
 07:12PM **4** in Ridgefield and published it in the newspaper.

07:12PM **5** So I just want to be clear on the
 07:12PM **6** record, we did all the publication and we provided,
 07:12PM **7** I think Eleni must have in her file our affidavit of
 07:13PM **8** service. I have the original green cards.

07:13PM **9** So even though we worked our way
 07:13PM **10** through this process, it took us four or five months
 07:13PM **11** to refine the plans before we would go public with
 07:13PM **12** it, because this is Palisades Park.

07:13PM **13** The moment I come into town hall
 07:13PM **14** formally or informally, meet with various officials
 07:13PM **15** and lay a prototype of the plans, everyone's aware
 07:13PM **16** that we're going to come before the board with an
 07:13PM **17** application.

07:13PM **18** So this process took quite a few months
 07:13PM **19** for us to distill so that we would comport with your
 07:13PM **20** overlay of residential, multiple dwelling that is
 07:13PM **21** permitted in the zone.

07:13PM **22** So you might say, well, Carmine, if
 07:13PM **23** you're permitted in the zone and the use is permitted
 07:13PM **24** and you're complying with the number of stories and
 07:13PM **25** the height, why are you here instead of the planning

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07:11PM **1** were doing, but because we had a much larger and more
 07:11PM **2** ambitious plan with almost 300 units or 350 units
 07:11PM **3** total in the original plan.

07:11PM **4** When I had the opportunity to review
 07:11PM **5** your master plan, your affordable housing plan, your
 07:11PM **6** ordinances and what was permitted in the zone, I
 07:11PM **7** brought to the doctor's attention that there's no way
 07:11PM **8** that we could justify a 10-story building with 350
 07:11PM **9** units, et cetera, et cetera.

07:11PM **10** So we went back to the drawing board
 07:11PM **11** and we studied the overlay zone.

07:11PM **12** You probably know better than I, but
 07:11PM **13** I'll put this on the record, we are in the M-1 zone,
 07:11PM **14** which is permitted for commercial and retail uses,
 07:11PM **15** but recently, when I say "recently," in the last few
 07:12PM **16** years, the governing body and the planning board
 07:12PM **17** adopted ordinances that allowed for multiple dwelling
 07:12PM **18** residential use in the zone and, in fact, you're
 07:12PM **19** permitted to have up to two levels of parking, which
 07:12PM **20** we do and three levels of residential and no more
 07:12PM **21** than that, which we do and we comply with the
 07:12PM **22** parameters of the overlay zone.

07:12PM **23** So then you say, okay -- or I'm sorry,
 07:12PM **24** I know I put this on the record at the first meeting.
 07:12PM **25** I was here back in the March meeting very briefly to

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07:13PM **1** board, and there's a simple reason. I made a
 07:14PM **2** determination that the existing building, the
 07:14PM **3** existing parking, the outdoor storage, all of this is
 07:14PM **4** viewed as one property. It is one property. It's
 07:14PM **5** almost three acres.

07:14PM **6** But we did not try to create some kind
 07:14PM **7** of crazy subdivision line and then separate it into
 07:14PM **8** two properties where we would have one primary
 07:14PM **9** building on one lot and another primary building on
 07:14PM **10** another lot.

07:14PM **11** So since I'm requesting two primary
 07:14PM **12** buildings on one building lot, we have to come here
 07:14PM **13** because that's a D variance. I elected to keep the
 07:14PM **14** property consolidated because all the parking is
 07:14PM **15** going to be coordinated on the entire property. All
 07:14PM **16** the access is going to be flowing through the parking
 07:14PM **17** lot into the building and out of the building that we
 07:14PM **18** propose. We're also going to be serving -- servicing
 07:14PM **19** besides the surface parking, some of the necessary
 07:15PM **20** parking for this building, the existing building.

07:15PM **21** Now, I could subdivide the property and
 07:15PM **22** create 10 different kinds of easements. I think that
 07:15PM **23** might be confusing, because physically when it's
 07:15PM **24** built, if it's approved, it's going -- you're not
 07:15PM **25** going to see the physical easements.

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07:15PM 1 You're going to see all these crossover
 07:15PM 2 of activity. So we decided we're keeping it as one
 07:15PM 3 building lot, two primary structures, that's why
 07:15PM 4 we're here, it's a D variance.
 07:15PM 5 Then I did something a little further
 07:15PM 6 because I'm very conservative. In this building
 07:15PM 7 there is a health club, a gym. The gym is not a
 07:15PM 8 permitted use in the zone. The gym was legally
 07:15PM 9 installed, it's been here for many years, so the gym
 07:15PM 10 is operating. I take the position that if I'm
 07:15PM 11 modifying the site, if I'm adding a building, if I'm
 07:15PM 12 doing some alteration, then the gym which is not a
 07:15PM 13 permitted use, but which is preexisting, which not
 07:16PM 14 being touched in any way or changed, but because
 07:16PM 15 we're modifying the site, I would need a second
 07:16PM 16 D variance, what they call a D-2 variance, I think.
 07:16PM 17 And, Diane, I was was working on the
 07:16PM 18 premise that if a nonconforming use is on the site
 07:16PM 19 and the facility is being altered or modified,
 07:16PM 20 whether it's being intensified or decrease, I still
 07:16PM 21 have to note for a D-2.
 07:16PM 22 I was very happy to see that Kauker &
 07:16PM 23 Kauker, who are your planners, did their review, you
 07:16PM 24 have a review letter and they seem to agree with me
 07:16PM 25 that that's a correct way to articulate the relief.

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07:16PM 1 So we're here because we're keeping the
 07:16PM 2 parcel, the almost three-acre parcel as one parcel
 07:16PM 3 with two separate buildings, two primary buildings.
 07:16PM 4 Having said that, we have a number of
 07:16PM 5 witnesses here tonight and we have a lot of exhibits.
 07:17PM 6 What I'd like to do, if you agree with me, is I'll
 07:17PM 7 just tell you who the witnesses are, what their
 07:17PM 8 purpose is, then we'll call them, we'll swear them
 07:17PM 9 in, they'll give their testimony, but they have a lot
 07:17PM 10 of exhibits.
 07:17PM 11 So before they start, they're just
 07:17PM 12 going to mark how many exhibits they have.
 07:17PM 13 For example, the architect has 16
 07:17PM 14 exhibits because there is a lot to this building, a
 07:17PM 15 lot of things we want to show you, so we'll mark
 07:17PM 16 them, you know, in advance and this way we'll keep a
 07:17PM 17 good record with your court reporter.
 07:17PM 18 I will order a transcript of every
 07:17PM 19 hearing, so I can distribute it to the board, so
 07:17PM 20 they'll have the flow of the testimony. I don't know
 07:17PM 21 and I don't believe that we'll conclude tonight,
 07:17PM 22 because we do have -- and the Chairman is shaking his
 07:17PM 23 head and I agree with you, Chairman, I have a
 07:17PM 24 planning consultant who is not able to be here
 07:17PM 25 tonight, so I wouldn't conclude, but we do have the

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07:17PM 1 engineer, the civil engineer, we have our architect,
 07:18PM 2 we have the traffic engineer and then we have the
 07:18PM 3 planning consultant.
 07:18PM 4 We're going to call them in that order.
 07:18PM 5 Civil engineering first to give you the overview of
 07:18PM 6 the property, to deal with the drainage, the
 07:18PM 7 lighting, the buffering, all of that, parking layout
 07:18PM 8 and the the architect.
 07:18PM 9 The architect is really going to get
 07:18PM 10 very detailed. We may only get to the architect, but
 07:18PM 11 I'm just setting forth for you because of the
 07:18PM 12 exhibits, because of the number of sheets that we're
 07:18PM 13 going to display and mark them in, I want to make
 07:18PM 14 sure the board -- and I think that when you see this
 07:18PM 15 building, you're going to like this.
 07:18PM 16 It's a beautiful building, it's modern,
 07:18PM 17 it's going to have a lot of amenities for the
 07:18PM 18 residents. There are going to be different
 07:18PM 19 courtyards and terraces. This is not just going to
 07:18PM 20 be a big box. It's going to have features to it
 07:18PM 21 where the people who occupy the building will have a
 07:19PM 22 lot of opportunities and they'll be able to use the
 07:19PM 23 existing building, the big building up front, because
 07:19PM 24 they'll probably want to go to the health club and
 07:19PM 25 use that and vise versa. So it's a good

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07:19PM 1 relationship.
 07:19PM 2 What are we getting rid of on the site?
 07:19PM 3 So I know you all know the site. If you go up on the
 07:19PM 4 ramp on Route 46, what are you looking at? You got a
 07:19PM 5 landscaper, you got a contractor, you got other
 07:19PM 6 people. They're all out in the open. They're there
 07:19PM 7 legally. They applied for a CO, but throughout the
 07:19PM 8 property you've got different businesses. You got
 07:19PM 9 multiple businesses occupying valuable real estate,
 07:19PM 10 occupying parking spaces and operating their
 07:19PM 11 businesses.
 07:19PM 12 Obviously, they're on a month-to-month
 07:19PM 13 basis and they will be asked to leave if we get
 07:19PM 14 approval for this development.
 07:19PM 15 There's a restaurant in basement level
 07:19PM 16 of the existing building. The older building that's
 07:19PM 17 up front, as you probably know, and the lower level
 07:20PM 18 in the parking lot area there's a restaurant that has
 07:20PM 19 a karaoke bar and during COVID they had outdoor tents
 07:20PM 20 out there. They must have had 300 people outside.
 07:20PM 21 We're in negotiation with that tenant.
 07:20PM 22 We don't know if they want to leave, we'll let them
 07:20PM 23 leave and we'll work out our business deal. If they
 07:20PM 24 want to stay, we'll let them stay. We're in a
 07:20PM 25 delicate negotiation, but we believe that they want

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07:20PM 1 to consolidate the space they're taking so they can
 07:20PM 2 lower their rent and I think that would be a good
 07:20PM 3 thing for them, it's a good thing for us.
 07:20PM 4 We'd like to keep a restaurant on the
 07:20PM 5 site if we can as another amenity for the people who
 07:20PM 6 will be living in the building.
 07:20PM 7 If they go, they go. If they stay,
 07:20PM 8 they won't be doing what they're doing now. And they
 07:20PM 9 certainly are not going to resume outdoor dining in
 07:20PM 10 the open there, they just sprawled out and I would
 07:21PM 11 see them, you know, on a summer night when I'd pass
 07:21PM 12 by with the lights on, they had a couple hundred
 07:21PM 13 people there in that area.
 07:21PM 14 So with that, we're going to call our
 07:21PM 15 witnesses. I also want to mention --
 07:21PM 16 CHAIRMAN FERGUSON: Before you call
 07:21PM 17 your witnesses.
 07:21PM 18 MR. ALAMPI: Go ahead, Chairman.
 07:21PM 19 CHAIRMAN FERGUSON: Just a couple of
 07:21PM 20 quick ones.
 07:21PM 21 I didn't hear, are you going to put a
 07:21PM 22 parking expert on?
 07:21PM 23 MR. ALAMPI: Yes, our traffic
 07:21PM 24 consultant.
 07:21PM 25 CHAIRMAN FERGUSON: Are you going to do

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07:22PM 1 building, you know where a person of the gym goes in,
 07:23PM 2 been before the board at some point, we said okay, do
 07:23PM 3 you have enough parking?
 07:23PM 4 Yes, we have enough parking, which I
 07:23PM 5 assume is in that area around that building.
 07:23PM 6 Now, are you taking any of those
 07:23PM 7 parking spaces to build.
 07:23PM 8 MR. ALAMPI: That's a great question.
 07:23PM 9 So I'm going to go out of order a little bit. Let me
 07:23PM 10 just answer your question, because I know everybody's
 07:23PM 11 thinking. They used to say years ago, a curious
 07:23PM 12 yeller. Remember that? The Beatles.
 07:23PM 13 Before your time?
 07:23PM 14 (Laughter.)
 07:23PM 15 MR. ALAMPI: All right. You see that
 07:23PM 16 we have seven parking spaces in front of the
 07:23PM 17 building?
 07:23PM 18 CHAIRMAN FERGUSON: Right.
 07:23PM 19 MR. ALAMPI: Those parking spaces back
 07:23PM 20 out onto Grand Avenue. Not a great thing, right? No
 07:23PM 21 different than what you have on Bergen Boulevard.
 07:23PM 22 On Bergen Boulevard you're on the state
 07:23PM 23 highway, you've got retail, shopping centers, you've
 07:23PM 24 got strip malls, you got everything out there and
 07:24PM 25 they're backing up.

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07:21PM 1 that tonight?
 07:21PM 2 MR. ALAMPI: I'll start him if we can.
 07:21PM 3 We're going to have the architect before that, but
 07:21PM 4 he's here. I don't know if we'll get to him. You
 07:21PM 5 tell me. We started at 7, you finish up around 10?
 07:21PM 6 CHAIRMAN FERGUSON: We finish around
 07:21PM 7 10.
 07:21PM 8 MR. ALAMPI: I'd love to get to him,
 07:21PM 9 but we'll see.
 07:21PM 10 CHAIRMAN FERGUSON: The other thing is,
 07:21PM 11 I'll just state for the record, as you said this is a
 07:21PM 12 very big project, probably the biggest that we've
 07:22PM 13 heard.
 07:22PM 14 So I'm going to rely a lot on my
 07:22PM 15 experts, because they have the expertise to guide me
 07:22PM 16 through this, but the one question that I have is in
 07:22PM 17 regard to the old Sovereign building.
 07:22PM 18 MR. ALAMPI: No, no, Sovereign --
 07:22PM 19 Sovereign's on 21 Grand, that's a different property.
 07:22PM 20 This is the -- this is a tall building that's right
 07:22PM 21 on Grand Avenue. It's a solid building, built like a
 07:22PM 22 bank. That building has a liquor store on the main
 07:22PM 23 level and three levels of a gymnasium.
 07:22PM 24 CHAIRMAN FERGUSON: The question that I
 07:22PM 25 have, though, is the parking spaces for that

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07:24PM 1 In fact, most of those parking spaces
 07:24PM 2 actually are in the right-of-way. Here we're not in
 07:24PM 3 the right-of-way, but we back into the right-of-way.
 07:24PM 4 So we propose to eliminate these
 07:24PM 5 spaces. The reason for that is not because we don't
 07:24PM 6 want them. We really want these. These spaces are
 07:24PM 7 great. People like to stop in quickly, go into the
 07:24PM 8 liquor store and come out, but we don't need people
 07:24PM 9 parking here for two hours while they're working out.
 07:24PM 10 Right?
 07:24PM 11 CHAIRMAN FERGUSON: Right.
 07:24PM 12 MR. ALAMPI: If we can restrict it to
 07:24PM 13 the liquor store, it would be better.
 07:24PM 14 So we're going to eliminate those
 07:24PM 15 spaces and we're going to plant some new spaces over
 07:24PM 16 here and we're going to open up there's five or six
 07:24PM 17 parking spaces on the side of the building.
 07:24PM 18 If you recall, the driveway servicing
 07:24PM 19 this property goes down to the parking lot, but
 07:24PM 20 there's a platform right next to this building that
 07:24PM 21 has five diagonal spaces, but they're really tight.
 07:25PM 22 We're going to build, like, a little bridge to give
 07:25PM 23 them a wider space so that they can back out, you
 07:25PM 24 know, safely.
 07:25PM 25 So we're going to substitute for the

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07:25PM 1 loss of these spaces, we're going to put them on
 07:25PM 2 either side of the building and make them more
 07:25PM 3 friendly, more useable.
 07:25PM 4 That's something we're doing because we
 07:25PM 5 expected the DOT, the state DOT will get into that
 07:25PM 6 issue with us. Grand Avenue is a state highway. We
 07:25PM 7 have to get a state DOT permit.
 07:25PM 8 So this is a situation, although it's
 07:25PM 9 preexisting, it's not really a good thing to have.
 07:25PM 10 So we are going to substitute and relocate some of
 07:25PM 11 that immediate parking. We're going to realign some
 07:25PM 12 of the parking here for the gym, but we also have in
 07:25PM 13 the building, we have a two-level garage and the
 07:25PM 14 surplus parking will accommodate so many spaces.
 07:25PM 15 I'm not sure, I'm not the witness, but
 07:25PM 16 it could be 20 or 30 spaces that will support some of
 07:26PM 17 the uses here, as well as the building.
 07:26PM 18 CHAIRMAN FERGUSON: Okay.
 07:26PM 19 MR. ALAMPI: We got the room. We're
 07:26PM 20 going to use it.
 07:26PM 21 So that's a great question, because I
 07:26PM 22 think that the issue here is going to be the flow of
 07:26PM 23 traffic, the circulation of the traffic. The number
 07:26PM 24 of parking.
 07:26PM 25 Luckily, we had received reports
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07:27PM 1 the plans. We did it sheet by sheet.
 07:27PM 2 We did a comparative sheet, which we
 07:27PM 3 brought with us tonight, which we want to hand out to
 07:27PM 4 you, what we call executive-sized copies and you can
 07:28PM 5 see where we've made these modest changes.
 07:28PM 6 I'll give you an example. Inside the
 07:28PM 7 garage we were advised by Simoff and Associates, your
 07:28PM 8 traffic engineer, that we have some deed-ends. So
 07:28PM 9 these parking spaces dead-end (indicating) and
 07:28PM 10 they're a little bit difficult to maneuver. We've
 07:28PM 11 made some adjustments. We tweaked it. We pulled out
 07:28PM 12 one space or we turned it around. The same thing
 07:28PM 13 with the elevator, we turned it around so it would be
 07:28PM 14 safe for people to cross in case the vehicle is
 07:28PM 15 coming in and out.
 07:28PM 16 So we took the comment letters and we
 07:28PM 17 put them on the plan to try to show you that we read
 07:28PM 18 the plan, we read the comment letters and we
 07:28PM 19 responded to it.
 07:28PM 20 So with that, I'm going to call several
 07:28PM 21 witnesses. Our first witness is a young man by the
 07:28PM 22 name of Jacob Schulman. Jacob is a professional
 07:28PM 23 engineer and he's a civil engineer. He's with the
 07:28PM 24 Bowman associates company.
 07:28PM 25 Bowman is an international engineering
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07:26PM 1 already, because I sent these plans out while I sent
 07:26PM 2 them to the board, I sent the extra ones out. So we
 07:26PM 3 did get your planning, we got our engineering, we got
 07:26PM 4 your traffic reports. So we have their preliminary
 07:26PM 5 reports. They may have more to add to it, but I see
 07:26PM 6 that some of the concerns that they raised, we will
 07:26PM 7 address tonight and some of the concerns that we had,
 07:26PM 8 we've already addressed.
 07:26PM 9 I also want to bring to your attention
 07:26PM 10 before we mark all the plans, that you received a
 07:27PM 11 full set of architectural and engineering plans and
 07:27PM 12 then we made them into, what they call,
 07:27PM 13 executive-size copies, so you can flip them around.
 07:27PM 14 You have a set that is easy to handle, but since we
 07:27PM 15 submitted this in December and it was deemed complete
 07:27PM 16 in January, we created these exhibits, which are
 07:27PM 17 slightly different, so we're going to mark them
 07:27PM 18 tonight.
 07:27PM 19 These exhibits are very much similar to
 07:27PM 20 what was filed, but based on the comment letters, we
 07:27PM 21 have illustrated some of the ways we've addressed
 07:27PM 22 these comments.
 07:27PM 23 So our witnesses will show you, and I
 07:27PM 24 think we have a comparison chart to show you here's
 07:27PM 25 the plans that are on file and here's the changes to
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07:29PM 1 company and he'll go through the engineering plans,
 07:29PM 2 the civil engineering, the drainage, existing
 07:29PM 3 conditions, things of that nature.
 07:29PM 4 When he's concluded, we'll go to the
 07:29PM 5 architect, which is this young woman behind me, Luz
 07:29PM 6 Del Mar Rosado. She is with the Lessard Design. I
 07:29PM 7 worked with Lessard in Fort Lee and other towns.
 07:29PM 8 They are based in Virginia, but they're a national
 07:29PM 9 company. She is licensed, of course, in the State of
 07:29PM 10 New Jersey as is Lessard.
 07:29PM 11 And then Eric Keller, also from Bowman,
 07:29PM 12 is here tonight as the traffic. I'm not sure we're
 07:29PM 13 going to get to Eric, but we're going to start with
 07:29PM 14 Jacob and we'll have him sworn in, we'll voir dire
 07:29PM 15 him and we'll get going.
 07:29PM 16 CHAIRMAN FERGUSON: Well, has Jacob
 07:29PM 17 appeared -- I don't think I remember seeing Jacob.
 07:29PM 18 MR. ALAMPI: I don't think he ever came
 07:30PM 19 before you.
 07:30PM 20 CHAIRMAN FERGUSON: No?
 07:30PM 21 MR. ALAMPI: And he's a little bit
 07:30PM 22 afraid of you, so take it easy on him, because he's
 07:30PM 23 young. You got to start somewhere.
 07:30PM 24 CHAIRMAN FERGUSON: I understand.
 07:30PM 25 Maybe you can point out his education.
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07:30PM **1** MR. ALAMPI: I will.
 07:30PM **2** First we're going to let him get
 07:30PM **3** comfortable. He's got a couple of exhibits that he's
 07:30PM **4** going to mount up there and we'll introduce him and
 07:30PM **5** we'll give you his educational background.
 07:30PM **6** Okay, Jacob, you're going to be sworn
 07:30PM **7** in.
 07:30PM **8** MS. TESTA: Right.
 07:30PM **9** Raise your right hand.
 07:30PM **10** Do you swear that the testimony you
 07:30PM **11** will give in this application will be the truth, the
 07:30PM **12** whole truth and nothing but the truth, so help you
 07:30PM **13** God?
 07:30PM **14** MR. SCHULMAN: I do.
 07:30PM **15** J A C O B S C H U L M A N, P.E.
 07:30PM **16** 54 Horsehill Road, Cedar Knolls, New Jersey,
 07:30PM **17** having been duly sworn, testifies as follows:
 07:30PM **18** MS. TESTA: State your name for the
 07:30PM **19** record, please, and spell it.
 07:30PM **20** MR. SCHULMAN: Jacob Schulman,
 07:30PM **21** J-A-C-O-B, S-C-H-U-L-M-A-N.
 07:30PM **22** CHAIRMAN FERGUSON: Okay.
 07:30PM **23** MR. ALAMPI: Thank you.

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07:31PM **1** Chairman, so he's licensed. And he's
 07:31PM **2** been accepted as a civil engineer.
 07:31PM **3** BY MR. ALAMPI:
 07:31PM **4** Q. And by the way, you're an associate of
 07:31PM **5** Bowman Associates?
 07:31PM **6** A. Correct.
 07:31PM **7** Q. Just give the board a sense of how
 07:31PM **8** large an engineering company that is.
 07:31PM **9** A. Bowman Consulting is approximately --
 07:31PM **10** it's growing, it's about 800 people.
 07:31PM **11** The New Jersey -- there are two offices
 07:32PM **12** in New Jersey, one in Freehold, one in Cedar Knolls.
 07:32PM **13** I am part of the Cedar Knolls office,
 07:32PM **14** which is about 25 people and we have another six,
 07:32PM **15** seven down in Freehold.
 07:32PM **16** CHAIRMAN FERGUSON: Okay.
 07:32PM **17** Can you briefly just -- can you name a
 07:32PM **18** couple of towns that you testified in?
 07:32PM **19** THE WITNESS: Franklin Township in
 07:32PM **20** Somerset County.
 07:32PM **21** CHAIRMAN FERGUSON: Anything else?
 07:32PM **22** THE WITNESS: That's what I got.
 07:32PM **23** CHAIRMAN FERGUSON: Okay, no problem.
 07:32PM **24** So we're going to accept him as an expert.
 07:32PM **25** MR. ALAMPI: Thank you, Chairman. I

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07:30PM **1** VOIR DIRE EXAMINATION
 07:30PM **2** BY MR. ALAMPI:
 07:30PM **3** Q. Jacob.
 07:30PM **4** A. Yes.
 07:30PM **5** Q. First question: Are you a licensed
 07:30PM **6** engineer in the State of New Jersey?
 07:30PM **7** A. I am.
 07:30PM **8** Q. And is your license in good standing?
 07:30PM **9** A. It is.
 07:30PM **10** Q. Do you know your license number?
 07:31PM **11** A. That's a tough one.
 07:31PM **12** Q. Okay.
 07:31PM **13** In the meantime, give us a little bit
 07:31PM **14** of your background briefly, our education and then
 07:31PM **15** your licensing and certifications in New Jersey?
 07:31PM **16** A. I have a bachelor's of science degree
 07:31PM **17** from the University of Maryland.
 07:31PM **18** I have -- I've been licensed in New
 07:31PM **19** Jersey as a professional engineer since 2019.
 07:31PM **20** And I have been practicing civil
 07:31PM **21** engineering in New Jersey since -- in northern and
 07:31PM **22** central, New Jersey since 2015.
 07:31PM **23** And I have been accepted as an expert
 07:31PM **24** previously by New Jersey boards.
 07:31PM **25** MR. ALAMPI: Okay.

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07:32PM **1** appreciate it.
 07:32PM **2** DIRECT EXAMINATION
 07:32PM **3** BY MR. ALAMPI:
 07:32PM **4** Q. So now, Jacob, tell us before we mark
 07:32PM **5** exhibits, have you been to the site?
 07:32PM **6** A. I have.
 07:32PM **7** Q. And you've worked in collaboration with
 07:32PM **8** your colleagues at Bowman for at least eight months
 07:32PM **9** on this project?
 07:32PM **10** A. Yeah.
 07:32PM **11** Q. And you have a set of plans that we
 07:32PM **12** submitted to the board.
 07:32PM **13** These were the plans I think that were
 07:33PM **14** finalized in November of 2021?
 07:33PM **15** MR. ALAMPI: And, Chairman, you should
 07:33PM **16** have these plans, the large set and you should have
 07:33PM **17** the executive size.
 07:33PM **18** BY MR. ALAMPI:
 07:33PM **19** Q. And, Jacob, I think these plans that
 07:33PM **20** are on file, there are 14 pages to the exhibit. If
 07:33PM **21** you want to look at this, you can.
 07:33PM **22** You can come around like this to make
 07:33PM **23** sure (indicating), because that's what we submitted.
 07:33PM **24** You can -- you have to verify, 14 sheets?
 07:33PM **25** A. Fourteen sheets.

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07:33PM 1 Q. Okay. And do you know the date of the
 07:33PM 2 plans?
 07:33PM 3 A. November 15, 2021.
 07:33PM 4 Q. Thank you.
 07:33PM 5 Okay. Now, you've made changes to
 07:33PM 6 these plans that are going to be part of you exhibits
 07:33PM 7 for tonight, correct, some adjustments or are they
 07:33PM 8 mostly the architect?
 07:34PM 9 A. It's mostly the architect.
 07:34PM 10 MR. ALAMPI: So we're going to mark,
 07:34PM 11 Diane, we're going to mark as A-1 -- I'm not marking
 07:34PM 12 the application forms themselves, they were all
 07:34PM 13 submitted with the checklist.
 07:34PM 14 MS. TESTA: Right.
 07:34PM 15 MR. ALAMPI: So A-1 is a 14-sheet
 07:34PM 16 engineering plan that's dated November 15, 2021.
 07:34PM 17 (Whereupon, Engineering Plan, 14
 07:34PM 18 sheets, dated November 15, 2021 is received
 07:34PM 19 and marked as Exhibit A-1 for identification.)
 07:34PM 20 FBY MR. ALAMPI:
 07:34PM 21 Q. And you have a set or do you have to go
 07:34PM 22 through this? You have to testify to this.
 07:34PM 23 A. I can work off of that.
 07:34PM 24 Q. And we're going to mark -- how many
 07:34PM 25 boards do you have up there?

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07:35PM 1 Q. All right. Is there any date on it?
 07:35PM 2 If not, we'll use today's date?
 07:35PM 3 A. The date is April 18, 2022, so today.
 07:35PM 4 Q. There we go.
 07:35PM 5 And of course, A-1 was your 14-sheet
 07:35PM 6 engineering...
 07:35PM 7 And why don't you tell us what that
 07:35PM 8 aerial is showing, showing the board?
 07:35PM 9 A. So the aerial is showing the site,
 07:35PM 10 which is Block 505, Lots 3 and 4.
 07:36PM 11 You can see that there is -- let me
 07:36PM 12 bring that a little bit forward. The site has one
 07:36PM 13 existing building on it or two connected buildings;
 07:36PM 14 one, which is a two-story restaurant and commercial
 07:36PM 15 building; one of which is a five- to six-story
 07:36PM 16 building that's currently as a comment indicated
 07:36PM 17 occupied by a gym and a liquor store.
 07:36PM 18 The -- along the southern side of the
 07:36PM 19 property is a manmade ditch (indicating), which has
 07:36PM 20 water in it that flows to another manmade ditch at
 07:36PM 21 the west side of the property and eventually makes
 07:36PM 22 its way to a tributary of the Overpeck Creek, which
 07:37PM 23 you can see on the left side of the plan.
 07:37PM 24 Q. So, Jacob, that ditch you referred to
 07:37PM 25 is actually manmade, it's not natural, is it?

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07:34PM 1 A. I have three boards regarding the site.
 07:34PM 2 Q. Okay.
 07:34PM 3 We're going to mark A-2, -3 and -4.
 07:34PM 4 Jacob, just tell us what they are and how they were
 07:34PM 5 prepared. A-2 is what?
 07:34PM 6 A. A-2 is an existing conditions plan that
 07:34PM 7 utilizes an aerial.
 07:34PM 8 (Whereupon, Existing Conditions Plan,
 07:34PM 9 dated April 18, 2022 is received and marked as
 07:34PM 10 Exhibit A-2 for identification.)
 07:34PM 11 THE WITNESS: The site is highlighted
 07:35PM 12 in or is outlined in red (indicating).
 07:35PM 13 The aerial, I believe, was taken from
 07:35PM 14 Nearmap, which is a program used to obtain
 07:35PM 15 high-quality aerial photography.
 07:35PM 16 BY MR. ALAMPI:
 07:35PM 17 Q. So that's a software application of
 07:35PM 18 some type, correct?
 07:35PM 19 A. Correct.
 07:35PM 20 Q. And like Google, that gives you the
 07:35PM 21 ability to make this image?
 07:35PM 22 A. Yes.
 07:35PM 23 Q. Okay. And you participated in
 07:35PM 24 organizing this exhibit?
 07:35PM 25 A. Yes.

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07:37PM 1 A. Correct.
 07:37PM 2 Q. And it's along the slope of the ramp
 07:37PM 3 that goes up Route 46, at the foot of the slope?
 07:37PM 4 A. Yes, right at the bottom.
 07:37PM 5 Q. And which way does it flow?
 07:37PM 6 A. It flows from east to west.
 07:37PM 7 Q. So it comes from Ridgefield and flows
 07:37PM 8 under Route 46 and along, like, a gully into the --
 07:37PM 9 at the foot of that slope, right,
 07:37PM 10 A. Well, yeah, it flows -- there's
 07:37PM 11 actually a headwall that marks the beginning of the
 07:37PM 12 ditch, which is right on the property line and from
 07:37PM 13 there it flows along the southern or more or less
 07:37PM 14 along the foot of the slope of Route 46 to another
 07:38PM 15 ditch that flows from south to north to a culvert
 07:38PM 16 beneath the Conrail railroad.
 07:38PM 17 Q. And, eventually, goes out to the
 07:38PM 18 Overpeck Creek?
 07:38PM 19 A. Yes.
 07:38PM 20 Q. Does that water, that course of water,
 07:38PM 21 is that servicing the subject property or is that a
 07:38PM 22 drainage for an area surrounding the subject
 07:38PM 23 property?
 07:38PM 24 A. Both.
 07:38PM 25 Q. Okay.

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07:38PM **1** Why don't you break it down a little

07:38PM **2** bit for us?

07:38PM **3** **A.** So that ditch is connected to a storm

07:38PM **4** sewer in Grand Avenue and that -- the site, itself,

07:38PM **5** also slopes from east to west.

07:38PM **6** So that the entire site is eventually

07:38PM **7** captured by either the ditch on the southern side of

07:38PM **8** the property or the ditch on the western side of the

07:38PM **9** property.

07:38PM **10** **Q.** And it free flows to the Overpeck?

07:39PM **11** **A.** It flows through a culvert right just

07:39PM **12** beyond the property beneath the railroad to a

07:39PM **13** tributary of Overpeck Creek that flows to Overpeck

07:39PM **14** Creek.

07:39PM **15** **Q.** Okay.

07:39PM **16** Any other main features you want to

07:39PM **17** point out to the board?

07:39PM **18** **A.** So there's also -- aside from the

07:39PM **19** building, the site is mostly occupied by a parking

07:39PM **20** lot. There's also an area in the back in the west

07:39PM **21** corner of the property that's used for storage of

07:39PM **22** vehicles and equipment for a landscape contractor.

07:39PM **23** **Q.** So is the site as it presently exists

07:39PM **24** largely impervious? It's either building or

07:39PM **25** blacktop, right?

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07:39PM **1** **A.** Yes.

07:39PM **2** **Q.** Is there much landscaping? Outside of

07:39PM **3** the slope, which belongs to the State of New Jersey,

07:39PM **4** outside of the slope, is there really much

07:40PM **5** landscaping on the site?

07:40PM **6** **A.** Almost none.

07:40PM **7** **Q.** Okay.

07:40PM **8** And how is the water from the parking

07:40PM **9** lot, presently how is the water, surface water,

07:40PM **10** rainwater, whatever, how is that handled presently

07:40PM **11** with the existing conditions?

07:40PM **12** **A.** So some of it sheet flows into one of

07:40PM **13** the two ditches that border on the property and some

07:40PM **14** is conveyed by an existing storm sewer system into

07:40PM **15** the ditch.

07:40PM **16** **Q.** Were you able to analyze the existing

07:40PM **17** building? I think it's a six-story building up in

07:40PM **18** the front on Grand Avenue, the roof drains, the roof

07:40PM **19** leaders, were you able to look at those?

07:40PM **20** **A.** We weren't able to locate all of the

07:40PM **21** roof leaders.

07:40PM **22** **Q.** But you tried to, right?

07:40PM **23** **A.** Yeah.

07:40PM **24** **Q.** Okay.

07:40PM **25** **A.** It appears that many of the existing

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07:40PM **1** inlets on the site are undersized or the storm sewer

07:41PM **2** system is undersized. We located some 4- and 6-inch

07:41PM **3** pipes, which generally can't handle very much.

07:41PM **4** **Q.** Right.

07:41PM **5** So what were your findings regarding

07:41PM **6** the existing drainage? Are they inadequate?

07:41PM **7** **A.** Yes.

07:41PM **8** **Q.** And how so?

07:41PM **9** **A.** Well, the stormwater that falls on the

07:41PM **10** site would not be adequately conveyed through the

07:41PM **11** system, it would essentially have to flow over land

07:41PM **12** or at least a very significant portion of it would

07:41PM **13** have to flow overland because the storm sewer system

07:41PM **14** would not capture all of it.

07:41PM **15** **Q.** So this water would flow along the

07:41PM **16** parking lot?

07:41PM **17** **A.** Correct.

07:41PM **18** **Q.** But because the property tilts towards

07:41PM **19** the Overpeck, it slightly tilts, it just goes in that

07:41PM **20** direction, right?

07:41PM **21** **A.** Generally.

07:41PM **22** There are a few low spots where the

07:41PM **23** water probably ponds.

07:41PM **24** **Q.** All right.

07:41PM **25** So there's ponding in the parking lot,

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07:42PM **1** as well as sheet flow, right?

07:42PM **2** **A.** Correct.

07:42PM **3** **Q.** Do you have in your plans -- we'll get

07:42PM **4** to it in a minute. Do you have in your plans a way

07:42PM **5** to improve the drainage on-site even as we build and

07:42PM **6** propose a new building on-site?

07:42PM **7** **A.** Absolutely.

07:42PM **8** **Q.** Okay.

07:42PM **9** Anything else with this exhibit that

07:42PM **10** you want to talk about? We're going to go through

07:42PM **11** your plans and your drainage and all in a moment. Is

07:42PM **12** there anything else on Exhibit A-2 that you want to

07:42PM **13** show the board while you have it up there, the

07:42PM **14** photograph?

07:42PM **15** You know, any features of the property

07:42PM **16** we're talking about?

07:42PM **17** If not, that's fine?

07:42PM **18** **A.** I don't believe so.

07:42PM **19** **Q.** Okay.

07:42PM **20** Let's go to your next exhibit then.

07:42PM **21** We're going to be marking A-3. You can put that down

07:42PM **22** in front there in front of the easel?

07:42PM **23** **A.** Should I mark this as A-2?

07:42PM **24** **Q.** Yeah, if you can.

07:42PM **25** MS. TESTA: That's A-2.

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07:42PM **1** MR. ALAMPI: A-2.
 07:43PM **2** And A-1 was the actual 14 sheets.
 07:43PM **3** MS. TESTA: Yes.
 07:43PM **4** (Whereupon, Rendering of Proposed Site
 07:43PM **5** Plan is received and marked as Exhibit A-3 for
 07:43PM **6** identification.)
 07:43PM **7** BY MR. ALAMPI:
 07:43PM **8** **Q.** Okay. So now we're going to mark as
 07:43PM **9** A-3, tell us what that is first.
 07:43PM **10** **A.** This is a rendering of the proposed
 07:43PM **11** site plan. You can see the big grey object here
 07:43PM **12** (indicating) represents the roof of the proposed
 07:43PM **13** building.
 07:43PM **14** They're also showing a couple of -- or
 07:43PM **15** three courtyard areas, two of which, courtyard number
 07:43PM **16** one and number two, are on the -- located on the roof
 07:43PM **17** of the parking area.
 07:43PM **18** **Q.** Now, Jacob, before you go into the
 07:43PM **19** detail, is this plan, although it's been colorized
 07:43PM **20** and such, is this contained in one of the sheets of
 07:43PM **21** 14 sheets?
 07:43PM **22** **A.** Yes, this would be on the layout and
 07:43PM **23** dimensioning plan, sheet number four.
 07:43PM **24** **Q.** Okay. So if the board looks at sheet
 07:44PM **25** number four of the engineering site plan, you've
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07:44PM **1** taken this sheet, you've embellished it by using
 07:44PM **2** technology so that people can visualize what you're
 07:44PM **3** talking about, right?
 07:44PM **4** **A.** Yes.
 07:44PM **5** **Q.** Okay. So A-3 is a rendering of the
 07:44PM **6** site plan.
 07:44PM **7** Do you have a date on that plan?
 07:44PM **8** **A.** The date is also April 18, 2022.
 07:44PM **9** **Q.** So this exhibit helps everyone to
 07:44PM **10** visualize what?
 07:44PM **11** What is that you're trying to achieve
 07:44PM **12** with this, the courtyards and the different roof
 07:44PM **13** plans?
 07:44PM **14** **A.** Correct.
 07:44PM **15** As you see in the background of this
 07:44PM **16** image is also an aerial photograph. So we try to
 07:44PM **17** capture what this site would look like from a
 07:45PM **18** bird's-eye view or an aerial from above.
 07:45PM **19** **Q.** So if you were in a drone about
 07:45PM **20** 300 feet or 400 feet above the proposed building,
 07:45PM **21** you'd be looking down at the roof, right?
 07:45PM **22** **A.** Correct.
 07:45PM **23** **Q.** And show us what features you're trying
 07:45PM **24** to illustrate there.
 07:45PM **25** **A.** So you can see I started talking about
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07:45PM **1** the courtyards.
 07:45PM **2** **Q.** Yup.
 07:45PM **3** **A.** There -- so there are three courtyards,
 07:45PM **4** two of which are on the roof of the parking area, one
 07:45PM **5** of which is on the building roof. That's the -- what
 07:45PM **6** seems to be green cutouts from the building.
 07:45PM **7** You can also see the small uncovered
 07:45PM **8** parking area. The rest of the parking will be
 07:45PM **9** contained beneath the building in one of the two
 07:45PM **10** parking garage or two levels of parking and another
 07:46PM **11** thing that's visible from this exhibit is the
 07:46PM **12** extensive landscaping that's proposed around the
 07:46PM **13** building and in the courtyards.
 07:46PM **14** **Q.** Now, these courtyards will be further
 07:46PM **15** illustrated in the architects plans, correct?
 07:46PM **16** **A.** They're actually in our third exhibit.
 07:46PM **17** **Q.** Okay. So forgive me.
 07:46PM **18** And you're just trying to show the
 07:46PM **19** board the location of those various courtyards?
 07:46PM **20** **A.** Correct.
 07:46PM **21** **Q.** And what elevation they're on? Just
 07:46PM **22** repeat what elevation these are.
 07:46PM **23** **A.** Courtyard one and two are above the
 07:46PM **24** parking area, the parking garages and the third one,
 07:46PM **25** which is labeled on here as rooftop space, is on the
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07:46PM **1** roof.
 07:46PM **2** **Q.** So that would be on the fifth level,
 07:46PM **3** that -- it's on the top of the building, right?
 07:46PM **4** **A.** Yes.
 07:46PM **5** **Q.** The other ones are on the top of the
 07:46PM **6** parking?
 07:46PM **7** **A.** Yes.
 07:46PM **8** **Q.** So if I understand correctly, the
 07:46PM **9** two-level parking garage is actually the podium and
 07:47PM **10** the three-level residential is planted on top, right?
 07:47PM **11** **A.** Yes.
 07:47PM **12** **Q.** You want to go to your next exhibit?
 07:47PM **13** **A.** So --
 07:47PM **14** **Q.** What do you call this, Jacob?
 07:47PM **15** **A.** I'm going to guess A-4.
 07:47PM **16** (Whereupon, Courtyard Exhibit is
 07:47PM **17** received and marked as Exhibit A-4 for
 07:47PM **18** identification.)
 07:47PM **19** BY MR. ALAMPI:
 07:47PM **20** **Q.** Yeah, I know it's A-4, but I wasn't
 07:47PM **21** testing you. I know it's A-4, but what do you call
 07:47PM **22** this?
 07:47PM **23** **A.** This is the -- well, there's no
 07:47PM **24** specific title on it, but it will be the courtyard
 07:47PM **25** exhibit.
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07:47PM **1** Q. Courtyard exhibit, it is.

07:47PM **2** And, again, dated today's date?

07:47PM **3** A. Today's date.

07:47PM **4** Q. Okay. So what are you illustrating

07:48PM **5** here?

07:48PM **6** A. So, primarily the three courtyard

07:48PM **7** areas, the two areas that are on top of the parking

07:48PM **8** deck and the one that is on the rooftop (indicating).

07:48PM **9** Courtyard number one, which is this

07:48PM **10** (indicating), is going to be going to be used as an

07:48PM **11** outdoor seating area, a place for mostly adults to

07:48PM **12** enjoy themselves outdoors.

07:48PM **13** Roof top number -- courtyard number two

07:48PM **14** is more of a family-oriented courtyard area. As you

07:48PM **15** see there is some games there (indicating), we show a

07:48PM **16** table, tennis table. There's also a children's play

07:48PM **17** area.

07:48PM **18** And the third, which is the rooftop

07:48PM **19** area (indicating), has an outdoor kitchen and some --

07:49PM **20** a barbecue area with tables for people to eat. They

07:49PM **21** have a lounging area to your left and a pergola.

07:49PM **22** So it's pretty extensive courtyard

07:49PM **23** areas.

07:49PM **24** Q. So they have different functions for

07:49PM **25** these courtyard areas?

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07:50PM **1** testimony, but just breeze through the exhibit.

07:50PM **2** The board has 14 sheets. They want to

07:50PM **3** know what the -- I'm going to move this here so you

07:50PM **4** can use the table, give you room?

07:50PM **5** Okay. These are your exhibits, just

07:51PM **6** title sheets, whatever. Some of these are

07:51PM **7** self-explanatory, like the title page, you don't have

07:51PM **8** to waste time on it, but are there any important

07:51PM **9** notes here, like the zoning table?

07:51PM **10** Maybe you can run through that?

07:51PM **11** A. Well, the -- we have a professional

07:51PM **12** planner who will provide testimony on the -- address

07:51PM **13** most of the zoning. If the board would like, I can

07:51PM **14** start -- I can go to that, but...

07:51PM **15** Q. Briefly just breeze through it and then

07:51PM **16** move on.

07:51PM **17** A. All right.

07:51PM **18** Well, we're in the M-1 district, which

07:51PM **19** has specific standards for multifamily. We comply

07:51PM **20** with many of the ordinance requirements. There are

07:51PM **21** definitely some existing nonconformities, such as the

07:52PM **22** impervious coverage, which I'll go into later, we're

07:52PM **23** actually improving on that. And there are a number

07:52PM **24** of potential variances.

07:52PM **25** Q. So I'll make it easy for you.

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07:49PM **1** A. Yes.

07:49PM **2** Q. One is more for toddlers and children

07:49PM **3** accompanied by adults, the other is a relaxation area

07:49PM **4** and the one on the roof is an outdoor eating area?

07:49PM **5** A. Yes.

07:49PM **6** Q. Restricted to the tenants of the

07:49PM **7** building, correct?

07:49PM **8** A. Yes.

07:49PM **9** Q. Okay.

07:49PM **10** A. There are also, the last item that we

07:49PM **11** show is the area at the building entrance, which is a

07:49PM **12** landscaped area with some benches, also more of a

07:49PM **13** seating area right in front of the building lobby.

07:49PM **14** Q. Okay. I'm looking at your outline. I

07:49PM **15** think we went through some of these issues, but tell

07:50PM **16** us what the -- you can dispense with those, leave

07:50PM **17** them there, but you have you're a-1 that was filed

07:50PM **18** with the board.

07:50PM **19** Do you want to use this for your

07:50PM **20** testimony to go through each of the sheets?

07:50PM **21** A. Sure.

07:50PM **22** Q. Okay.

07:50PM **23** A. This also shows almost everything, but

07:50PM **24** A-1.

07:50PM **25** Q. Yeah, I don't want you to repeat

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07:52PM **1** Talk about the areas that we do not

07:52PM **2** comply with.

07:52PM **3** Impervious coverage, existing

07:52PM **4** conditions, do we comply with the zoning, the

07:52PM **5** existing conditions?

07:52PM **6** A. We do not.

07:52PM **7** Q. Okay. Are we increasing the impervious

07:52PM **8** coverage or are we decreasing it?

07:52PM **9** A. We are decreasing it.

07:52PM **10** Q. That's what I wanted you to tell them,

07:52PM **11** okay.

07:52PM **12** What else?

07:52PM **13** That's how I want you to go through it.

07:52PM **14** We're eliminating any nonconformities, now is your

07:52PM **15** time to just mention it?

07:52PM **16** A. We -- the open space.

07:53PM **17** Q. Okay.

07:53PM **18** A. We are required to have 20 percent.

07:53PM **19** Right now it's less than 20 percent, it's 18 percent

07:53PM **20** and we are not -- that will be about the same, maybe

07:53PM **21** a little bit better because we're decreasing the

07:53PM **22** impervious coverage.

07:53PM **23** Q. Good.

07:53PM **24** Now, you can move on to other

07:53PM **25** engineering issues.

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07:53PM **1** **A.** All right.

07:53PM **2** **Q.** Just identify the sheets as --

07:53PM **3** **A.** Sheet number three is the site preparation plan.

07:53PM **4**

07:53PM **5** **Q.** Just tell us what it means, why you're showing it.

07:53PM **6**

07:53PM **7** **A.** Essentially, this shows what's going to be demolished, what's going to remain.

07:53PM **8**

07:53PM **9** Most of the parking lot, specifically

07:53PM **10** the rear 75 to 80 percent of the site or the western

07:53PM **11** 80, western portion of the site is going to be

07:53PM **12** removed. A little bit the entrance will remain.

07:54PM **13** This plan also shows the portions of

07:54PM **14** the existing building, specifically the two-story

07:54PM **15** portion, which will be demolished and the five- to

07:54PM **16** six-story portion which will remain.

07:54PM **17** **Q.** Of the existing building you're talking

07:54PM **18** about?

07:54PM **19** **A.** Yes.

07:54PM **20** **Q.** Why don't you point that out? Just be

07:54PM **21** a little more specific.

07:54PM **22** **A.** (Indicating).

07:54PM **23** **Q.** No, I meant verbally.

07:54PM **24** They will follow you on the plans.

07:54PM **25** In other words, on the existing

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07:56PM **1** discussed by the traffic -- by Mr. Keller, the

07:56PM **2** traffic engineer.

07:56PM **3** The one item that I did not mention yet

07:56PM **4** is that on the west side of the property there's

07:56PM **5** going to be an enclosed dog run for use by the

07:56PM **6** residents.

07:56PM **7** **Q.** So show us where that would be. You

07:56PM **8** can use the exhibit and just with your hand, you

07:56PM **9** know, when we say the west side, it's a big piece of

07:56PM **10** property, so, obviously, the west is towards the

07:56PM **11** Overpeck, the east is Grand Avenue, so you're going

07:56PM **12** to install a dog run --

07:56PM **13** **A.** Yes.

07:56PM **14** **Q.** -- with this property? Where will that

07:56PM **15** be?

07:56PM **16** **A.** That will be all the way on the west

07:56PM **17** side near the railroad over here (indicating).

07:56PM **18** **Q.** All right.

07:56PM **19** And that will be for the residents,

07:56PM **20** because we're going to have a pet-friendly policy?

07:56PM **21** **A.** Yes.

07:56PM **22** **Q.** And there will be a dog run and such

07:56PM **23** for them?

07:56PM **24** **A.** That's the plan.

07:56PM **25** **Q.** All right. Okay.

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07:54PM **1** building some elements are going to be removed?

07:54PM **2** **A.** Yes, there's -- as we mentioned, there

07:54PM **3** was -- there's two portions just, kind of, two

07:54PM **4** connected buildings that currently exists on the

07:54PM **5** site.

07:54PM **6** One is a two-story portion, which is a

07:54PM **7** commercial/restaurant building and the other is a

07:54PM **8** five- to six-story building, has a smaller top story

07:54PM **9** that serves as a gym, a liquor store and an area for

07:55PM **10** cell phone -- a cell phone company, essentially, to

07:55PM **11** put their equipment.

07:55PM **12** That five- to six-story building will

07:55PM **13** remain and the two-story portion, which is the

07:55PM **14** commercial/restaurant portion will be demolished.

07:55PM **15** **Q.** And that will make room for the

07:55PM **16** planting of the proposed building and the parking and

07:55PM **17** the new parking layout?

07:55PM **18** **A.** Yes.

07:55PM **19** **Q.** Okay.

07:55PM **20** Continue?

07:55PM **21** **A.** The next sheet, sheet number four is

07:55PM **22** the layout and dimensioning plan. That's pretty

07:55PM **23** similar to Exhibit A-3, which I showed. It

07:55PM **24** highlights the courtyard areas and shows the

07:55PM **25** dimensions of parking aisles that will be further

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07:56PM **1** I'll help you, Jacob?

07:57PM **2** **A.** Sheet number five is our grading plan.

07:57PM **3** Most of the site is going to be occupied by the

07:57PM **4** proposed building, but the portion that's not

07:57PM **5** generally continues to slope -- like in the existing

07:57PM **6** condition, it slopes towards the rear or the west

07:57PM **7** side of the property. There are a few areas that

07:57PM **8** slope towards the catch basin or inlets that are

07:57PM **9** sized appropriately.

07:57PM **10** **Q.** So, Jacob, everyone knows that if

07:57PM **11** you're on Grand Avenue, that the site, not the

07:57PM **12** existing building, but behind the existing building

07:57PM **13** where we propose to develop it, is at a much lower

07:57PM **14** elevation.

07:57PM **15** **A.** Yes.

07:57PM **16** **Q.** Could you give the board a sense of

07:57PM **17** what the difference in elevation is from Grand Avenue

07:57PM **18** to the main parking area where we'll be planting the

07:57PM **19** new building?

07:57PM **20** **A.** The Grand Avenue is at approximately

07:58PM **21** Elevation 22 or 23.

07:58PM **22** Whereas, the parking area varies

07:58PM **23** between Elevations 9 or 8 and 10. So there's a

07:58PM **24** pretty significant drop.

07:58PM **25** **Q.** So 12 to 14 feet?

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07:58PM **1** **A.** Yes.

07:58PM **2** **Q.** And you say notwithstanding that it's

07:58PM **3** 12 to 14 feet below Grand Avenue, it kind of tilts

07:58PM **4** with grades even further to the west of the site?

07:58PM **5** **A.** Yes.

07:58PM **6** **Q.** Okay.

07:58PM **7** Are you going to be removing much grade

07:58PM **8** if this project were approved and installed?

07:58PM **9** Do you know now whether there will be a

07:58PM **10** large amount of soil that will be removed for the

07:58PM **11** site?

07:58PM **12** **A.** We didn't perform a detailed cut/fill

07:58PM **13** analysis.

07:58PM **14** **Q.** Okay.

07:58PM **15** **A.** So, specifics, I will have to get back

07:58PM **16** to you on that.

07:58PM **17** **Q.** With regard to the grade, itself, will

07:58PM **18** the finished grade as proposed be significantly

07:59PM **19** different than the grade that's there now?

07:59PM **20** **A.** It will not.

07:59PM **21** **Q.** Okay. And that is depicted by your

07:59PM **22** plan on, what is it, sheet number five?

07:59PM **23** **A.** Yes.

07:59PM **24** **Q.** Okay. You want to continue?

07:59PM **25** **A.** Sure.

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08:00PM **1** determined that a pump station would not be

08:00PM **2** necessary.

08:00PM **3** We would be able to connect using a

08:00PM **4** gravity sanitary line to the existing 12-inch

08:00PM **5** sanitary main and Grand Avenue.

08:00PM **6** **Q.** So you said a lot. You used some

08:00PM **7** initials, MEP, what is that?

08:00PM **8** **A.** Mechanical, electrical, plumbing.

08:00PM **9** **Q.** Okay. So spell it out for us.

08:00PM **10** After collaboration with the mechanical

08:00PM **11** engineers and plumbing and such, you've determined

08:01PM **12** that you can eliminate using a pump system?

08:01PM **13** **A.** That's correct.

08:01PM **14** **Q.** And how did that come about?

08:01PM **15** **A.** Well, we were initially -- because

08:01PM **16** there was a big storm pipe that runs between the

08:01PM **17** building and the sanitary line, it was questionable

08:01PM **18** whether or not we would be able to use gravity, but

08:01PM **19** in coordinating the the MEP engineer -- with the

08:01PM **20** plumbing engineer, we were able to determine that the

08:01PM **21** sewer can exit the building at an elevation that

08:01PM **22** would allow us to connect to -- connect via gravity

08:01PM **23** and go above or below the large storm pipe.

08:01PM **24** **Q.** Now, is that shown on this plan or is

08:01PM **25** that a recent development?

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07:59PM **1** **Q.** We're going to try to get through

07:59PM **2** grading, lighting, drainage, things like that.

07:59PM **3** **A.** Sheet number six is our utility plan.

07:59PM **4** **Q.** Now, this is important. The utilities

07:59PM **5** are sanitary, stormwater and bringing in power,

07:59PM **6** electric and such to the site?

07:59PM **7** **A.** Correct.

07:59PM **8** **Q.** Are we proposing any changes with

07:59PM **9** regard to the existing building as far as any of the

07:59PM **10** utilities?

07:59PM **11** **A.** The existing building will continue to

07:59PM **12** be served by the utilities that they are currently

07:59PM **13** served by.

07:59PM **14** **Q.** Now, with the proposed building, the

07:59PM **15** garage and three levels of residential, how is that

08:00PM **16** building going to be serviced?

08:00PM **17** **A.** So that will also be serviced by the

08:00PM **18** public utilities in the area.

08:00PM **19** **Q.** What did you design? Do you have a

08:00PM **20** sanitary system? Where will the sanitary go?

08:00PM **21** **A.** So the plans actually show the sanitary

08:00PM **22** of the building being served by a pump station.

08:00PM **23** Since the plans were submitted, there's been

08:00PM **24** additional coordination between the teams

08:00PM **25** specifically with the MEP and engineer and it was

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08:01PM **1** **A.** That is a recent development.

08:01PM **2** **Q.** So these plans would have to be

08:01PM **3** modified to show that it's no longer -- that it's

08:02PM **4** going to be gravity feed?

08:02PM **5** **A.** Yes.

08:02PM **6** **Q.** And that has not yet been submitted?

08:02PM **7** **A.** That has not yet been submitted.

08:02PM **8** **Q.** Have you spoken to Collazuol

08:02PM **9** Associates, the town's engineer about these changes?

08:02PM **10** **A.** We have not yet.

08:02PM **11** **Q.** So you plan to revise the plan and

08:02PM **12** collaborate with Mr. Collazuol, so he can analyze

08:02PM **13** your sanitary system?

08:02PM **14** **A.** Yes.

08:02PM **15** **Q.** All right.

08:02PM **16** Any other significant utility issues?

08:02PM **17** **A.** There were no significant issues. I

08:02PM **18** can explain what other utilities or how we're

08:02PM **19** connecting some of the other utilities.

08:02PM **20** **Q.** That would be good.

08:02PM **21** **A.** So there is -- there are a lot of

08:02PM **22** waterlines in the area. We are connecting to a

08:02PM **23** waterline, an 8-inch water main that runs along the

08:02PM **24** southern property line along the ramp to Highway 46.

08:02PM **25** **Q.** When you say "waterline," what is it,

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08:03PM **1** what kind of service is that?
 08:03PM **2** **A.** That's a potable waterline. You -- it
 08:03PM **3** provides water for sinks, bathrooms, et cetera.
 08:03PM **4** **Q.** And that's existing, the waterline?
 08:03PM **5** **A.** The 8-inch waterline is existing.
 08:03PM **6** **Q.** Could you just show us with your hand
 08:03PM **7** where it is now on the site?
 08:03PM **8** **A.** It runs essentially along the property,
 08:03PM **9** the southern property line and connects to a much
 08:03PM **10** larger water main in Grand Avenue.
 08:03PM **11** **Q.** Okay.
 08:03PM **12** And do you propose any change to that
 08:03PM **13** waterline?
 08:03PM **14** **A.** To the 8-inch?
 08:03PM **15** **Q.** No, any change?
 08:03PM **16** **A.** Well, there's going to be --
 08:03PM **17** **Q.** Are you going to extend it? Are you
 08:03PM **18** going to be enlarging it? What are you going to be
 08:03PM **19** doing?
 08:03PM **20** **A.** We do not propose any changes.
 08:03PM **21** **Q.** Okay.
 08:03PM **22** And that waterline will service -- is
 08:03PM **23** sufficient to service the proposed new building?
 08:03PM **24** **A.** We anticipate that it will be.
 08:03PM **25** **Q.** Okay.

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08:05PM **1** on Grand Avenue is much more of an ordeal, that would
 08:05PM **2** be much more complicated.
 08:05PM **3** **Q.** Just tell us why.
 08:05PM **4** We're not engineers. So just briefly,
 08:05PM **5** why is that a challenge?
 08:05PM **6** **A.** Well, the water mains, I believe
 08:05PM **7** there's a 24-inch water main in Grand Avenue, which
 08:05PM **8** barely is used to service individual properties.
 08:05PM **9** It's more of a -- it's more to service a larger area.
 08:05PM **10** I'm not sure if the water company would
 08:05PM **11** even allow us to connect to something like that to a
 08:05PM **12** line like that.
 08:05PM **13** **Q.** You're not proposing to connect to it,
 08:05PM **14** are you?
 08:05PM **15** **A.** We are not.
 08:05PM **16** **Q.** All right.
 08:05PM **17** So because you doubt that the utility
 08:06PM **18** companies would allow it?
 08:06PM **19** **A.** Correct.
 08:06PM **20** **Q.** But you propose a different way of
 08:06PM **21** servicing the site?
 08:06PM **22** **A.** Yes.
 08:06PM **23** **Q.** Could you tell us what that is?
 08:06PM **24** **A.** That's to connect to the 8-inch line
 08:06PM **25** along the southern property line.

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08:03PM **1** Anything else you want to emphasize?
 08:03PM **2** **A.** There's also a gas line that runs
 08:04PM **3** parallel to the waterline along the southern property
 08:04PM **4** line that will also service the -- we intend on
 08:04PM **5** having that gas line service the proposed building.
 08:04PM **6** **Q.** These lines that exist, are they all
 08:04PM **7** servicing the existing building that's up on Grand
 08:04PM **8** Avenue or are they just in the property that you
 08:04PM **9** discovered them to be existing in the property?
 08:04PM **10** **A.** We discovered them to be existing
 08:04PM **11** approximately on the property line.
 08:04PM **12** We're not sure exactly from where the
 08:04PM **13** existing building is serviced, but in all likelihood
 08:04PM **14** the lines along this property line connect to lines
 08:04PM **15** in Grand Avenue.
 08:04PM **16** **Q.** Have you had a chance to confer with
 08:04PM **17** the utility companies to see if they have any mapping
 08:04PM **18** of this?
 08:04PM **19** **A.** The water utility has provided us with
 08:04PM **20** some mapping to confirm that the line along the
 08:05PM **21** southern property line -- main along the southern
 08:05PM **22** property line is, in fact, an 8-inch.
 08:05PM **23** There's also some very large waterlines
 08:05PM **24** on Grand Avenue, but we're proposing to connect to
 08:05PM **25** the 8-inch main, because connecting to a larger line

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08:06PM **1** **Q.** Have you conferred with Mr. Collazuol
 08:06PM **2** yet as to whether he has any mapping or underground
 08:06PM **3** utility information since he's been the engineer for,
 08:06PM **4** what, 35 years?
 08:06PM **5** MR. ALAMPI: No?
 08:06PM **6** MR. COLLAZUOL: No, not that long.
 08:06PM **7** (Laughter.)
 08:06PM **8** BY MR. ALAMPI:
 08:06PM **9** **Q.** But have you conferred with him yet?
 08:06PM **10** **A.** We had a brief call a while ago.
 08:06PM **11** **Q.** So you're going to reach out to
 08:06PM **12** Mr. Collazuol based on your testimony and such to
 08:06PM **13** kind of get into the nitty gritty with him, aren't
 08:06PM **14** you?
 08:06PM **15** **A.** Yes.
 08:06PM **16** **Q.** Anything else on this sheet that you
 08:06PM **17** want to emphasize?
 08:06PM **18** **A.** Yes.
 08:06PM **19** As I mentioned, there's also a storm
 08:06PM **20** sewer system, which is designed in accordance with
 08:07PM **21** the Residential Site Improvement Standards in New
 08:07PM **22** Jersey to handle the 25-year storm.
 08:07PM **23** The -- we anticipate that it will be an
 08:07PM **24** improvement over the existing storm sewer system.
 08:07PM **25** There's all -- the storm sewer system starts at the

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08:07PM **1** corner of the property, the south eastern corner
 08:07PM **2** around here and makes its way down here.
 08:07PM **3** It's designed to handle the stormwater
 08:07PM **4** from the roof, the property and a portion of the
 08:07PM **5** property to the north of it, which currently flows
 08:07PM **6** into the subject property.
 08:07PM **7** **Q.** And you've had a chance to study the
 08:07PM **8** infrastructure?
 08:07PM **9** **A.** You mean, the proposed sewer system?
 08:07PM **10** **Q.** Yes.
 08:07PM **11** **A.** Yes, that's included in our stormwater
 08:07PM **12** report.
 08:07PM **13** **Q.** Now, I was just going to mention, your
 08:07PM **14** office did prepare a stormwater management report as
 08:08PM **15** part of the submission, correct?
 08:08PM **16** **A.** Yes.
 08:08PM **17** **Q.** And it was supplied --
 08:08PM **18** MR. ALAMPI: Steve, did you get a
 08:08PM **19** stormwater management report?
 08:08PM **20** MR. COLLAZUOL: Yes, I got that
 08:08PM **21** already.
 08:08PM **22** BY MR. ALAMPI:
 08:08PM **23** **Q.** And you'll review that with
 08:08PM **24** Mr. Collazuol at greater length?
 08:08PM **25** **A.** Yes.
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08:09PM **1** **A.** Yes.
 08:09PM **2** **Q.** And do you comply with the criteria in
 08:09PM **3** each of those standards, both the county and the
 08:09PM **4** state regulations?
 08:09PM **5** **A.** Yes.
 08:09PM **6** **Q.** And do you actually reduce the rate of
 08:09PM **7** runoff from the site?
 08:09PM **8** **A.** Yes, we do.
 08:09PM **9** **Q.** Could you explain that to the board?
 08:09PM **10** It's not that you reduce the amount of runoff, you
 08:09PM **11** reduce the rate of runoff, correct?
 08:09PM **12** **A.** We actually reduced both.
 08:10PM **13** **Q.** Let's hear it.
 08:10PM **14** **A.** So as mentioned, we're decreasing the
 08:10PM **15** amount of impervious surface on-site.
 08:10PM **16** So a portion of the site which was
 08:10PM **17** occupied by either a parking lot or building is now
 08:10PM **18** going to be grass.
 08:10PM **19** Generally, when it rains, the grass
 08:10PM **20** produces less stormwater runoff than pavement,
 08:10PM **21** because a portion of it is absorbed by the grass or
 08:10PM **22** by the ground.
 08:10PM **23** So by reducing the amount of impervious
 08:10PM **24** on the site, we are also reducing the peak flow rate
 08:10PM **25** from the site, which is the rate of flow of
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08:08PM **1** **Q.** Okay.
 08:08PM **2** Anything else there?
 08:08PM **3** **A.** The one other point to mention is that
 08:08PM **4** we're now proposing a stabilized outfall for the
 08:08PM **5** storm sewer system.
 08:08PM **6** **Q.** What does that mean, Jacob?
 08:08PM **7** **A.** It's where the pipe is discharged into
 08:08PM **8** a ditch, into the ditch on the west side of the
 08:08PM **9** property.
 08:08PM **10** The outfall will have a 64-scour hole,
 08:08PM **11** which is a device that's used to avoid erosion and it
 08:08PM **12** was designed in accordance with the New Jersey Soil
 08:09PM **13** Erosion Standards.
 08:09PM **14** **Q.** And that's something you propose to
 08:09PM **15** install?
 08:09PM **16** **A.** Yes.
 08:09PM **17** **Q.** Okay.
 08:09PM **18** Now, I'm familiar with various DEP
 08:09PM **19** standards that were imposed over the years and now
 08:09PM **20** even in Bergen County, the Bergen County Planning
 08:09PM **21** Department has issued stormwater regulations to each
 08:09PM **22** municipality.
 08:09PM **23** Have you been made aware of the state
 08:09PM **24** and county regulations with stormwater management and
 08:09PM **25** for flow of water and discharge from the site?
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08:10PM **1** stormwater, the total amount in cubic feet per second
 08:10PM **2** from the site and we're also reducing the volume of
 08:10PM **3** stormwater, because a portion of that water, which
 08:10PM **4** otherwise would have flowed off of the site will now
 08:11PM **5** be absorbed into the grass.
 08:11PM **6** **Q.** Now, state it in a different way, the
 08:11PM **7** site is almost 100 percent impervious coverage,
 08:11PM **8** right?
 08:11PM **9** **A.** Yes.
 08:11PM **10** **Q.** And building a building on top of what
 08:11PM **11** was a parking lot, it doesn't necessarily create more
 08:11PM **12** water runoff just because the building is
 08:11PM **13** five-stories high, right?
 08:11PM **14** **A.** Correct.
 08:11PM **15** Based on the calculations, it would --
 08:11PM **16** the building and the pavement would create equal
 08:11PM **17** amounts of runoff.
 08:11PM **18** **Q.** And you've addressed the different
 08:11PM **19** criteria, 25-year storm and such that's required by
 08:11PM **20** the county and the state?
 08:11PM **21** **A.** Yes, we're required to analyze the
 08:11PM **22** 2-year storm, the 10-year storm and the 100-year
 08:11PM **23** storm.
 08:11PM **24** **Q.** And does Palisades Park have any
 08:11PM **25** additional standards in its ordinances that you're
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08:11PM **1** aware of?
 08:11PM **2** **A.** Not that I'm aware of.
 08:11PM **3** **Q.** Okay.
 08:11PM **4** And how do you deal with vehicle
 08:12PM **5** lubricants and such?
 08:12PM **6** Now, before I ask you to answer me,
 08:12PM **7** right now there's parking. These vehicles are
 08:12PM **8** outdoors that are parked there.
 08:12PM **9** **A.** Yes.
 08:12PM **10** **Q.** They have lubricants contained within
 08:12PM **11** their wheels and whatever and such and if it's
 08:12PM **12** raining, some of that is flowing into the storm
 08:12PM **13** drains, right?
 08:12PM **14** **A.** Yes.
 08:12PM **15** **Q.** What do you propose to do that would be
 08:12PM **16** an improvement? Do you have scrubbers? Do you have
 08:12PM **17** cleaners? What do you do?
 08:12PM **18** **A.** So we are proposing that most of the --
 08:12PM **19** a vast majority of the parking will be beneath the
 08:12PM **20** roof of the building, which significantly increases
 08:12PM **21** the quality of the water from -- that runs off from
 08:12PM **22** the site because rather than the water that -- rather
 08:12PM **23** than the water falling on a vehicular surface and
 08:12PM **24** having the pollutants that are on that vehicular
 08:12PM **25** surface be captured in the runoff, now the water

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08:13PM **1** means and what we have to do because of that.
 08:13PM **2** **A.** So the western portion of the site and
 08:13PM **3** a little bit of the southern portion is within the
 08:13PM **4** flood hazard area of Overpeck Creek, meaning once
 08:14PM **5** every 100 years it -- the waters from the Overpeck
 08:14PM **6** Creek rise to a level that is above the grade in this
 08:14PM **7** portion of the site and --
 08:14PM **8** **Q.** Roughly what percentage of the site is
 08:14PM **9** impacted by this?
 08:14PM **10** **A.** Roughly --
 08:14PM **11** **Q.** Is it 10 percent?
 08:14PM **12** **A.** I would say somewhere between 10 and
 08:14PM **13** 20.
 08:14PM **14** **Q.** And that would be at the back end of
 08:14PM **15** the property?
 08:14PM **16** **A.** Correct.
 08:14PM **17** **Q.** Called the west?
 08:14PM **18** **A.** Correct, along the railroad.
 08:14PM **19** **Q.** And are we doing anything here that
 08:14PM **20** increases that condition or exacerbates it?
 08:14PM **21** **A.** We are not.
 08:14PM **22** **Q.** And what has to be done? Do we have to
 08:14PM **23** secure a permit, what they call the flood hazard area
 08:14PM **24** individual permit from the state DEP?
 08:14PM **25** **A.** Yes.

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08:13PM **1** falls directly on a roof, which is a much more clean
 08:13PM **2** surface.
 08:13PM **3** **Q.** What do they call that, source point
 08:13PM **4** pollution, right?
 08:13PM **5** **A.** Yes.
 08:13PM **6** **Q.** And we're reducing that just by
 08:13PM **7** containing the vehicles in the parking garage, right?
 08:13PM **8** **A.** Yes.
 08:13PM **9** **Q.** And what about the -- there's such
 08:13PM **10** things as scrubbers and things that are inside the
 08:13PM **11** storm drains and there's certain mechanisms that
 08:13PM **12** engineers use?
 08:13PM **13** **A.** There are.
 08:13PM **14** In this particular case they wouldn't
 08:13PM **15** really be necessary.
 08:13PM **16** **Q.** All right.
 08:13PM **17** But you'll look into it with
 08:13PM **18** Mr. Collazuol?
 08:13PM **19** **A.** Yes.
 08:13PM **20** **Q.** All right.
 08:13PM **21** Let's talk about the environmental
 08:13PM **22** elements here. Is the site in the flood hazard area?
 08:13PM **23** Is it characterized as part of the flood hazard area?
 08:13PM **24** **A.** Yes.
 08:13PM **25** **Q.** So explain that to the board what that

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08:14PM **1** **Q.** Have you started that process?
 08:14PM **2** **A.** We have.
 08:14PM **3** It was deemed administratively complete
 08:15PM **4** and it's currently under review.
 08:15PM **5** **Q.** Okay.
 08:15PM **6** Could you provide your application, not
 08:15PM **7** tonight, of course, but can you provide a copy of
 08:15PM **8** that application to Mr. Collazuol for his
 08:15PM **9** examination?
 08:15PM **10** **A.** Absolutely.
 08:15PM **11** **Q.** Thank you.
 08:15PM **12** Landscaping, I know we have a landscape
 08:15PM **13** architect involved. Are you able to articulate in
 08:15PM **14** any detail the landscaping or just a general
 08:15PM **15** reference?
 08:15PM **16** **A.** I can talk generally about it.
 08:15PM **17** **Q.** Talk about it then.
 08:15PM **18** **A.** So there -- we propose both deciduous
 08:15PM **19** trees and evergreen trees. In total there is going
 08:15PM **20** to be approximately -- not approximately, we propose
 08:15PM **21** 69 trees, many of which are green giant arborvitae
 08:15PM **22** and 226 shrubs.
 08:15PM **23** Many of the trees will be along the
 08:15PM **24** perimeter of the site, some in the grass areas of the
 08:15PM **25** site and many of the shrubs will be in the courtyard

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08:16PM **1** areas.

08:16PM **2** **Q.** And what about lighting on the site,

08:16PM **3** you have a lighting plan as part of your engineering?

08:16PM **4** **A.** Yes, the lighting plan is --

08:16PM **5** **Q.** Just tell the board what sheet that it

08:16PM **6** is.

08:16PM **7** **A.** Sheet 8.

08:16PM **8** **Q.** And that's the lighting plan?

08:16PM **9** **A.** Yes.

08:16PM **10** **Q.** Based on the a photometrics shown on

08:16PM **11** Sheet No. 8, let's talk about spillage of lighting.

08:16PM **12** Is there going to be any spillage on

08:16PM **13** any other properties? I know we're surrounded by

08:16PM **14** parking and commercial properties and by the Route 46

08:16PM **15** slope. Will there be any spillage of lighting?

08:16PM **16** **A.** Minimal.

08:16PM **17** **Q.** And what area will that be?

08:16PM **18** **A.** That will be along the front of the

08:16PM **19** site where along the -- near the intersection of

08:16PM **20** Grand Avenue.

08:16PM **21** **Q.** That's where you want lighting, right?

08:16PM **22** **A.** Exactly.

08:17PM **23** **Q.** So that's good spillage?

08:17PM **24** **A.** That's good spillage.

08:17PM **25** **Q.** And any adverse spillage of lighting on

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08:18PM **1** **A.** Sheet number nine is the enlargement

08:18PM **2** plan of the courtyards, which is pretty similar to

08:18PM **3** Exhibit A-4.

08:18PM **4** Sheet 10 is the soil erosion and

08:18PM **5** sediment control plan.

08:18PM **6** **Q.** Have you made application yet to the

08:18PM **7** Bergen County Soil Conservation District?

08:18PM **8** **A.** Yes, we have.

08:18PM **9** **Q.** Have you received any response?

08:18PM **10** **A.** We received some minor comments and we

08:18PM **11** intend on addressing them and resending the plans to

08:18PM **12** the district for approval.

08:18PM **13** **Q.** So the comments were minimal?

08:18PM **14** **A.** Yes.

08:18PM **15** **Q.** And when you conclude that, you'll get

08:18PM **16** the red stamped plan?

08:18PM **17** **A.** Yes.

08:18PM **18** **Q.** And then you'll provide that to

08:18PM **19** Mr. Collazuol and to the board attorney?

08:18PM **20** **A.** Yes.

08:18PM **21** **Q.** Okay.

08:18PM **22** I noticed that we had received --

08:19PM **23** Jacob, you probably have a copy -- that the Bergen

08:19PM **24** County Planning Board has exempted this application?

08:19PM **25** **A.** Yes.

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08:17PM **1** the site?

08:17PM **2** **A.** We do not anticipate any adverse

08:17PM **3** spillage.

08:17PM **4** **Q.** Did you work on this lighting plan or

08:17PM **5** do you have a different contractor to your company

08:17PM **6** that facilitated this plan?

08:17PM **7** **A.** The landscape architect from Bowman

08:17PM **8** generally are involved in the lighting plan.

08:17PM **9** **Q.** Did you collaborate with them in any

08:17PM **10** way?

08:17PM **11** **A.** Yes.

08:17PM **12** **Q.** And just give us your input on the

08:17PM **13** lighting plan.

08:17PM **14** **A.** So all the areas that are -- that will

08:17PM **15** be trafficked by pedestrians and vehicles will have

08:17PM **16** an illumination value of half a footcandle, which is

08:17PM **17** generally the industry standard of what's sufficient

08:17PM **18** light in those areas.

08:17PM **19** The lights will be operated from dusk

08:17PM **20** to dawn and all the lights will be LED.

08:17PM **21** **Q.** Okay.

08:17PM **22** Finally, are there any other sheets of

08:17PM **23** your plan that you wish to detail in your testimony?

08:18PM **24** You have several more sheets there. Just tell us

08:18PM **25** what's in your sheet package?

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08:19PM **1** **Q.** Again, the county planning board has

08:19PM **2** reviewed the plans and we're exempt because we're

08:19PM **3** really on a state highway.

08:19PM **4** So they defer to the state DOT on this?

08:19PM **5** Where are we -- I know Eric is here,

08:19PM **6** but have we started an application yet with the DOT

08:19PM **7** to your knowledge?

08:19PM **8** **A.** Not to my knowledge. We -- I'm going

08:19PM **9** to let Eric --

08:19PM **10** **Q.** Yeah. I just wanted to know if we had

08:19PM **11** filed it, if you were aware of it.

08:19PM **12** But we are subject to the Bergen County

08:19PM **13** -- I'm sorry, to the state department of

08:19PM **14** transportation, because this is a state highway.

08:19PM **15** What about the Bergen County Utilities Authority, is

08:19PM **16** there a TWA application process with this

08:19PM **17** application?

08:19PM **18** **A.** So because of the increase in flow of

08:19PM **19** sanitary sewer flow, there will be a treatment works

08:20PM **20** approval requirement.

08:20PM **21** So we're going to make application to

08:20PM **22** the DEP for that. Before that we would need an

08:20PM **23** approval from the Bergen County Utilities Authority,

08:20PM **24** which we also intend on making.

08:20PM **25** **Q.** And you need approval from the

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08:20PM **1** governing body, right?
 08:20PM **2** **A.** Of course.
 08:20PM **3** **Q.** So you're -- are you starting that
 08:20PM **4** application process yet?
 08:20PM **5** **A.** We haven't started yet. We intend on
 08:20PM **6** starting it shortly.
 08:20PM **7** MR. ALAMPI: So there will be an
 08:20PM **8** application, Chairman, for what they call a TWA,
 08:20PM **9** treatment works application. It's an elaborate
 08:20PM **10** process. It goes from one level to the next, to the
 08:20PM **11** governing body, to the Bergen County Utilities
 08:20PM **12** Authority, ultimately to the DEP, but that's done
 08:20PM **13** with every -- for sanitary control for any large
 08:20PM **14** building.
 08:20PM **15** CHAIRMAN FERGUSON: Okay.
 08:20PM **16** BY MR. ALAMPI:
 08:20PM **17** **Q.** Are there any other approvals required?
 08:20PM **18** **A.** Well, as mentioned before, we'll need a
 08:20PM **19** New Jersey Department of Environmental Protection
 08:21PM **20** Floor Hazard Permit.
 08:21PM **21** **Q.** Flood hazard permit, the TWA, soil
 08:21PM **22** conservation and approval from the New Jersey
 08:21PM **23** Department of Transportation, because we're on a
 08:21PM **24** state highway with our driveway ingress and egress,
 08:21PM **25** correct? Those are the applications?

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08:22PM **1** we might have that's not covered by the experts.
 08:22PM **2** I do want to take a five-minute break
 08:22PM **3** for our court reporter to take a five-minute break.
 08:22PM **4** MR. ALAMPI: Thank you, Chairman.
 08:22PM **5** (Whereupon, a 10-minute recess is
 08:32PM **6** held from 8:22 p.m. to 8:32 p.m.)
 08:32PM **7** CHAIRMAN FERGUSON: Okay.
 08:32PM **8** Roll call?
 08:32PM **9** MS. LAMBRINIDES: Mr. Ferguson?
 08:32PM **10** CHAIRMAN FERGUSON: Here.
 07:03PM **11** MS. LAMBRINIDES: Mr. Albanese?
 07:03PM **12** VICE CHAIRMAN ALBANESE: Here.
 07:03PM **13** MS. LAMBRINIDES: Mr. Elefteriou?
 07:03PM **14** MR. ELEFTERIOU: Here.
 07:03PM **15** MS. LAMBRINIDES: Ms. Yoon?
 07:03PM **16** MS. YOON: Here.
 07:03PM **17** MS. LAMBRINIDES: Mr. Carnovale?
 07:03PM **18** MR. CARNOVALE: Here.
 07:03PM **19** MS. LAMBRINIDES: Mr. Grala?
 07:03PM **20** MR. GRALA: Here.
 07:03PM **21** MS. LAMBRINIDES: Mr. Chung?
 07:03PM **22** MR. CHUNG: Here.
 08:32PM **23** CHAIRMAN FERGUSON: So we're going to
 08:32PM **24** kick it over to our engineer now for some questions
 08:32PM **25** or comments.

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08:21PM **1** **A.** Yes.
 08:21PM **2** **Q.** Anything else?
 08:21PM **3** Did I miss anything?
 08:21PM **4** **A.** I don't think so.
 08:21PM **5** **Q.** Anything else you want to elaborate on
 08:21PM **6** before we conclude your direct testimony?
 08:21PM **7** **A.** I believe that covers it.
 08:21PM **8** **Q.** And of course, these items that we
 08:21PM **9** raised during your testimony will involve you and
 08:21PM **10** your office interfacing with Mr. Collazuol in more
 08:21PM **11** detail on some of your reports, your utility plans
 08:21PM **12** and designs, correct?
 08:21PM **13** **A.** Correct.
 08:22PM **14** MR. ALAMPI: Mr. Chairman, that
 08:22PM **15** concludes the direct testimony of the civil engineer.
 08:22PM **16** We still have some work to do, some
 08:22PM **17** revisions to the plans and interfacing with
 08:22PM **18** Mr. Collazuol, which we anticipate in the next
 08:22PM **19** 30 days undertaking that.
 08:22PM **20** CHAIRMAN FERGUSON: Well, before -- at
 08:22PM **21** this point usually what we do is let the board ask
 08:22PM **22** their questions and then we'll kick it to our
 08:22PM **23** experts. Tonight we're going to do it a little
 08:22PM **24** different. We're going to kick it to the experts
 08:22PM **25** first and then the board will ask any questions that

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08:32PM **1** MR. COLLAZUOL: Yes.
 08:32PM **2** CHAIRMAN FERGUSON: Yes, Steve, do you
 08:32PM **3** want to take it away?
 08:32PM **4** MR. COLLAZUOL: Sure.
 08:32PM **5** Good evening, Jacob and Mr. Alampi.
 08:32PM **6** I have some -- aside from our report, I
 08:32PM **7** have a few questions.
 08:32PM **8** If I'm understanding it, Lot 3 and
 08:32PM **9** Lot 4 would then be consolidated. And they would be
 08:32PM **10** given one new lot number. This way we'd have two
 08:32PM **11** buildings on one lot, but one building on two
 08:33PM **12** different lots.
 08:33PM **13** Am I correct?
 08:33PM **14** MR. SCHULMAN: That is my
 08:33PM **15** understanding, yes.
 08:33PM **16** MR. COLLAZUOL: Looking at the survey,
 08:33PM **17** and I realize it was another party that did the
 08:33PM **18** survey, it appears there's drainage pipes on the
 08:33PM **19** adjoining Lot 1, which drains to this property.
 08:33PM **20** Will the applicant provide drainage
 08:33PM **21** easements for that property to drain to the new storm
 08:33PM **22** drain system that's in your proposal?
 08:33PM **23** MR. SCHULMAN: I would imagine that
 08:33PM **24** would be the case.
 08:33PM **25** Dr. Fan, do you have any --

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08:33PM 1 DR. FAN: Yes, I --
 08:33PM 2 MR. SCHULMAN: -- issue with that.
 08:33PM 3 MR. ALAMPI: You're not under oath yet.
 08:33PM 4 MR. SCHULMAN: You're not under oath,
 08:33PM 5 sorry.
 08:33PM 6 I would defer to the applicant, but I
 08:33PM 7 would imagine that would be the best way of dealing
 08:33PM 8 with that.
 08:33PM 9 MR. ALAMPI: Steve, once we define the
 08:34PM 10 utilities, we'll have to create cross easements and
 08:34PM 11 the legal description and submit them to you, but I
 08:34PM 12 would anticipate there will be several utility
 08:34PM 13 easements.
 08:34PM 14 MR. COLLAZUOL: As I understand it,
 08:34PM 15 actually Lot 1 was part of this lot many years ago.
 08:34PM 16 This was a much larger property. This is as a result
 08:34PM 17 of a subdivision from that, from a long time ago.
 08:34PM 18 MR. ALAMPI: I didn't get any response
 08:34PM 19 to the OPRA for that request.
 08:34PM 20 You're talking about --
 08:34PM 21 MR. COLLAZUOL: Yes.
 08:34PM 22 MR. ALAMPI: -- many years ago.
 08:34PM 23 MR. COLLAZUOL: I think it predates 1982
 08:34PM 24 with reference to this minor subdivision that's here
 08:34PM 25 on the survey map.

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08:36PM 1 Lot 1.
 08:36PM 2 And then -- then when you exit, you
 08:36PM 3 exit on the subject property. It shows --
 08:36PM 4 MR. ALAMPI: Oh, the ingress and
 08:36PM 5 egress.
 08:36PM 6 MR. COLLAZUOL: Yes.
 08:36PM 7 MR. ALAMPI: There's a shared --
 08:36PM 8 there's a shared drive easement.
 08:36PM 9 MR. COLLAZUOL: Yes.
 08:36PM 10 MR. ALAMPI: Yes, that's exists.
 08:36PM 11 MR. COLLAZUOL: Good.
 08:36PM 12 I think it would be best if it was
 08:36PM 13 indicated by some deed book and page on the plans.
 08:36PM 14 MR. ALAMPI: We couldn't find a written
 08:36PM 15 agreement. It's been acknowledged, but I'll further
 08:36PM 16 research that.
 08:36PM 17 MR. COLLAZUOL: Okay.
 08:36PM 18 The -- I don't if you acknowledged what
 08:36PM 19 I was saying earlier about the 48-inch storm drain
 08:36PM 20 that -- that would require another easement for the
 08:36PM 21 benefit of the borough and that's running along and
 08:36PM 22 parallel to the ramp, which Jacob was mentioning
 08:36PM 23 earlier.
 08:36PM 24 MR. ALAMPI: And what was it that you
 08:37PM 25 would be looking for?

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08:34PM 1 Again, referring to easements, the
 08:34PM 2 48-inch storm drain that runs through the site,
 08:34PM 3 drainage runoff that comes from many places in the
 08:34PM 4 borough, I would presume that an easement would be
 08:34PM 5 created for that for the benefit of the borough and
 08:34PM 6 that should be on the site plan as well as on the
 08:34PM 7 survey, ultimately, if the board approves this.
 08:35PM 8 MR. SCHULMAN: Got it.
 08:35PM 9 MR. COLLAZUOL: We spoke about access
 08:35PM 10 to the site.
 08:35PM 11 Initially there's a two-way up on the
 08:35PM 12 north side. It appears that individuals have to
 08:35PM 13 enter from the property to the north, again, Lot 1.
 08:35PM 14 So I assume that there's an access
 08:35PM 15 easement or a reciprocal access and ingress easement
 08:35PM 16 with respect to the property to the north, and if
 08:35PM 17 that is the case, I think that should be both on the
 08:35PM 18 survey and the site plan.
 08:35PM 19 MR. ALAMPI: We do not have an
 08:35PM 20 easement, Steve. There's a reciprocal agreement on
 08:35PM 21 the driveway on Grand Avenue that goes east/west
 08:35PM 22 that's used by both properties, but we do not have an
 08:35PM 23 easement going out on Lot 1 out to Ruby Avenue.
 08:35PM 24 MR. COLLAZUOL: I'm referring to go out
 08:36PM 25 -- you enter from Grand Avenue you have to cross over

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08:37PM 1 MR. COLLAZUOL: Well, you have the
 08:37PM 2 48-inch storm drain that drains the borough's storm
 08:37PM 3 line from Grand Avenue running to the site.
 08:37PM 4 MR. ALAMPI: Right.
 08:37PM 5 MR. COLLAZUOL: So I would presume you
 08:37PM 6 would offer an easement for that --
 08:37PM 7 MR. ALAMPI: Sure.
 08:37PM 8 MR. COLLAZUOL: -- pipe on the subject
 08:37PM 9 property.
 08:37PM 10 MR. ALAMPI: Yes.
 08:37PM 11 MR. COLLAZUOL: On the plan there is a
 08:37PM 12 -- noted that there's a certain encroachment on the
 08:37PM 13 southwest corner of where the metal trailers are, the
 08:37PM 14 pavement encroaches into what's shown as Railroad
 08:37PM 15 Avenue. It's a significant amount of pavement that's
 08:37PM 16 offsite including a chain-link fence.
 08:37PM 17 I would say that that should be removed
 08:37PM 18 and put on the plan as part of the -- the layout of
 08:37PM 19 what's getting demolished.
 08:37PM 20 MR. SCHULMAN: All right.
 08:37PM 21 MR. COLLAZUOL: The property line
 08:37PM 22 follows the borough line, bisects that pavement area,
 08:37PM 23 if I'm reading the plan correctly.
 08:37PM 24 MR. SCHULMAN: Yeah.
 08:38PM 25 MR. COLLAZUOL: So will you show that

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08:38PM 1 area to be removed and restored?

08:38PM 2 MR. SCHULMAN: That's -- that's the

08:38PM 3 intent.

08:38PM 4 Obviously we need to coordinate with

08:38PM 5 the Department of Transportation, which owns that

08:38PM 6 property.

08:38PM 7 MR. COLLAZUOL: Well, it's also shown

08:38PM 8 as Railroad Avenue. There's an indication of

08:38PM 9 Railroad Avenue on the survey map as well.

08:38PM 10 So the DOT would have no authority over

08:38PM 11 the Railroad Avenue section.

08:38PM 12 MR. SCHULMAN: Oh, all right.

08:38PM 13 We intend on removing that area -- that

08:38PM 14 paved area.

08:38PM 15 MR. COLLAZUOL: Well, another question,

08:38PM 16 if you don't mind, typically with DOT with a slope of

08:38PM 17 this nature, they would have slope rights on the

08:38PM 18 subject property for such a slope.

08:38PM 19 I recognize that you have a grading

08:38PM 20 plan that's altering that slope, but I would presume

08:38PM 21 that slope rights affecting this property. I don't

08:38PM 22 if that came up or it is contained in the title

08:38PM 23 report.

08:38PM 24 MR. ALAMPI: I have a title report,

08:38PM 25 Steve. I'll forward it to you. I know what you're

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08:38PM 1 talking about, the slope rights.

08:39PM 2 I'll have to review the title report,

08:39PM 3 but we do have that.

08:39PM 4 MR. COLLAZUOL: Thank you.

08:39PM 5 You're leaving the -- talking about

08:39PM 6 drainage now. You're leaving the conditions of the

08:39PM 7 concrete headwall and stonewall running along there.

08:39PM 8 If that's going to remain, that would

08:39PM 9 have to be determined that it's in good condition and

08:39PM 10 it will remain, otherwise it would have to be

08:39PM 11 repaired or maintained in some fashion.

08:39PM 12 Certainly if it's greater than 4 feet

08:39PM 13 in height, it would have to be substantiated by you

08:39PM 14 or someone from your firm.

08:39PM 15 I'll defer to Mr. Simoff on this, but

08:39PM 16 it appears that left-turn lanes -- left turning out

08:39PM 17 of the site would be restricted from this project in

08:40PM 18 any way or form, whether it be from the north, the

08:40PM 19 side of the site where the arrow depicts a left-hand

08:40PM 20 turn, crossing over just the tip of the hatched

08:40PM 21 (phonetic) island and also your proposed exit, it's

08:40PM 22 not depicted whether a left turn would be allowed

08:40PM 23 out. I would presume to make it a right turn out

08:40PM 24 only.

08:40PM 25 MR. SCHULMAN: I'm going to also defer

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08:40PM 1 that to our traffic engineer, Mr. Keller.

08:40PM 2 MR. COLLAZUOL: Talking about drainage

08:40PM 3 again, you mentioned the existing building roof

08:40PM 4 connections, the building that's going to remain.

08:40PM 5 The proposed building shows no proposed

08:40PM 6 roof leader connections and the existing building to

08:40PM 7 remain shows no proposed roof leader connections.

08:40PM 8 So I would ask you further if you go on

08:40PM 9 with a set of plans to show those connections and the

08:41PM 10 pipe sizes and slopes on those and to incorporate

08:41PM 11 those computations for the existing building into

08:41PM 12 those -- into those computations in your stormwater

08:41PM 13 report.

08:41PM 14 MR. SCHULMAN: Got it.

08:41PM 15 MR. COLLAZUOL: We had mentioned in our

08:41PM 16 report about the changing of the grade along the

08:41PM 17 south line and that most likely you're going to need

08:41PM 18 additional lawn inlets in that area where the grades

08:41PM 19 are being altered.

08:41PM 20 MR. SCHULMAN: Yeah, we can provide

08:41PM 21 that.

08:41PM 22 MR. COLLAZUOL: Could you go into just

08:41PM 23 a little more detail with respect to the sanitary

08:41PM 24 sewer connection?

08:41PM 25 The plan that you have submitted shows

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08:41PM 1 that the sanitary was going to be connected with a

08:41PM 2 force drain.

08:41PM 3 The survey that you provided showed

08:41PM 4 that that same manhole was filled with water. So I

08:42PM 5 realize if you did the calculations, you'll see that

08:42PM 6 there was clearance and conflict with the storm

08:42PM 7 drain, but what's the situation with the manhole

08:42PM 8 that's filled with water and how is that connection

08:42PM 9 going to be viable if that sewer is full of water.

08:42PM 10 MR. SCHULMAN: So we're no longer

08:42PM 11 connecting to the manhole. We're going to revise the

08:42PM 12 plans to show a more typical connection to the

08:42PM 13 12-inch, directly to the 12-inch main.

08:42PM 14 MR. COLLAZUOL: With a new manhole?

08:42PM 15 MR. SCHULMAN: Yes.

08:42PM 16 Well, that will be if you so desire.

08:42PM 17 MR. COLLAZUOL: I think if you do a

08:42PM 18 TWA, you will need a new manhole there, as well as

08:42PM 19 the manhole at the street line.

08:42PM 20 MR. SCHULMAN: All right.

08:42PM 21 MR. COLLAZUOL: With respect to the

08:42PM 22 flood area, it appears that the flood area and the

08:42PM 23 flood line is at elevation 6.

08:42PM 24 On your proposed layout plan, it

08:43PM 25 appears that you're encroaching upon that flood line.

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08:43PM 1 So you're encroaching on the floodway.
 08:43PM 2 So are you applying for a stream encroachment permit
 08:43PM 3 and displacing that volume and stating to them that
 08:43PM 4 you're displacing that volume, but it doesn't exceed
 08:43PM 5 the 20-percent allowable.
 08:43PM 6 MR. SCHULMAN: So because the Overpeck
 08:43PM 7 Creek is title in this area, the net-fill
 08:43PM 8 requirements are not applicable within the flood
 08:43PM 9 trench and we don't encroach within the floodway.
 08:43PM 10 There is -- it's just the only area
 08:43PM 11 that we encroach on is the flood trench, the area
 08:43PM 12 that essentially is not the fast moving water, it's
 08:43PM 13 the slow moving water.
 08:43PM 14 And, therefore, we have applied. We
 08:43PM 15 can send you the full application as Carmine
 08:43PM 16 indicated, but, yeah, that's why we did not include
 08:44PM 17 net-fill calculations in that area for the site.
 08:44PM 18 MR. COLLAZUOL: Thank you.
 08:44PM 19 Turning to sidewalks, it appears that
 08:44PM 20 your plan does not show new sidewalks. We did put in
 08:44PM 21 our report the new sidewalks to be required, as well
 08:44PM 22 as new curbs.
 08:44PM 23 There is a point where the sidewalk
 08:44PM 24 ends down by the intersection of Grand Avenue and the
 08:44PM 25 ramp.

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1 transcript, but I'm going to ask that your court
 2 reporter, and I'll make it known now, I'm going to
 3 order the transcript, but if you could expedite
 4 Mr. Collazuol's concerns and questions, excerpt that
 5 first so we can circulate it. I'm going to make a
 6 copy of everything Steve has discussed to send to
 7 Jacob, but also copy the board, so we can follow
 8 along and check off --
 9 CHAIRMAN FERGUSON: As it goes.
 10 MR. ALAMPI: It was too much for me. I
 11 couldn't possibly make notes, so that's how I'm going
 12 to do it.
 13 CHAIRMAN FERGUSON: No problem. And I
 08:46PM 14 just have really two questions. The first one, you
 08:46PM 15 talked about a grass area. You know, you got a --
 08:47PM 16 that's going to help with, you know, grass soaking.
 08:47PM 17 What's the percentage of that grass area that you're
 08:47PM 18 replacing cement now, you're going to put grass?
 08:47PM 19 THE WITNESS: So it's -- there it's
 08:47PM 20 0.15 acres, so that is 5 percent.
 08:47PM 21 CHAIRMAN FERGUSON: Five percent?
 08:47PM 22 THE WITNESS: Approximate.
 08:47PM 23 CHAIRMAN FERGUSON: Okay. So you're
 08:47PM 24 going -- so if I get this straight, you're going to
 08:47PM 25 replace what's now parking spaces, cement and you're

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08:44PM 1 To me, I think, and Hal can certainly
 08:44PM 2 -- with respect to pedestrian traffic, pedestrians
 08:44PM 3 are going to want to walk from somewhere.
 08:44PM 4 There is no crossing at West Columbia.
 08:44PM 5 They're certainly not going to cross across the ramp
 08:44PM 6 and under the Route 46.
 08:44PM 7 So what have you thought about with
 08:44PM 8 respect the pedestrians and access to, say, for
 08:45PM 9 instance, ShopRite to the north?
 08:45PM 10 But, certainly, can you agree that new
 08:45PM 11 sidewalks shall be placed on the plan inclusive of
 08:45PM 12 new curbs and drop curbs and aprons for at least a
 08:45PM 13 full length to a reasonable place at the intersection
 08:45PM 14 of the ramp and Grand Avenue.
 08:45PM 15 MR. SCHULMAN: I see no reason why we
 08:45PM 16 can't do that.
 08:45PM 17 MR. COLLAZUOL: Thank you.
 08:45PM 18 I have nothing else at this time, Joe.
 08:45PM 19 CHAIRMAN FERGUSON: So let me just make
 08:45PM 20 a comment. Steve had given a list of his concerns to
 08:45PM 21 get the response from your expert.
 08:45PM 22 In the past, you know, sometimes those
 08:46PM 23 concerns that are raised slip through the --
 08:46PM 24 MR. ALAMPI: Here's what I was
 08:46PM 25 thinking, Chairman, I'm going to order the

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08:47PM 1 going to replace it with grass?
 08:47PM 2 THE WITNESS: Yeah, that's the net, the
 08:47PM 3 net decrease in impervious coverage.
 08:47PM 4 CHAIRMAN FERGUSON: Okay. And that's
 08:47PM 5 going to be back by the dog run?
 08:47PM 6 THE WITNESS: That's -- it's really all
 08:47PM 7 over the site. It's just that the total amount of
 08:47PM 8 grass area on the site will be 0.15 more than it
 08:47PM 9 currently is. There isn't a -- one specific
 08:48PM 10 location. It's really all the areas that you see
 08:48PM 11 grass or most of the areas where you see grass in
 08:48PM 12 this area, this area.
 08:48PM 13 CHAIRMAN FERGUSON: So it's all over
 08:48PM 14 the place?
 08:48PM 15 THE WITNESS: Yeah.
 08:48PM 16 CHAIRMAN FERGUSON: The other concern
 08:48PM 17 that I have is on Grand Avenue, the stormwater system
 08:48PM 18 that's now in place actually flips the covers on
 08:48PM 19 Grand Avenue when there's a heavy rain, actually the
 08:48PM 20 volume of water actually picks up the --
 08:48PM 21 VICE CHAIRMAN ALBANESE: Manhole cover.
 08:48PM 22 CHAIRMAN FERGUSON: Right. So with
 08:48PM 23 this project, are you adding to that system?
 08:48PM 24 THE WITNESS: We are not, because all
 08:48PM 25 of the water -- the site is below Grand Avenue and

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08:48PM 1 all of the water will be directed directly to the
 08:49PM 2 ditch in the back of the property.
 08:49PM 3 CHAIRMAN FERGUSON: Now, when I -- in
 08:49PM 4 my other life I was on the DPW and I know the county
 08:49PM 5 maybe 10 years ago, 15 years ago came in and they had
 08:49PM 6 to dredge the ditch, because it gets filled with silt
 08:49PM 7 and runoff, you know, whatever it is.
 08:49PM 8 Is there a way to eliminate that stuff
 08:49PM 9 from getting into the ditch, other than -- in other
 08:49PM 10 words, could you put a pipe in that ditch to prevent
 08:49PM 11 it from ever filling up with stuff?
 08:49PM 12 Is that possible or -- I'm just
 08:49PM 13 throwing it out there, because I'm afraid that
 08:49PM 14 somewhere down the line that ditch is going to get
 08:50PM 15 filled again and then it's not going to be running as
 08:50PM 16 good as -- you know, but...
 08:50PM 17 MR. ALAMPI: You should have seen it
 08:50PM 18 September 1 with Ida, that water was really running.
 08:50PM 19 CHAIRMAN FERGUSON: Was it?
 08:50PM 20 MR. ALAMPI: Oh, yeah, and that
 08:50PM 21 headwall that Mr. Collazuol talked about is huge. So
 08:50PM 22 it just handled it, but --
 08:50PM 23 CHAIRMAN FERGUSON: Okay. No, if you
 08:50PM 24 -- you know, if you think it's -- you know, because
 08:50PM 25 it's your project and if there's problems with the

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08:50PM 1 runoff and everything --
 08:50PM 2 MR. ALAMPI: It actually runs on part
 08:50PM 3 of the state slope, that ditch. It's like it's
 08:50PM 4 shared. It's on the edge of our property line.
 08:50PM 5 So I don't know if we have
 08:50PM 6 jurisdiction, but I'll have the engineers take a look
 08:50PM 7 at it, because it's really draining, you know, a
 08:50PM 8 couple of hundred acres of land on the other side of
 08:50PM 9 Grand Avenue and 46 and comes in. That was a way of
 08:51PM 10 draining downhill properties into the Overpeck.
 08:51PM 11 CHAIRMAN FERGUSON: Okay. Any board
 08:51PM 12 members have any questions?
 08:51PM 13 VICE CHAIRMAN ALBANESE: Yeah.
 08:51PM 14 I see you got the 6-inch line for the
 08:51PM 15 fire line. I believe you have to get the fire
 08:51PM 16 department, you got to give them the plan or whatever
 08:51PM 17 and they're going to tell you what size line you're
 08:51PM 18 going to need, if you need fire hydrants and where
 08:51PM 19 it's going to be, where you can't park, because they
 08:51PM 20 got to have a fire lane. So I know you got to get in
 08:51PM 21 touch with them.
 08:51PM 22 MR. ALAMPI: We attempted to speak to
 23 -- who is it, Chiurazzi?
 24 VICE CHAIRMAN ALBANESE: I don't know
 25 who does that.

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1 CHAIRMAN FERGUSON: Yeah, I think it's
 2 Chiurazzi. I think it's Chiurazzi.
 08:51PM 3 MR. ALAMPI: We attempted to reach out
 08:51PM 4 to him, but he thought it was too early. That was
 08:51PM 5 last year when we tried to do the plans.
 08:51PM 6 VICE CHAIRMAN ALBANESE: Well, I just
 08:51PM 7 brought that up.
 08:51PM 8 MR. ALAMPI: Yeah, no, we're going to
 08:51PM 9 reach out to Andrew Chiurazzi.
 08:51PM 10 VICE CHAIRMAN ALBANESE: Well, whoever
 08:51PM 11 it is, they got to be notified because they got to
 08:51PM 12 give a report. Okay.
 08:51PM 13 CHAIRMAN FERGUSON: Okay. Anybody
 08:52PM 14 else?
 08:52PM 15 MR. CARNOVALE: I've got three
 08:52PM 16 questions. Did I read a report about wetlands?
 08:52PM 17 THE WITNESS: Oh, yes.
 08:52PM 18 MR. CARNOVALE: And the company you
 08:52PM 19 hired, it wasn't you guys, right, you said it doesn't
 08:52PM 20 touch any wetlands? I don't remember exactly what I
 08:52PM 21 read there, but...
 08:52PM 22 THE WITNESS: Correct.
 08:52PM 23 MR. CARNOVALE: Is that what it said?
 08:52PM 24 I don't want to reread it again.
 08:52PM 25 THE WITNESS: That's correct.

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08:52PM 1 They did an investigation and they
 08:52PM 2 found there was no wetlands on the site.
 08:52PM 3 MR. CARNOVALE: Mr. Collazuol, do you
 08:52PM 4 have any input on that?
 08:52PM 5 MR. COLLAZUOL: I don't have a wetlands
 08:52PM 6 map in the file.
 08:52PM 7 I can certainly check that, Vince.
 08:52PM 8 MR. CARNOVALE: All right. I don't
 08:52PM 9 want to make trouble, but I thought -- and then
 08:52PM 10 another question, you talk about ripping up pavement
 08:52PM 11 and putting grass. I'm sure the grass won't allow
 08:52PM 12 what you call -- what did you call it, sheet flow?
 08:52PM 13 In other words, fast running, but you
 08:52PM 14 guys didn't do any test pours to see will the soil
 08:52PM 15 perc. Obviously the blacktop is not perking
 08:53PM 16 anything, but are you going to address that at all or
 08:53PM 17 will Mr. Collazuol look into that? Would you require
 08:53PM 18 it and see as far as -- I know that ripping up the
 08:53PM 19 blacktop is better than -- and having grass there,
 08:53PM 20 but do we have to meet a zero runoff of this, Steve,
 08:53PM 21 like we do on residential.
 08:53PM 22 MR. COLLAZUOL: They've documented and
 08:53PM 23 recited New Jersey standard regulations and by virtue
 08:53PM 24 of removing pavement, they're not required to have
 08:53PM 25 zero net increase in runoff.

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08:53PM 1 We do have some questions about the
 08:53PM 2 scour hole and the velocity of the water and the
 08:53PM 3 protection of the outfall.
 08:53PM 4 MR. CARNOVALE: And then getting to the
 08:53PM 5 sanitary, I forget what size pipe is going to come
 08:53PM 6 out of the building. Originally you said you thought
 08:53PM 7 there was going to be a pump station, but then this,
 08:53PM 8 that and the other thing. A lot of times when you
 08:54PM 9 guys draw blueprints and think of all of this stuff,
 08:54PM 10 whatever, but when you get on-site and maybe let's
 08:54PM 11 say physically it's impossible because of the pitch
 08:54PM 12 to get the sewer up -- I'm assuming you're going to
 08:54PM 13 Grand Avenue?

THE WITNESS: Yeah. So --

08:54PM 15 MR. CARNOVALE: So, obviously, stuff
 08:54PM 16 doesn't flow uphill. If your site condition once you
 08:54PM 17 get there and they start digging and doing whatever
 08:54PM 18 and, you know, some old map shows the elevation of
 08:54PM 19 the town sewer or I guess it's the county, I'm not
 08:54PM 20 sure, at a certain elevation and you think it's
 08:54PM 21 something else, vice versa, whatever, would a backup
 08:54PM 22 plan be to put a pump station there? I don't know.
 08:54PM 23 I would defer to Steve, I'm just a simple board
 08:54PM 24 member. And the size of the pipe, I'm assuming
 08:54PM 25 there's 122 units, I know you guys go by a formula

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08:54PM 1 for a sink, toilet, shower, bathtub, dishwasher, the
 08:55PM 2 amount of water that's going to go into the sanitary.
 08:55PM 3 What size pipe did you say you were going to come out
 08:55PM 4 of there with?

08:55PM 5 THE WITNESS: So it was my
 08:55PM 6 understanding that the plumbing engineer hasn't done
 08:55PM 7 the full design yet. I believe it will be a 6-inch,
 08:55PM 8 but I'd have to --

08:55PM 9 MR. CARNOVALE: I doubt, sir, it would
 08:55PM 10 be a 6-inch to handle 122 units. I'm not an
 08:55PM 11 engineer, but I seriously doubt it and if your
 08:55PM 12 engineer calculated a certain size pipe and I don't
 08:55PM 13 know, Steve, what do you call that thing, the invert,
 08:55PM 14 outvert? I don't know, I'm just a simple -- if you
 08:55PM 15 can't make it, do you have a backup plan? Would you
 08:55PM 16 have to put a pump station and if you do, will you
 08:55PM 17 have to reallocate a spot on this property for the
 08:55PM 18 pump station, et cetera, et cetera?

08:55PM 19 THE WITNESS: So if for whatever -- if
 08:55PM 20 the gravity sewer line because of unforeseen
 08:56PM 21 circumstances doesn't work out, then yes, we would
 08:56PM 22 have to put a pump station that would either be
 08:56PM 23 installed internal to the building in coordination
 08:56PM 24 with the plumbing engineer or it would be installed
 08:56PM 25 exterior to the building, potentially in this grass

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08:56PM 1 area in the front. That was one of the potential
 08:56PM 2 locations that we spoke of, but we're hoping that
 08:56PM 3 that will not be the case.

08:56PM 4 MR. CARNOVALE: All right. Sir, and
 08:56PM 5 like I said, sometimes when they do this stuff on
 08:56PM 6 paper, use your calculator, slide ruler -- I don't
 08:56PM 7 know if they still make slide rulers -- and it
 08:56PM 8 doesn't work out when the contractor is there
 08:56PM 9 digging, digging this out and stuff, I don't know,
 08:56PM 10 Steve, I don't want to step on anybody's toes. Would
 08:56PM 11 the town require a backup previous to you guys doing
 08:56PM 12 this or all of a sudden when you're there and you say
 08:56PM 13 this ain't going to work, what would you do? I mean,
 08:56PM 14 I think about it. That's why I have no hair on my
 08:57PM 15 head, I think about a lot of stuff.

(Laughter.)

08:57PM 16 MR. CARNOVALE: Who's laughing?
 08:57PM 17 I don't know. I'm just -- I don't know
 08:57PM 18 if this would be more in Steve's area, but I think
 08:57PM 19 about all of this stuff. So I don't know, Steve,
 08:57PM 20 what do you think?
 08:57PM 21

08:57PM 22 MR. COLLAZUOL: Well, I think with the
 08:57PM 23 TWA, they're going to be required to put an 8-inch
 08:57PM 24 line. They're going to be required to do a plan and
 08:57PM 25 profile. They're going to have to have certain

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08:57PM 1 details. The topographic survey has a new survey.
 08:57PM 2 It should be accurate. There are inverts shown on
 08:57PM 3 this, which should have been measured by this
 08:57PM 4 surveyor. So they're going to rely on this
 08:57PM 5 information. There's always a possibility that
 08:57PM 6 they're going to start laying it out, opening it up
 08:57PM 7 and find out there's a problem. That's going to stop
 08:57PM 8 the job.

08:57PM 9 MR. CARNOVALE: I know the job would be
 08:57PM 10 stopped, but if the town's looking at this -- let's
 08:57PM 11 say we approve it, we don't approve it, whatever. So
 08:57PM 12 let's say we approve it, it's going to look like
 08:58PM 13 this, then these poor people go there, they start
 08:58PM 14 digging, doing stuff and like you said we could have
 08:58PM 15 a technical problem, they got to stop the job. How
 08:58PM 16 will that affect the placement of the pump station
 08:58PM 17 versus more electricity to run the pump station, they
 08:58PM 18 got to maintain the pump station, stuff like that?

08:58PM 19 MR. COLLAZUOL: I would say it's up to
 08:58PM 20 the developer's responsibility and will be in the
 08:58PM 21 property owner's responsibility to come up with an
 08:58PM 22 alternate plan and it would be on-site at their
 08:58PM 23 expense.

08:58PM 24 MR. CARNOVALE: Would you require that
 08:58PM 25 stipulation before we go on with this or I don't

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08:58PM 1 know?

08:58PM 2 MR. COLLAZUOL: No, I don't think so.

08:58PM 3 I don't think that would be necessary.

08:58PM 4 MR. CARNOVALE: All right. One more

08:58PM 5 question. Are you guys going to have a generator

08:58PM 6 on-site to back up the power and would your utilities

08:58PM 7 be overhead or underground?

08:58PM 8 MR. ALAMPI: The answer is yes.

08:58PM 9 MR. CARNOVALE: On which one?

08:58PM 10 MR. ALAMPI: Generator.

08:58PM 11 MR. CARNOVALE: Generator, okay.

08:58PM 12 And is there any way for you guys to

08:58PM 13 know what the water table is here? Would it affect

08:59PM 14 any of your digging or I don't know, your footing? I

08:59PM 15 don't know, like I said, I'm just a brink amateur

08:59PM 16 here. I would leave that to Steve. I'm done.

08:59PM 17 CHAIRMAN FERGUSON: You're done?

18 Anybody else?

19 VICE CHAIRMAN ALBANESE: Yeah, can I

20 ask one more question?

21 CHAIRMAN FERGUSON: Sure.

22 VICE CHAIRMAN ALBANESE: Steve, the

08:59PM 23 manhole, you said, was full of water, right?

08:59PM 24 MR. COLLAZUOL: That's what the survey

25 shows, yes.

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1 VICE CHAIRMAN ALBANESE: Are they

2 connecting to that?

3 MR. COLLAZUOL: Now they're saying

4 they're not. They're going to create their own

08:59PM 5 connection upstream or downstream of that.

08:59PM 6 VICE CHAIRMAN ALBANESE: Well, it's got

08:59PM 7 to be stopped up somewhere.

08:59PM 8 MR. COLLAZUOL: They'll find out when

08:59PM 9 they open that up again.

08:59PM 10 VICE CHAIRMAN ALBANESE: Okay. You

08:59PM 11 better -- you know, you better look into that too.

08:59PM 12 THE WITNESS: You got it.

08:59PM 13 CHAIRMAN FERGUSON: All right. Yes?

08:59PM 14 MR. SIMOFF: One quick question.

08:59PM 15 CHAIRMAN FERGUSON: Sure.

08:59PM 16 MR. SIMOFF: Mr. Alampi was talking

08:59PM 17 about dealing with the restaurant, saying whether

08:59PM 18 they were staying or going.

08:59PM 19 MR. ALAMPI: Right.

08:59PM 20 MR. SIMOFF: And the plan has no

08:59PM 21 provision for the restaurant, because Jacob just said

08:59PM 22 that they're demolishing the restaurant.

08:59PM 23 MR. ALAMPI: That was the plan.

08:59PM 24 MR. SIMOFF: That's the plan?

08:59PM 25 MR. ALAMPI: That was the plan, but we

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09:00PM 1 are in negotiation.

09:00PM 2 MR. SIMOFF: Because the parking

09:00PM 3 analysis doesn't --

09:00PM 4 MR. ALAMPI: It will change our

09:00PM 5 parking.

09:00PM 6 MR. SIMOFF: Okay.

09:00PM 7 MR. ALAMPI: So we don't have a

09:00PM 8 definitive answer. The plan was to remove them

09:00PM 9 altogether, but they've approached us about a smaller

09:00PM 10 use. So we'll have to recalculate our parking.

09:00PM 11 MR. SIMOFF: And submit revised plans?

09:00PM 12 MR. ALAMPI: Yes. We have a couple of

09:00PM 13 unknowns that we expect will take sometime before the

09:00PM 14 board and yes, we would revise the plans.

09:00PM 15 CHAIRMAN FERGUSON: Okay. Is there

09:00PM 16 anybody in the audience? I see two people over here.

09:00PM 17 Are they -- anybody want to speak?

09:00PM 18 WOMAN AUDIENCE MEMBER: No.

09:00PM 19 CHAIRMAN FERGUSON: Any questions? No?

09:00PM 20 Everything's fine?

09:00PM 21 (No response.)

09:00PM 22 CHAIRMAN FERGUSON: All right. I guess

09:00PM 23 we're done.

09:00PM 24 Can you call your next witness then?

09:00PM 25 MR. ALAMPI: I can, Chairman. We're

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09:01PM 1 going to call Ms. Rosado.

09:01PM 2 Before we swear this witness in, we

09:01PM 3 have a lot of exhibits, but we also decided to give

09:01PM 4 you a handout. We certainly don't expect you to

09:01PM 5 review these plans while there's testimony. This is

09:01PM 6 to help you get through the testimony. We're going

09:01PM 7 to carry the meeting.

09:01PM 8 CHAIRMAN FERGUSON: I need it.

09:01PM 9 MR. ALAMPI: So those you can hand out

09:01PM 10 up front to the board members.

09:01PM 11 CHAIRMAN FERGUSON: Thank you.

09:01PM 12 MR. ALAMPI: Ms. Rosado, they're going

09:01PM 13 to swear you in.

09:01PM 14 MS. TESTA: Please raise your right

09:02PM 15 hand. Do you swear that the testimony you will give

09:02PM 16 in this application will be the truth, the whole

09:02PM 17 truth and nothing but the truth?

09:02PM 18 MS. ROSADO: I do.

09:02PM 19 L U Z D E L M A R R O S A D O, AIA

09:02PM 20 8521 Leesburg Pike, Suite 710, Vienna, Virginia,

09:02PM 21 having been duly sworn, testifies as follows:

09:02PM 22 MS. TESTA: Please state your name for

09:02PM 23 the record.

09:02PM 24 MS. ROSADO: Luz Del Mar Rosado.

09:02PM 25 MS. TESTA: Okay. Please spell it.

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09:02PM **1** MS. ROSADO: L-U-Z D-E-L M-A-R
 09:03PM **2** R-O-S-A-D-O.
 09:03PM **3** CHAIRMAN FERGUSON: Is she --
 09:03PM **4** VOIR DIRE EXAMINATION
 09:03PM **5** BY MR. ALAMPI:
 09:03PM **6** **Q.** So, Ms. Rosado, we're going to ask you
 09:03PM **7** a few questions.
 09:03PM **8** Are you a licensed architect in the
 09:03PM **9** State of New Jersey?
 09:03PM **10** **A.** Yes, I am.
 09:03PM **11** **Q.** And could you give us the benefit of
 09:03PM **12** your educational background, academic background and
 09:03PM **13** any other licenses or certifications that you have?
 09:03PM **14** **A.** Sure.
 09:03PM **15** I have two degrees in architecture, a
 09:03PM **16** bachelor in architecture from Catholic University of
 09:03PM **17** America in Washington, DC and a master's in
 09:03PM **18** architecture from Virginia Tech in Virginia.
 09:03PM **19** I also have several licenses in other
 09:03PM **20** states in the United States, as well as the State of
 09:03PM **21** New Jersey.
 09:03PM **22** **Q.** I have a cousin attending Virginia Tech
 09:03PM **23** architectural school and I'm going to refer her to
 09:03PM **24** you and Lessard.
 09:03PM **25** **A.** Sure.
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09:03PM **1** **Q.** She's in her second year now.
 09:03PM **2** So we established that you are licensed
 09:03PM **3** in New Jersey. How long have you been practicing
 09:04PM **4** architecture that you've been licensed?
 09:04PM **5** **A.** I've been practicing architecture for
 09:04PM **6** 20 years.
 09:04PM **7** **Q.** No, you're so young.
 09:04PM **8** **A.** Thank you.
 09:04PM **9** **Q.** Twenty years?
 09:04PM **10** **A.** Yes.
 09:04PM **11** **Q.** And have you appeared before other
 09:04PM **12** agencies and boards and committees in your practice?
 09:04PM **13** **A.** I have.
 09:04PM **14** **Q.** I'm not sure, have you been here in New
 09:04PM **15** Jersey before?
 09:04PM **16** **A.** Yes, last week I was in Livingston, New
 09:04PM **17** Jersey.
 09:04PM **18** **Q.** Oh, yeah?
 09:04PM **19** **A.** Yes.
 09:04PM **20** **Q.** From Virginia to Livingston?
 09:04PM **21** **A.** It was online.
 09:04PM **22** **Q.** Okay. Zoom, right?
 09:04PM **23** CHAIRMAN FERGUSON: All right. We're
 09:04PM **24** going to accept her as an expert.
 09:04PM **25** MR. ALAMPI: Thank you, Chairman.
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09:04PM **1** DIRECT EXAMINATION
 09:04PM **2** BY MR. ALAMPI:
 09:04PM **3** **Q.** Now, Luz, you indicated to me that you
 09:04PM **4** have many exhibits that I asked you to prepare.
 09:04PM **5** How many exhibits altogether?
 09:04PM **6** **A.** Sixteen.
 09:04PM **7** **Q.** Okay. Before we mark all of them, you
 09:04PM **8** have provided architectural plans to the board. This
 09:04PM **9** would be your primary exhibit that I think we're up
 09:05PM **10** to A -- are we up to A --
 09:05PM **11** MS. TESTA: A-4.
 09:05PM **12** MR. ALAMPI: A-5.
 09:05PM **13** BY MR. ALAMPI:
 09:05PM **14** **Q.** So we're going to mark your plans that
 09:05PM **15** was prepared in November of 2021 as A-5.
 09:05PM **16** (Whereupon, Architectural Plans, 14
 09:05PM **17** sheets are received and marked as Exhibit A-5
 09:05PM **18** for identification.)
 09:05PM **19** BY MR. ALAMPI:
 09:05PM **20** **Q.** And they consist of 14 sheets?
 09:05PM **21** **A.** Correct.
 09:05PM **22** **Q.** Okay.
 09:05PM **23** But in addition to what was submitted
 09:05PM **24** to the board and on the record, you have placed
 09:05PM **25** certain exhibits at my request on the hardboard.
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09:05PM **1** How many of those do you have?
 09:05PM **2** **A.** I have 16 pages.
 09:05PM **3** **Q.** Sixteen pages?
 09:05PM **4** **A.** Uh-huh.
 09:05PM **5** **Q.** That's mounted?
 09:05PM **6** **A.** Three boards, 16 pages total.
 09:05PM **7** **Q.** Okay.
 09:05PM **8** In addition to the -- to what we marked
 09:05PM **9** as A-5?
 09:05PM **10** **A.** Correct.
 09:05PM **11** MR. ALAMPI: Okay. So Chairman, just
 09:05PM **12** to keep the record straight, help the court reporter,
 09:06PM **13** we've mounted them on three easels, but they have
 09:06PM **14** multiple sheets.
 09:06PM **15** So altogether there will be 16 sheets.
 09:06PM **16** I'm going to mark them as A-6 A, B, C, D, E, A-7, you
 09:06PM **17** know, and so forth.
 09:06PM **18** BY MR. ALAMPI:
 09:06PM **19** **Q.** You organized them for a reason like
 09:06PM **20** that?
 09:06PM **21** **A.** Correct.
 09:06PM **22** **Q.** Okay.
 09:06PM **23** So for each easel, we'll mark as a
 09:06PM **24** primary A-6 or A-7, whatever, and if there's five
 09:06PM **25** sheets, it would be A, B, C, D.
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09:06PM **1** You just -- you tell me how many and
 09:06PM **2** we'll mark it?
 09:06PM **3** MS. TESTA: Carmine, what was A-5?
 09:06PM **4** MR. ALAMPI: A-5 is the architectural
 09:06PM **5** plan that was provided with the package on file,
 09:06PM **6** that's 14 pages.
 09:06PM **7** MS. TESTA: Yes.
 09:06PM **8** THE WITNESS: May I ask you, Carmine,
 09:06PM **9** is it -- to me it's easier to detach at the end of
 09:07PM **10** the presentation, the paper from here and take it.
 09:07PM **11** BY MR. ALAMPI:
 09:07PM **12** **Q.** Whatever you want to do.
 09:07PM **13** **A.** Okay.
 09:07PM **14** **Q.** No problem. Do you need any help with
 09:07PM **15** somebody moving these while --
 09:07PM **16** **A.** No, I think I can do it.
 09:07PM **17** **Q.** Okay. So did I confuse you at all?
 09:07PM **18** **A.** You confused me with how you want me to
 09:07PM **19** label them.
 09:07PM **20** **Q.** Okay. How do you want to label them?
 09:07PM **21** **A.** I think one number per page.
 09:07PM **22** **Q.** Per sheet? Okay.
 09:07PM **23** Then you'll do that when you show the
 09:07PM **24** board in your testimony, you'll tell the board what
 09:07PM **25** it is, how it's labeled and then we'll mark it A-6,
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09:07PM **1** A-7 and I'll keep a tab?
 09:07PM **2** **A.** Perfect.
 09:07PM **3** **Q.** Okay.
 09:07PM **4** So, Luz, in addition to the A-5 exhibit
 09:08PM **5** that's on file, for tonight's presentation, you've
 09:08PM **6** got 16 sheets that you're showing to the board?
 09:08PM **7** **A.** Correct.
 09:08PM **8** **Q.** Pull the easel that you're going to
 09:08PM **9** work with closer and then you can unravel it and
 09:08PM **10** Dr. Fan will assist you, he's my capable assistant.
 09:08PM **11** **A.** Yeah.
 09:08PM **12** **Q.** All right. However you're comfortable.
 09:08PM **13** So, Luz, you've been to the site.
 09:08PM **14** You've reviewed the site and in collaboration with
 09:08PM **15** Chris Lessard, the head of Lessard Design, you've
 09:08PM **16** been working with him on this project for eight
 09:08PM **17** months at least, correct?
 09:08PM **18** **A.** Correct.
 09:08PM **19** **Q.** And we've had many meetings,
 09:08PM **20** conferences, Zoom meetings and collaborations and I'm
 09:08PM **21** sure you've had many with Bowman, as well as with
 09:09PM **22** Dr. Fan ongoing for months, correct?
 09:09PM **23** **A.** Correct.
 09:09PM **24** **Q.** And we've decided that we wanted to
 09:09PM **25** show these illustrations because of the coloring and
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09:09PM **1** the visuals, it's easier to follow the beauty of the
 09:09PM **2** design of this building.
 09:09PM **3** And with that, you can go ahead and
 09:09PM **4** tell us what it is that you're showing the board and
 09:09PM **5** why you're showing that and we'll mark it.
 09:09PM **6** **A.** Okay. This is -- the page number is
 09:09PM **7** ASE-01 and it's an illustrative site plan and it's
 09:09PM **8** dated April 18, 2022.
 09:09PM **9** **Q.** So to make it easy, does the board
 09:09PM **10** handout that you gave them, is everything that's on
 09:09PM **11** them that you're going to do tonight?
 09:09PM **12** **A.** Correct.
 09:09PM **13** **Q.** All right. So for the board, this
 09:09PM **14** handout is a smaller copy of everything that we'll
 09:09PM **15** do.
 09:09PM **16** So what we'll do is we'll make
 09:09PM **17** illustrative site plan as A-6, very simple.
 09:09PM **18** (Whereupon, Illustrative Site Plan is
 09:09PM **19** marked as Exhibit A-6 for identification.)
 09:09PM **20** BY MR. ALAMPI:
 09:09PM **21** **Q.** And we'll just follow along in the
 09:10PM **22** booklet, A-6, A-7, A-8.
 09:10PM **23** Okay. Tell us what this is, why you
 09:10PM **24** have that.
 09:10PM **25** **A.** This is an aerial view as seen from
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09:10PM **1** above taken from GoogleEarth and the reason for the
 09:10PM **2** exhibit is to show how the building is laid out on
 09:10PM **3** the site within this context.
 09:10PM **4** **Q.** So you have a beige color for emphasis.
 09:10PM **5** That's the profile of the building if you were
 09:10PM **6** looking down from above, that's the footprint of the
 09:10PM **7** building?
 09:10PM **8** **A.** Correct.
 09:10PM **9** It's shaped as an Elevated E, that's
 09:10PM **10** the shape of the building.
 09:10PM **11** **Q.** Okay. And is there anything you want
 09:10PM **12** to emphasize? I think these illustrations are very
 09:10PM **13** clear. Anything you want to illustrate on this or
 09:10PM **14** elaborate?
 09:10PM **15** **A.** Sure.
 09:10PM **16** The -- what we want to illustrate with
 09:10PM **17** this is the relationship, how we -- where the
 09:11PM **18** entrances to the site are that were discussed
 09:11PM **19** previously from Grand Avenue and this location is
 09:11PM **20** where the entry to the residential building is and
 09:11PM **21** then from the further north entry to the site as you
 09:11PM **22** go down into that surface parking area is where the
 09:11PM **23** garage entry is from the lower level. So we have two
 09:11PM **24** garage entry into the building, one from the Grand
 09:11PM **25** Avenue side and the other one from the lower level on
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09:11PM **1** the north side.

09:11PM **2** This also shows the courtyard, which

09:11PM **3** were described earlier, how we integrated that within

09:11PM **4** the design, as well as the rooftop terrace.

09:11PM **5** **Q.** Now, the building, you have some

09:12PM **6** notations on each plan, for example, in the corner,

09:12PM **7** lower corner you're showing that there's a total of

09:12PM **8** 122 apartment units, but you've broken down the

09:12PM **9** bedroom counts, the studios, seven studios,

09:12PM **10** 35 one-bedrooms and 80 two bedroom, two baths, right?

09:12PM **11** **A.** Correct.

09:12PM **12** One-hundred -- as you mentioned, 122

09:12PM **13** units. One thing I wanted to point out is that there

09:12PM **14** was an error in one of our calculations. The total

09:12PM **15** combination of studios and one bedrooms are 42 versus

09:12PM **16** 41 in the report, in the civil drawings and 80 total

09:12PM **17** two bedrooms. However, the total remains as 122

09:12PM **18** units.

09:12PM **19** **Q.** Okay.

09:12PM **20** **A.** Parking totals, we have 262 structure

09:13PM **21** parking and 44 surface parking.

09:13PM **22** **Q.** Okay. You can flip over, that's good.

09:13PM **23** Now, the next exhibit is called "ground

09:13PM **24** floor plan."

09:13PM **25** **A.** Yes, this exhibit is called ground

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09:14PM **1** what you're showing now as a refinement to the plan

09:14PM **2** and then why you did blowups so that people can see

09:14PM **3** and visually the change, right?

09:14PM **4** **A.** Yes.

09:14PM **5** **Q.** All right, go right through it then.

09:14PM **6** **A.** This is the ground floor level, which

09:14PM **7** is the level that is visual from Grand Avenue. As

09:15PM **8** you enter the site and this is a submitted plan, you

09:15PM **9** have the entry to the residential area highlighted in

09:15PM **10** orange. Whatever you see in grey is the parking

09:15PM **11** garage area and the other orange elements are either

09:15PM **12** elevators and stairs within the building.

09:15PM **13** If you see on the proposed refinements,

09:15PM **14** minor changes we did was to rotate the elevator and

09:15PM **15** you can see it on the enlarged plan for better

09:15PM **16** visualization. When you come into the building, you

09:15PM **17** will have your lobby, your leasing area and

09:15PM **18** amenities, mailroom and amenities, that will still be

09:15PM **19** the same. We only rotated the elevators and that is

09:15PM **20** to facilitate circulation, vehicular circulation in

09:16PM **21** the lower level of the building. You will see that

09:16PM **22** in the next exhibit.

09:16PM **23** In addition to that, further down we

09:16PM **24** have introduced this square that looks quite dark.

09:16PM **25** It's a trash chute that is going to show up in the

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09:13PM **1** floor plan, G-2.

09:13PM **2** **Q.** So we'll be marking this A-7.

09:13PM **3** **A.** It will be A-7.

09:13PM **4** (Whereupon, Ground Floor Plan, G-2 is

09:13PM **5** marked as Exhibit A-7 for identification.)

09:13PM **6** BY MR. ALAMPI:

09:13PM **7** **Q.** And, Luz, before you say anything, this

09:13PM **8** is what I asked you to do, which was on top on the

09:13PM **9** right-hand side, that's the plan that was submitted

09:13PM **10** with the application back in December, the plan dated

09:13PM **11** November, submitted and deemed complete, but since

09:14PM **12** the application has been filed and deemed complete,

09:14PM **13** we have made refinements to the plan.

09:14PM **14** So that's how you read this, submitted

09:14PM **15** and proposed refinements, improvements?

09:14PM **16** **A.** Correct.

09:14PM **17** **Q.** Some of these refinements reflect some

09:14PM **18** comment letters and further collaboration.

09:14PM **19** On the left-hand side, I asked you

09:14PM **20** where it's too small to see on the plan to just blow

09:14PM **21** it up and make a big enlargement, right?

09:14PM **22** **A.** Correct.

09:14PM **23** **Q.** Okay.

09:14PM **24** So take us through, for example, what

09:14PM **25** you submitted on the plan, which would be A-5 and

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09:16PM **1** lower level parking garage where we have added a

09:16PM **2** second trash room area and those are really the --

09:16PM **3** there's no change in footprint, all internal changes

09:16PM **4** of the building.

09:16PM **5** **Q.** So these improvements were for

09:16PM **6** pedestrian safety, reorientating the elevators so

09:16PM **7** people don't step out into traffic and things like

09:16PM **8** that in the garage?

09:16PM **9** **A.** Correct, in the lower level of the

09:16PM **10** garage.

09:16PM **11** One thing I wanted to mention is that

09:16PM **12** all the parking spaces on this level will be

09:16PM **13** assigned. Therefore, residents will go directly to

09:17PM **14** the assigned space and there will not be public --

09:17PM **15** vehicular public circulation on this level.

09:17PM **16** **Q.** This is all restricted to the occupants

09:17PM **17** of the building --

09:17PM **18** **A.** Correct.

09:17PM **19** **Q.** -- by assigned -- okay.

09:17PM **20** All right, that's good.

09:17PM **21** **A.** This will be Exhibit A-8.

09:17PM **22** **Q.** A-8

09:17PM **23** (Whereupon, Ground Floor Plan, G-1 is

09:17PM **24** marked as Exhibit A-8 for identification.)

09:17PM **25** THE WITNESS: And it's the ground

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09:17PM **1** floor, G-1, marked page ASE-03, dated April 18.
 09:17PM **2** This is the lowest level of the garage.
 09:17PM **3** We can access this as entering from the lower portion
 09:17PM **4** of the site. It grades down as I was explaining
 09:17PM **5** earlier into an entry of the garage. This level of
 09:18PM **6** the garage, from the submitted to the refined,
 09:18PM **7** there's no change in footprint. This level of the
 09:18PM **8** garage, the majority of this is going to be up into
 09:18PM **9** the public.
 09:18PM **10** BY MR. ALAMPI:
 09:18PM **11** **Q.** And this is the lower level?
 09:18PM **12** **A.** This is the lower level, yes.
 09:18PM **13** One change that we did was we rotated
 09:18PM **14** the elevator and it's to allow for the vehicular
 09:18PM **15** circulation to loop around the parking garage in the
 09:18PM **16** public area and you can see that on the lower left
 09:18PM **17** image here. So there is ability to loop around.
 09:18PM **18** In addition to that change, the
 09:18PM **19** enlarged area, number one, we have introduced a gate
 09:18PM **20** that is going to be where we delineated where the
 09:19PM **21** private and the public space is. So in order to
 09:19PM **22** enter here, it will be a resident and in addition to
 09:19PM **23** that, you can see where the trash room is located
 09:19PM **24** right next to the elevator. Okay, that's the change
 09:19PM **25** from the parking garage.

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09:21PM **1** amenities are visually connected to the courtyard
 09:21PM **2** amenity area and this is what the exhibit is
 09:21PM **3** representing.
 09:21PM **4** **Q.** Could you tell us what these amenities
 09:21PM **5** are, what amenities are in that floor plan?
 09:21PM **6** **A.** Sure. I can -- in the next exhibit you
 09:21PM **7** can see an enlarged plan.
 09:21PM **8** **Q.** So --
 09:21PM **9** **A.** We are on A --
 09:21PM **10** (Whereupon, Amenities Precedents is
 09:21PM **11** marked as Exhibit A-10 for identification.)
 09:21PM **12** BY MR. ALAMPI:
 09:21PM **13** **Q.** Amenities precedents will be A-10.
 09:21PM **14** That's going to show us what those amenities are?
 09:21PM **15** **A.** The idea of this exhibit, amenities
 09:21PM **16** precedents is help you visualize how the space may
 09:21PM **17** look. They are not intended to demonstrate the exact
 09:21PM **18** design. It's just an idea of how the space may look.
 09:21PM **19** However, in the floor plans we have
 09:21PM **20** enlarged the residential lobby area on the first
 09:22PM **21** ground floor when we come up from Grand Avenue.
 09:22PM **22** How you enter the space, you will have
 09:22PM **23** a leasing space with leasing offices, package room,
 09:22PM **24** work room for that area, lounge spaces, mailroom,
 09:22PM **25** co-work spaces.

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09:19PM **1** **Q.** Okay.
 09:19PM **2** **A.** Now we're going back up into the
 09:19PM **3** building, this is Exhibit A-9.
 09:19PM **4** (Whereupon, Residential Floor Plan, R-1
 09:19PM **5** is marked as Exhibit A-9 for identification.)
 09:19PM **6** BY MR. ALAMPI:
 09:19PM **7** **Q.** All right.
 09:19PM **8** **A.** Residential floor plan, R-1. This is
 09:19PM **9** the first residential floor above the garage podium.
 09:19PM **10** If you can see, the building is an
 09:20PM **11** Elevated E building that it has two courtyards that
 09:20PM **12** were described earlier. Really this -- these two
 09:20PM **13** drawings, the footprint is exactly the same. We
 09:20PM **14** wanted to show you how the rotating of the elevator,
 09:20PM **15** how that is integrated with the amenities of the
 09:20PM **16** building and where we introduce a second trash room
 09:20PM **17** in the residential floor area. Those are the two
 09:20PM **18** changes.
 09:20PM **19** In addition to that, you can see how in
 09:20PM **20** this zone here where you have the main elevators,
 09:20PM **21** when you walk into the building lobby, you go up the
 09:20PM **22** elevator, you open the elevator and you walk into the
 09:20PM **23** amenities. So it's the first impact experience that
 09:20PM **24** you have when you come in.
 09:20PM **25** We have -- and then our indoor

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09:22PM **1** In addition to that, on the second
 09:22PM **2** level amenities, we have about 4800 square foot of
 09:22PM **3** indoor amenities where when we open into the
 09:22PM **4** elevators you can see there's a fitness room with a
 09:22PM **5** separate room, co-work space with private rooms, a
 09:22PM **6** game room with billiards, lounge spaces, club room
 09:22PM **7** area.
 09:22PM **8** In this area, we're envisioning a
 09:22PM **9** two-story volume just to make it feel grand and good
 09:23PM **10** design and with a kitchen area in this.
 09:23PM **11** All of this has visualization into the
 09:23PM **12** open courtyard area.
 09:23PM **13** **Q.** Okay.
 09:23PM **14** So you have in this exhibit we just
 09:23PM **15** looked at, that's A-10, the one that we just -- this
 09:23PM **16** one here, you're showing residential lobby G-2.
 09:23PM **17** Where would that be? What level is that?
 09:23PM **18** **A.** The residential lobby G-2 is at the
 09:23PM **19** ground floor, ground floor area as you come in from
 09:23PM **20** Grand Avenue.
 09:23PM **21** **Q.** So that's the second level?
 09:23PM **22** **A.** It's the second level of the garage.
 09:24PM **23** **Q.** So after you identify ground floor,
 09:24PM **24** whatever, just say what level it is so we can keep
 09:24PM **25** following it.

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09:24PM **1** **A.** Sure.

09:24PM **2** **Q.** That's the second level of the garage,

09:24PM **3** correct?

09:24PM **4** **A.** This is the second level of the garage,

09:24PM **5** yes. And then when you take up --

09:24PM **6** **Q.** And then R-1 is the first level of

09:24PM **7** residential?

09:24PM **8** **A.** Correct, this is the first level of

09:24PM **9** residential.

09:24PM **10** **Q.** "G" for the garage, "R" for

09:24PM **11** residential?

09:24PM **12** **A.** Correct.

09:24PM **13** **Q.** Okay.

09:24PM **14** That's good.

09:24PM **15** **A.** And this image is, like I mentioned, is

09:24PM **16** just to represent how this area may look. We wanted

09:24PM **17** glass to have the visual connection, a lot of light

09:24PM **18** coming in through the space. Double-story heights

09:24PM **19** with comfortable spaces for the residents to enjoy.

09:24PM **20** **Q.** And you'll deal with different

09:24PM **21** decorators and furniture companies, whatever, and the

09:24PM **22** refinement, but this is what you envision?

09:25PM **23** **A.** Correct.

09:25PM **24** **Q.** Okay. A-11.

09:25PM **25** (Whereupon, Second Residential Floor
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09:25PM **1** Plan is marked as Exhibit A-11 for

09:25PM **2** identification.)

09:25PM **3** THE WITNESS: A-11 is the second

09:25PM **4** residential floor, which is the fourth floor of the

09:25PM **5** building.

09:25PM **6** BY MR. ALAMPI:

09:25PM **7** **Q.** Right.

09:25PM **8** **A.** It shows the same format submitted on

09:25PM **9** refined. It's repetitive really what's happening

09:25PM **10** below.

09:25PM **11** We are showing this exhibit, because

09:25PM **12** this floor is unique and it shows due to the fact

09:25PM **13** that there's a two-story volume area at this location

09:25PM **14** where the amenities area is below and you may see

09:25PM **15** this in the enlarged area.

09:25PM **16** **Q.** So these would be apartment units that

09:25PM **17** would be on the second residential level?

09:25PM **18** **A.** Correct.

09:26PM **19** This floor is all apartment units and

09:26PM **20** double-sided corridor and as you can see, there's the

09:26PM **21** two-story volume, the white area with an X.

09:26PM **22** We have two sets of elevators close to

09:26PM **23** each end of the building for convenience and

09:26PM **24** circulation from the parking garage, as well as two

09:26PM **25** sets of trash rooms, which is the reason design
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09:26PM **1** change that we did for convenience to the residence.

09:26PM **2** **Q.** Well, it looks like there's two

09:26PM **3** elevators in one set and there's only one elevator in

09:26PM **4** the other set?

09:26PM **5** **A.** Correct.

09:26PM **6** **Q.** So three elevator cars all together?

09:26PM **7** **A.** Three elevator cars all together.

09:26PM **8** **Q.** There's a twin set and then the single

09:26PM **9** set?

09:26PM **10** **A.** Yes.

09:26PM **11** **Q.** The elevator cabs themselves, there was

09:26PM **12** a recent change in New Jersey law that the size of

09:26PM **13** the cabs have to be able to hold a structure?

09:27PM **14** **A.** Yes.

09:27PM **15** **Q.** Have you complied with that?

09:27PM **16** **A.** Yes. Were planning to have a minimum

09:27PM **17** of --

09:27PM **18** THE COURT REPORTER: I'm sorry, please

09:27PM **19** speak up, I can't hear you.

09:27PM **20** THE WITNESS: I'm sorry.

09:27PM **21** We are planning to have a minimum of

09:27PM **22** 35-pound elevators which will fit for a stretcher.

09:27PM **23** BY MR. ALAMPI:

09:27PM **24** **Q.** Is there an area for the hose as well?

09:27PM **25** Are you familiar with the fire code requirements for
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09:27PM **1** not only the size of the elevator cab, but is there

09:27PM **2** an area for the hose?

09:27PM **3** **A.** We have, what it's called, firewall in

09:27PM **4** the floor plan and delineated by this set of doors

09:27PM **5** and design which is used as, for example, it's an

09:27PM **6** egress area where people can -- if something is

09:28PM **7** happening in one portion of the building, they can --

09:28PM **8** they can go move into another section of the

09:28PM **9** building.

09:28PM **10** **Q.** Have you had any contact with the fire

09:28PM **11** prevention office for the Borough of Palisades Park?

09:28PM **12** Have you interfaced with them?

09:28PM **13** **A.** We have not.

09:28PM **14** **Q.** I think that we attempted to call

09:28PM **15** Mr. Chirazzi, but we haven't concluded that

09:28PM **16** conference?

09:28PM **17** **A.** Correct.

09:28PM **18** **Q.** And we show now A-12, which is R-3,

09:28PM **19** that's the third level of the residential floor?

09:28PM **20** **A.** This is the third level of the

09:28PM **21** residential floor and it's the fifth story of the

09:28PM **22** building.

09:28PM **23** (Whereupon, Residential Floor Plan,

09:28PM **24** Third Level, R-3, is marked as Exhibit A-12

09:28PM **25** for identification.)
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09:28PM **1** BY MR. ALAMPI:
 09:28PM **2** **Q.** So the plan that was submitted is on
 09:28PM **3** the upper right-hand, the proposed refinements, what
 09:29PM **4** refinements were actually made?
 09:29PM **5** **A.** This is a repetitive plan, because it's
 09:29PM **6** a unique condition and difference from the floor we
 09:29PM **7** saw below is that it does not show the two-story
 09:29PM **8** volume area that we had in the amenities. The only
 09:29PM **9** revision to this plan is the rotation of the
 09:29PM **10** elevators for vehicular access and the addition of
 09:29PM **11** the second trash room.
 09:29PM **12** **Q.** So you had to rotate the elevators on
 09:29PM **13** every floor, because if you're changing them --
 09:29PM **14** **A.** Correct.
 09:29PM **15** **Q.** The elevator can't turn itself between
 09:29PM **16** floors, so you have to rotate this from the ground
 09:29PM **17** floor or lower level, ground floor and the first,
 09:29PM **18** second and third floor?
 09:29PM **19** **A.** Correct.
 09:29PM **20** **Q.** That's what you're showing?
 09:29PM **21** **A.** Exactly, it affects every level.
 09:29PM **22** **Q.** Okay. Move on to A-13.
 09:30PM **23** (Whereupon, Roof Plan is marked as
 09:30PM **24** Exhibit A-13 for identification.)
 09:30PM **25** THE WITNESS: A-13 is the roof plan.
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09:30PM **1** BY MR. ALAMPI:
 09:30PM **2** **Q.** Okay.
 09:30PM **3** Now, this would be the upper roof that
 09:30PM **4** would be able to be seen possibly from Route 46, yes?
 09:30PM **5** **A.** Possibly.
 09:30PM **6** **Q.** But maybe not.
 09:30PM **7** **A.** Yeah, it's quite high.
 09:30PM **8** **Q.** So what do you have on the roof deck?
 09:30PM **9** **A.** What we did in the difference from what
 09:30PM **10** was submitted and what was proposed refinements, is
 09:30PM **11** that we integrated the design of the landscape
 09:30PM **12** architect. We are showing how the elevator affects
 09:30PM **13** this floor by rotating it and in addition, there was
 09:30PM **14** a comment in the review letter regarding the
 09:30PM **15** mechanical units in the roof. We went ahead and
 09:30PM **16** centralized them closer to the center of the
 09:30PM **17** building. So they're further away from the edge of
 09:31PM **18** the building to help with screening.
 09:31PM **19** **Q.** So that was in response to one of the
 09:31PM **20** comments you received?
 09:31PM **21** **A.** Correct.
 09:31PM **22** **Q.** And let me ask you while we're
 09:31PM **23** addressing these units, you pulled them in away from
 09:31PM **24** the edge of the roof to hide them more or less,
 09:31PM **25** correct?
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09:31PM **1** **A.** Correct.
 09:31PM **2** **Q.** Each of these units, how is the air
 09:31PM **3** conditioning and heating, hot water handled? Do they
 09:31PM **4** have individual facilities for each unit or --
 09:31PM **5** **A.** Each unit is going to have a mechanical
 09:31PM **6** and water, hot water heater in the unit and the
 09:31PM **7** condenser, the mechanical unit is going to have a
 09:31PM **8** condenser on the roof.
 09:31PM **9** **Q.** Okay.
 09:31PM **10** **A.** And that's what you see with the
 09:32PM **11** squares.
 09:32PM **12** **Q.** Okay.
 09:32PM **13** And the amenities that are up here on
 09:32PM **14** the roof, this is where Jacob briefly described there
 09:32PM **15** would be an outdoor activities, kitchen, outdoor
 09:32PM **16** facilities?
 09:32PM **17** **A.** Yes.
 09:32PM **18** From the elevator lobby, you can
 09:32PM **19** connect into the outdoor courtyard areas.
 09:32PM **20** **Q.** And what do you anticipate being in
 09:32PM **21** that courtyard? Seating, chairs, what do you
 09:32PM **22** anticipate will be there?
 09:32PM **23** **A.** The lounge areas, it looks like in
 09:32PM **24** collaboration with the landscape architect, they have
 09:32PM **25** integrated some roof areas, what the landscape
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09:32PM **1** architect described in his earlier testimony.
 09:32PM **2** **Q.** Okay.
 09:32PM **3** **A.** One thing to point out too is when we
 09:33PM **4** rotated the elevator, we had the opportunity to
 09:33PM **5** integrate a second bathroom in this -- in the
 09:33PM **6** interior of the space.
 09:33PM **7** **Q.** And that would be up on the roof?
 09:33PM **8** **A.** That would be up on the roof.
 09:33PM **9** **Q.** The bathroom facilities, as well as the
 09:33PM **10** elevator?
 09:33PM **11** **A.** Yes.
 09:33PM **12** **Q.** For people that are using these
 09:33PM **13** amenities?
 09:33PM **14** **A.** Correct.
 09:33PM **15** **Q.** And what are there, tables and seats
 09:33PM **16** and things like that that you're showing?
 09:33PM **17** **A.** In the exterior amenities?
 09:33PM **18** **Q.** Yeah, what are you showing there?
 09:33PM **19** **A.** Yes, in the exterior amenities, as the
 09:33PM **20** civil engineer described earlier, it appears to have
 09:33PM **21** seating for lounging or seating for dining. It
 09:33PM **22** appears that there's some barbecue spaces area.
 09:33PM **23** **Q.** Okay.
 09:33PM **24** **A.** Lounge spaces and sun shade areas is
 09:34PM **25** what, I believe, they designed.
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09:34PM **1** MR. ALAMPI: Okay. Next your up to
 09:34PM **2** A-14. A-14 is the building section.
 09:34PM **3** (Whereupon, Building Section is marked
 09:34PM **4** as Exhibit A-14 for identification.)
 09:34PM **5** THE WITNESS: This is the building
 09:34PM **6** section.
 09:34PM **7** We wanted to represent our -- the sight
 09:34PM **8** lines either from a pedestrian view or from a
 09:34PM **9** Route 46 view.
 09:34PM **10** So that you can see how there is no
 09:34PM **11** impact visually to the mechanical roof.
 09:34PM **12** BY MR. ALAMPI:
 09:34PM **13** Q. Luz, teach us how to read this. On the
 09:34PM **14** upper level you're showing two levels of garage and
 09:34PM **15** three residential and the roof amenity and then
 09:34PM **16** you're showing these dotted lines. That's the sight
 09:35PM **17** angle that people would have?
 09:35PM **18** A. Yes.
 09:35PM **19** On the top image you see the first
 09:35PM **20** level, the drawing is labeled per level.
 09:35PM **21** So you can see that G-1 is the lowest
 09:35PM **22** level, G-2 is the second level of garage and R-1, R-2
 09:35PM **23** and R-3 are the three residential levels.
 09:35PM **24** This particular section is cut through
 09:35PM **25** this red line that you see in the key plan on the

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09:37PM **1** the long side of the building on the east/west.
 09:37PM **2** Because of the length, this represents a cut out in
 09:37PM **3** the building, so we are showing each end condition
 09:37PM **4** and you can see the two levels of garage.
 09:37PM **5** Q. But where you show the pedestrian on
 09:37PM **6** the right side, is that somebody on Grand Avenue?
 09:37PM **7** A. This is somebody at the -- at the
 09:37PM **8** driveway area. It's not on Grand Avenue, it's in the
 09:37PM **9** driveway area.
 09:37PM **10** Q. But on the Grand Avenue side?
 09:37PM **11** A. On the Grand Avenue side, correct.
 09:37PM **12** Q. Okay. So that would be on the east
 09:37PM **13** side of the building?
 09:37PM **14** A. This will be the east side of the
 09:37PM **15** building.
 09:38PM **16** Q. And the other figure is on the west
 09:38PM **17** side, the lower level towards the Overpeck Creek side
 09:38PM **18** of the building, correct?
 09:38PM **19** A. Correct, where the dog park is.
 09:38PM **20** Q. Right, where the dog park is, okay.
 09:38PM **21** And this is meant to show that visually
 09:38PM **22** all the facilities on the roof would be hidden from
 09:38PM **23** view from that level?
 09:38PM **24** A. Correct.
 09:38PM **25** Q. Why don't we go to A-15.

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09:35PM **1** lower right side of the exhibit and it cuts through
 09:35PM **2** the amenities area on the first residential floor.
 09:35PM **3** Then what we are representing on either
 09:35PM **4** side of the building section, it's a view from a
 09:35PM **5** pedestrian. It's labeled as view angle.
 09:35PM **6** If somebody was standing at this
 09:35PM **7** location away from the building looking up through
 09:35PM **8** that parapet height labeled as 1-foot-6, they
 09:36PM **9** wouldn't be able to see the mechanical units, which
 09:36PM **10** are shown as dashed square lines on top of the roof.
 09:36PM **11** On the opposite side, we have a graphic
 09:36PM **12** representation of the highway area and a view towards
 09:36PM **13** the dotted line, it's the angle view towards the roof
 09:36PM **14** and the parapet and how it's of the height of the
 09:36PM **15** building and the parapet is obstructing the view to
 09:36PM **16** the mechanical areas.
 09:36PM **17** Q. So this is meant to depict that the
 09:36PM **18** public driving by would not see the mechanical
 09:36PM **19** equipment on the roof?
 09:36PM **20** A. Correct.
 09:36PM **21** Q. Okay. And on the lower level on that
 09:36PM **22** same exhibit that's A-14, the building section --
 09:37PM **23** A. On the lower level --
 09:37PM **24** Q. -- where is that being taken from?
 09:37PM **25** A. It's taken on the second red line on

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09:38PM **1** (Whereupon, Building Elevation No. 1 is
 09:38PM **2** marked as Exhibit A-15 for identification.)
 09:38PM **3** BY MR. ALAMPI:
 09:38PM **4** Q. So you have provided us -- we're
 09:39PM **5** marking A-15, it's called "Building Elevation No. 1"?
 09:39PM **6** A. Correct.
 09:39PM **7** Q. But you've mounted a larger scale of
 09:39PM **8** that image, right? That's a larger image of what we
 09:39PM **9** have in our hands?
 09:39PM **10** A. Yes.
 09:39PM **11** Q. So on the top it says, "submitted."
 09:39PM **12** You're showing an elevation of the building and it
 09:39PM **13** says "residential" across the doorway. What way is
 09:39PM **14** that facing?
 09:39PM **15** A. This is an elevation as seen from Grand
 09:39PM **16** Avenue.
 09:39PM **17** Q. Okay.
 09:39PM **18** So this the east elevation?
 09:39PM **19** A. Correct.
 09:39PM **20** Q. Looking at the building from Grand
 09:39PM **21** Avenue?
 09:39PM **22** A. Correct.
 09:39PM **23** Q. And on the lower part you've made some
 09:39PM **24** changes to the look of the building, changing maybe
 09:39PM **25** the color, matching, et cetera, because you were

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09:40PM **1** making it even nicer as you could, right?

09:40PM **2** **A.** Correct.

09:40PM **3** **Q.** So tell us what type of materials are

09:40PM **4** being used? So this is what we are proposing since

09:40PM **5** we submitted these plans two or three months ago for

09:40PM **6** review, you've decided to upgrade the materials or

09:40PM **7** change the colors for effect for that reason?

09:40PM **8** **A.** Yes.

09:40PM **9** When we went back and saw the design,

09:40PM **10** we really -- the main change is really the color of

09:40PM **11** the building and the color palette. We felt like the

09:40PM **12** dark grey that you see in the upper image is brick,

09:40PM **13** we felt that was too dark and we explored a lighter

09:40PM **14** version palette. It remains brick, the same

09:40PM **15** material, but we changed it to a light beige color.

09:41PM **16** **Q.** So now, when we look at the code, on

09:41PM **17** the side you have 01, 02, whatever different

09:41PM **18** materials that are used and then you have key on the

09:41PM **19** building as to where that would be; for example, if I

09:41PM **20** look at 09, that says "wire mesh screening, dark

09:41PM **21** grey." I can see where that would be applied to the

09:41PM **22** building, correct?

09:41PM **23** **A.** Correct.

09:41PM **24** MR. ALAMPI: Is everybody able to

09:41PM **25** follow the key code on this?

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06:28AM **1** And we have a wood tone accent color at

06:28AM **2** the window in -- in this orange type of color.

3 (Whereupon, Elevation 2 is marked as

4 Exhibit A-16 for identification.)

5 (Whereupon, Elevation 3 is marked as

6 Exhibit A-17 for identification.)

7 (Whereupon, Elevation 4 is marked as

8 Exhibit A-18 for identification.)

9 BY MR. ALAMPI:

06:30AM **10** **Q.** So, Luz, what we just marked as A-15 as

06:30AM **11** Elevation No. 1.

06:30AM **12** And you have Elevation No 2,

06:30AM **13** Elevation No. 3 and No. 4. They would follow.

06:30AM **14** That is A-16, A-17, and A-18, correct?

06:30AM **15** **A.** Yes.

06:30AM **16** **Q.** So I don't mean to rush you, but you're

06:31AM **17** showing all four sides of the elevation because I

06:31AM **18** asked you to show all four sides, correct?

06:31AM **19** **A.** Correct.

06:31AM **20** **Q.** And you have coded the materials that

06:31AM **21** are being used and shown where they would be applied

06:31AM **22** on the façade of the building, so the board can

06:31AM **23** follow what was on the original plan and where you

06:31AM **24** made some changes they can see that your intent on

06:31AM **25** revised plans?

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1 VICE CHAIRMAN ALBANESE: Yes.

2 MR. ALAMPI: All right.

3 BY MR. ALAMPI:

4 **Q.** So tell us what materials you're using.

5 Obviously there's a lot of brick,

6 corrugated metal. These are all the new modern

09:41PM **7** materials we've seen now in some of the upscale

09:41PM **8** buildings, correct?

09:41PM **9** **A.** Yes, brick.

06:27AM **10** So it's a nice material. It's heavy.

06:27AM **11** It's -- it's timeless, durable. And it also comes in

06:27AM **12** very nice colors. I -- I have with me also the

06:27AM **13** materials board that --

06:27AM **14** **Q.** We're going to show that in a moment.

06:27AM **15** Just run through the materials being

06:27AM **16** used.

06:27AM **17** Then we'll let you do the color board.

06:28AM **18** **A.** It has a brick in two colors, gray and

06:28AM **19** a light beige (indicating).

06:28AM **20** We have corrugated metal panel

06:28AM **21** (indicating).

06:28AM **22** We have fiber-cement panel in two tones

06:28AM **23** of gray (indicating).

06:28AM **24** We have a detail of architectural mesh,

06:28AM **25** liner mesh for the grading.

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06:31AM **1** **A.** Correct.

06:31AM **2** **Q.** On all four elevations.

06:31AM **3** So we can -- we don't have to give

06:31AM **4** testimony per say because I think that you wanted to

06:31AM **5** show your board that you have, the materials, before

06:31AM **6** we go to the -- to the last two exhibits -- the last

06:32AM **7** two pages rather.

06:32AM **8** Now we didn't mark this, we have to

06:32AM **9** mark it, but explain what -- what these are because

06:32AM **10** these are sample boards that you get from the

06:32AM **11** manufacturers that you can show the board what kind

06:32AM **12** of materials you're going to use?

06:32AM **13** **A.** Correct.

06:32AM **14** The materials board for --

06:32AM **15** **Q.** You can go closer the board if you want

06:32AM **16** to. I am sure they want to see this.

06:32AM **17** **A.** Okay.

06:32AM **18** **Q.** Maybe they want to circulate it.

06:32AM **19** **A.** What we are proposing, the two tones of

06:32AM **20** brick, compliment the fiber cement, wood accents and

06:32AM **21** the metal panels (indicating).

06:32AM **22** That's it.

06:33AM **23** MR. ALAMPI: When we took that out of

06:33AM **24** order to use, but if you want, we're going to call

06:33AM **25** that A-22, but it's out of order. But I wanted the

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06:33AM **1** board to see it. That's going to be A-22 when we
 06:33AM **2** finish marking.
 06:33AM **3** (Whereupon, Material Board is marked as
 06:33AM **4** Exhibit A-22 for identification.)
 06:33AM **5** BY MR. ALAMPI:
 06:33AM **6** **Q.** And that's the samples?
 06:33AM **7** **A.** Material board.
 06:33AM **8** **Q.** Material board?
 06:34AM **9** These materials, in your opinion, based
 06:34AM **10** on your experience, are more durable? Are these
 06:34AM **11** newer materials that have been developed in the
 06:34AM **12** industry?
 06:34AM **13** **A.** Yes.
 06:34AM **14** The brick is more durable material, you
 06:34AM **15** see it --
 06:34AM **16** **Q.** Right.
 06:34AM **17** **A.** -- being used in many, many buildings.
 06:34AM **18** We selecting in -- a type of brick that is very
 06:34AM **19** modern. This very material is kind of translucent.
 06:34AM **20** So that's the technology that you can get brick to
 06:34AM **21** come up with that finish.
 06:34AM **22** And then the light color brick on top.
 06:34AM **23** **Q.** Right.
 06:34AM **24** **A.** But it has a modern feeling. And then
 06:35AM **25** we have the wood tone to warm up the the -- the

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06:37AM **1** **Q.** You can put that down if you want,
 06:39AM **2** unless you want to work off it.
 06:39AM **3** (Whereupon, Rendering 1 is marked as
 06:39AM **4** Exhibit A-19 for identification.)
 06:39AM **5** (Whereupon, Rendering 2 is marked as
 06:39AM **6** Exhibit A-20 for identification.)
 06:39AM **7** BY MR. ALAMPI:
 06:39AM **8** **Q.** I realize when I interrupted you, A-19
 06:39AM **9** for your handout would be the Rendering 1?
 06:40AM **10** **A.** A-19 is the Rendering 1.
 06:40AM **11** **Q.** So I asked you to do two renderings, I
 06:40AM **12** think, two sides, right, when we last spoke?
 06:40AM **13** **A.** Yes, I have two.
 06:40AM **14** **Q.** We decided to show in the rendering, if
 06:40AM **15** you were on Grand Avenue and you pass by the existing
 06:40AM **16** front building, the one that's being maintained, is
 06:40AM **17** this -- is this what you would see where you plan for
 06:40AM **18** the public to see when they see the residential
 06:41AM **19** building?
 06:41AM **20** **A.** Correct. It's a view taken from the
 06:41AM **21** highway.
 06:41AM **22** **Q.** So this is actually, what you believe
 06:41AM **23** would be from Route 46, just on the ramp going up to
 06:41AM **24** Route 46, just as I you --
 06:41AM **25** **A.** On the --

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06:35AM **1** palette.
 06:35AM **2** **Q.** But that's a cement board that you
 06:35AM **3** took?
 06:35AM **4** **A.** This comes in metal panel, but it also
 06:35AM **5** comes in cement board.
 06:35AM **6** **Q.** And then there's another -- there's
 06:35AM **7** also another panel?
 06:35AM **8** **A.** And the panels here that we have is the
 06:35AM **9** metal panel (indicating) --
 06:35AM **10** **Q.** Okay.
 06:35AM **11** **A.** -- proposed.
 06:35AM **12** It also comes in fiber cement panel as
 06:35AM **13** an alternative.
 06:35AM **14** Then we have, for accent, in the area
 06:35AM **15** alternating the brick, the brick of the façade we
 06:35AM **16** have fiber cement panels in two tones of gray
 06:36AM **17** (indicating) complimentary look, as well as this
 06:36AM **18** color on top (indicating) is a color of the
 06:36AM **19** corrugated metal we're also using that.
 06:37AM **20** **Q.** Have you have you used this material on
 06:37AM **21** other buildings this in your experience?
 06:37AM **22** **A.** Yes.
 06:37AM **23** **Q.** Are you satisfied with the durability
 06:37AM **24** and how it holds up?
 06:37AM **25** **A.** Yes.

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06:41AM **1** **Q.** -- complete the ramp?
 06:41AM **2** **A.** On the overpass.
 06:41AM **3** **Q.** This is the overpass?
 06:41AM **4** **A.** Yeah, on top.
 06:41AM **5** And you can see the building from --
 06:41AM **6** from the east and down low below here (indicating)
 06:41AM **7** it's Grand Avenue. And in the foreground is the
 06:42AM **8** existing building.
 06:42AM **9** **Q.** Now, the existing building you don't
 06:42AM **10** have any plans yet to do anything, obviously over
 06:42AM **11** time we're going to clean up the front, the façade.
 06:42AM **12** We're going to do something.
 06:42AM **13** But where we're not exactly sure how
 06:42AM **14** and when we're going to do that, correct?
 06:42AM **15** **A.** Correct.
 06:42AM **16** **Q.** But just for purposes of an imagination
 06:42AM **17** that building will remain -- will remain, clean up
 06:42AM **18** the façade, power wash it and put some application on
 06:42AM **19** it, correct?
 06:42AM **20** **A.** Correct.
 06:42AM **21** **Q.** But this is the residential building,
 06:42AM **22** that's how you think it's going to look, the windows
 06:42AM **23** full-size windows, and the trim work that way, that's
 06:42AM **24** how you envision your building?
 06:43AM **25** **Q.** Yes.

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06:43AM **1** We envision a modern building, we have
 06:43AM **2** a lot of glass in the façade. You see asymmetrical
 06:43AM **3** on the design on the windows. We use elements of the
 06:43AM **4** existing building, just to group the windows and have
 06:43AM **5** a language that relates to each other.
 06:45AM **6** However, we want to keep it unique as
 06:45AM **7** it's related to that and for that reason we added
 06:45AM **8** these accents to warm up -- warm up the façade
 06:46AM **9** (indicating).
 06:46AM **10** **Q.** So you wouldn't build a Colonial-style
 06:46AM **11** building next to this existing six-story building, it
 06:46AM **12** wouldn't go?
 06:46AM **13** **A.** No.
 06:46AM **14** **Q.** So you tried to do some kind of
 06:46AM **15** symbiotic relationship with the two buildings?
 06:46AM **16** **A.** Correct.
 06:46AM **17** We want to relate, but also be unique
 06:46AM **18** and stand out on this corner.
 06:46AM **19** **Q.** And the driveway, the two driveways for
 06:46AM **20** the property, the driveway that's the southern
 06:46AM **21** driveway, that's an entryway that would bring people
 06:46AM **22** into the second level of the garage, so underneath
 06:46AM **23** the -- where you see the cubicle section of the
 06:47AM **24** building, that's going to be the second level of the
 06:47AM **25** garage, right, entrance?

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06:47AM **1** **A.** Correct.
 06:47AM **2** In the driveway to come in, what you
 06:47AM **3** see here is the second level of the garage
 06:47AM **4** (indicating) right below the three levels of
 06:47AM **5** residential in white, is where the entrance to the
 06:47AM **6** garage will be from this side (indicating).
 06:47AM **7** And where you see the sign, it's
 06:47AM **8** residential highlighted with the new material that's
 06:47AM **9** where the entry lobby space is.
 06:47AM **10** **Q.** Okay.
 06:48AM **11** CHAIRMAN FERGUSON: Counsel?
 06:48AM **12** MR. ALAMPI: Yes.
 06:48AM **13** CHAIRMAN FERGUSON: Could you just have
 06:48AM **14** her leave it back up this way or go there?
 06:48AM **15** MR. ALAMPI: Swing it around a little
 06:48AM **16** bit less?
 06:48AM **17** CHAIRMAN FERGUSON: Yes.
 06:48AM **18** MR. ALAMPI: Okay.
 06:48AM **19** CHAIRMAN FERGUSON: What was the last
 06:48AM **20** comment? This is a comment -- this is the front of
 06:48AM **21** the building, right, looking from Grand Avenue to the
 06:48AM **22** building, correct?
 06:48AM **23** MR. ALAMPI: Actually, from Route 46.
 06:48AM **24** Grand Avenue is just below it.
 06:48AM **25** CHAIRMAN FERGUSON: Okay.

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06:48AM **1** MR. ALAMPI: That would be as you go up
 06:48AM **2** Route 46.
 06:48AM **3** CHAIRMAN FERGUSON: Okay.
 06:48AM **4** MR. ALAMPI: And you would see that --
 06:48AM **5** that element of the buildings.
 06:48AM **6** CHAIRMAN FERGUSON: Okay.
 06:48AM **7** BY MR. ALAMPI:
 06:49AM **8** **Q.** Now, underneath that white cubicle area
 06:49AM **9** that's the entrance to the second level garage?
 06:49AM **10** **A.** Correct, right here (indicating). And
 06:49AM **11** then to the right.
 06:49AM **12** CHAIRMAN FERGUSON: That's the second
 06:49AM **13** level garage?
 06:49AM **14** MR. ALAMPI: Yes.
 06:49AM **15** THE WITNESS: This is the second level
 06:49AM **16** garage (indicating).
 06:49AM **17** And on the same second level of the
 06:49AM **18** garage, is where we have the residential entry.
 06:49AM **19** CHAIRMAN FERGUSON: Okay.
 06:49AM **20** BY MR. ALAMPI:
 06:49AM **21** **Q.** And the lobby with amenities for that,
 06:50AM **22** right?
 06:50AM **23** **A.** The lobby and amenities highlighted
 06:50AM **24** here with glass and light coming through.
 06:50AM **25** **Q.** Okay.

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06:50AM **1** CHAIRMAN FERGUSON: And you're going to
 06:50AM **2** go three floors on top of that?
 06:50AM **3** THE WITNESS: And then you have the
 06:50AM **4** three floors on top.
 06:50AM **5** CHAIRMAN FERGUSON: Okay. I got it.
 06:50AM **6** All right.
 06:50AM **7** BY MR. ALAMPI:
 06:50AM **8** **Q.** Now, A-20 is the next exhibit.
 06:50AM **9** Where is this taken from?
 06:50AM **10** **A.** This is taken from -- towards the ramp
 06:50AM **11** on...
 06:50AM **12** **Q.** Route 46?
 06:50AM **13** **A.** Route 46.
 06:50AM **14** This looking from the -- from the west,
 06:51AM **15** looking east (indicating) of where the courtyard area
 06:51AM **16** is. The main courtyard area that has access to the
 06:51AM **17** indoor amenities spaces.
 06:51AM **18** So what you see here (indicating) is
 06:51AM **19** the first residential floor above to two stories of
 06:51AM **20** garage.
 06:51AM **21** **Q.** And that open space, that's the main
 06:51AM **22** courtyard so that occupants can have sunlight and air
 06:51AM **23** in their apartments, but they also have there
 06:51AM **24** courtyard on the -- on the roof of the garage, right?
 06:51AM **25** **A.** Correct.

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06:51AM **1** And what is missing from this -- this

06:51AM **2** is the actual design of the corridor that the

06:51AM **3** landscape architect presented in the exhibits

06:52AM **4** previously (indicating).

06:52AM **5** At the time of this rendering we -- we

06:52AM **6** did incorporate that change, but you can see the

06:53AM **7** interior space of the amenity that will open into --

06:53AM **8** and have visual connection into the courtyard area

06:53AM **9** that was presented earlier by the landscape exhibit.

06:54AM **10** **Q.** And on a final note, you have the --

06:54AM **11** we're going to mark as A-21, the signage, the

06:54AM **12** building signage?

06:54AM **13** **A.** A-21 is the building signage.

06:54AM **14** (Whereupon, Building Signage Exhibit is

06:54AM **15** marked as Exhibit A-21 for identification.)

06:54AM **16** BY MR. ALAMPI:

06:54AM **17** **Q.** And we haven't determined the name yet

06:54AM **18** of the buildings, correct?

06:54AM **19** **A.** We have not.

06:54AM **20** **Q.** But you plan to do -- what kind of a

06:54AM **21** sign are you putting on that, a halo? There's a

06:54AM **22** certain -- certain term they call that halo sign?

06:54AM **23** **A.** The sign here on the left side, this is

06:54AM **24** -- this is looking at the building from the east,

06:55AM **25** from Grand Avenue (indicating).

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06:55AM **1** And on the left side we are proposing a

06:55AM **2** blade sign.

06:55AM **3** **Q.** Blade sign?

06:55AM **4** **A.** Yes. Which is in -- on the side where

06:55AM **5** the Highway 46 is.

06:55AM **6** In addition to that, that's for the

06:55AM **7** identification from -- from the highway.

06:55AM **8** That second sign we're proposing is

06:55AM **9** over the entry to -- on the second floor parking

06:55AM **10** garage where we have the residential entry area and

06:55AM **11** the canopy. We're proposing a sign over the canopy

06:55AM **12** with the -- with the name of the -- of the building.

06:55AM **13** **Q.** So we've exposed your vision of the

06:56AM **14** materials to be used on the exterior elevation and

06:56AM **15** location of the signage and the stacking.

06:56AM **16** So let's go back to the actual

06:56AM **17** configuration of the units. How many units? How

06:56AM **18** many one bedrooms or bedrooms -- let's go through

06:56AM **19** that and perhaps you can just show us the typical

06:56AM **20** floor plan, whether it's a third floor or second

06:56AM **21** floor, so we can -- so we can see how many units are

06:56AM **22** on each floor and how the distribution is made?

06:58AM **23** CHAIRMAN FERGUSON: Counsel, before we

06:58AM **24** go on, how much longer do you have?

06:58AM **25** MR. ALAMPI: I think I'm going to -- I

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06:58AM **1** think I'm going to wrap up this witness. I don't

06:58AM **2** know if you have time for questions.

06:58AM **3** CHAIRMAN FERGUSON: Yes.

06:58AM **4** MR. ALAMPI: And then I -- then we go

06:58AM **5** into traffic, if we have time.

06:58AM **6** But we'll stay as long as you want us

06:59AM **7** to stay to answer questions while it's fresh.

06:59AM **8** But I'm not going to do much more new

06:59AM **9** testimony.

06:59AM **10** CHAIRMAN FERGUSON: Yeah.

06:59AM **11** Well, might as well plan this out now.

06:59AM **12** So how long will it take you to sum up,

06:59AM **13** 15 minutes, 20 minutes, half hour? What?

06:59AM **14** MR. ALAMPI: Well, I won't be finished

06:59AM **15** I have two witnesses.

06:59AM **16** CHAIRMAN FERGUSON: Well, you're --

06:59AM **17** obviously, you're not going to get up -- you're not

06:59AM **18** going to get them on.

06:59AM **19** MR. ALAMPI: No.

06:59AM **20** CHAIRMAN FERGUSON: I mean this...

06:59AM **21** MR. ALAMPI: So I'm pretty much going to

06:59AM **22** wrap up with this witness.

06:59AM **23** CHAIRMAN FERGUSON: Right.

06:59AM **24** MR. ALAMPI: But if you want us to stay

06:59AM **25** for questions while it's fresh in your mind, we'll

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06:59AM **1** entertain whatever you want.

06:59AM **2** CHAIRMAN FERGUSON: Well, it depends on

06:59AM **3** how long is she going to --

07:00AM **4** MR. ALAMPI: Two minutes.

07:00AM **5** CHAIRMAN FERGUSON: Oh, take it away.

07:00AM **6** MR. ALAMPI: I'm ready to go.

07:00AM **7** CHAIRMAN FERGUSON: Ready to go.

07:00AM **8** BY MR. ALAMPI:

07:00AM **9** **Q.** So, Luz, just take us through the unit

07:00AM **10** count and the size of the units. And I don't know if

07:00AM **11** you show what's in these units.

07:00AM **12** Your plans just show the layout of the

07:00AM **13** units. You do not show within each unit a breakdown,

07:00AM **14** do you?

07:00AM **15** **A.** We -- we don't have what's going to

07:00AM **16** your first question, we have approximately 38 -- 32

07:01AM **17** units per floor.

07:01AM **18** **Q.** Okay.

07:01AM **19** **A.** Each square or rectangle you see in the

07:01AM **20** plan represents a unit

07:01AM **21** **Q.** Correct.

07:01AM **22** **A.** However, at this stage we're still

07:01AM **23** designing or deciding how those interior spaces are

07:01AM **24** going to look like.

07:01AM **25** **Q.** So you haven't done that yet?

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07:01AM **1** **A.** Correct.

07:01AM **2** **Q.** The interior floor plan?

07:01AM **3** **A.** Correct.

07:01AM **4** **Q.** The square footage of the units, they

07:01AM **5** vary to some limited extent, but do you have

07:01AM **6** information on the size of the units? I'm interested

07:01AM **7** in, for example, the two-bedroom, you have

07:02AM **8** two-bedroom units.

07:02AM **9** How large are they?

07:02AM **10** **A.** The two-bedroom units average 1,066

07:02AM **11** square feet.

07:02AM **12** **Q.** Okay.

07:02AM **13** **A.** The one-bedroom units average

07:02AM **14** 745 square feet.

07:02AM **15** And we have a handful of studios that

07:02AM **16** range from 561 square feet.

07:02AM **17** MR. ALAMPI: Okay.

07:02AM **18** Chairman, we wanted to give a sense of

07:02AM **19** the size of the units, right. So a two-bedroom is

07:02AM **20** less than 1100 square feet.

07:02AM **21** CHAIRMAN FERGUSON: Right.

07:02AM **22** MR. ALAMPI: We find that the developers

07:02AM **23** are making units a little tighter, a little smaller,

07:02AM **24** a little bit more affordable, although they're really

07:03AM **25** really not affordable.

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07:04AM **1** rooms -- ultimately, the trash is going where? And

07:04AM **2** how is it going to get picked up? By whom? And is

07:04AM **3** it private or public?

07:04AM **4** THE WITNESS: If you go to exhibit --

07:04AM **5** the ground floor plan G1, it was submitted today as

07:04AM **6** A-8.

07:04AM **7** There's two trash rooms. One is

07:04AM **8** located close to the double elevators on the east

07:04AM **9** side (indicating) and the other one is located next

07:05AM **10** to the single elevator on the west side (indicating).

07:05AM **11** We have it here in the large drawing

07:05AM **12** (indicating) the first one it -- it opens up into an

07:05AM **13** access area to where the loading area is in the

07:05AM **14** exterior. So it's expected that that's for trash

07:05AM **15** truck sort of back up into this space and the trash

07:05AM **16** will be carted out into the loading areas -- sorry --

07:05AM **17** in into the loading space.

07:05AM **18** And the second trash room which is

07:06AM **19** further down into the -- into the floor plan area is

07:06AM **20** going to be carted out through the aisle into the

07:06AM **21** same access, and into the exterior of the building.

07:06AM **22** MR. COLLAZUOL: Is this going to be

07:06AM **23** privatized for on the site?

07:06AM **24** THE WITNESS: It will be...

07:06AM **25** MR. COLLAZUOL: Will it be private

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07:03AM **1** CHAIRMAN FERGUSON: Yeah.

07:03AM **2** MR. ALAMPI: And we create more

07:03AM **3** amenities for people. People like to congregate, you

07:03AM **4** know, in the lobbies and gyms.

07:03AM **5** CHAIRMAN FERGUSON: Yes, I know what

07:03AM **6** you're saying.

07:03AM **7** MR. ALAMPI: I think I'm done with the

07:03AM **8** witness --

07:03AM **9** CHAIRMAN FERGUSON: Okay.

07:03AM **10** MR. ALAMPI: -- Mr. Chairman?

07:03AM **11** CHAIRMAN FERGUSON: So, let me do a

07:03AM **12** quick question.

07:03AM **13** Is this witness going to be coming

07:03AM **14** back?

07:03AM **15** MR. ALAMPI: She is.

07:03AM **16** CHAIRMAN FERGUSON: She is.

07:03AM **17** MR. ALAMPI: She likes New Jersey.

07:03AM **18** CHAIRMAN FERGUSON: She loves New Jersey

07:03AM **19** but she's going to be here. Okay.

07:03AM **20** So any of our experts have any

07:03AM **21** comments?

07:04AM **22** MR. COLLAZUOL: I have one question.

07:04AM **23** CHAIRMAN FERGUSON: Go ahead. Shoot

07:04AM **24** away.

07:04AM **25** MR. COLLAZUOL: Do you know the trash

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07:06AM **1** carting since it's collected on the site?

07:06AM **2** MR. ALAMPI: Yes.

07:06AM **3** MR. COLLAZUOL: Can you show me the

07:06AM **4** chute? Can you show us where the actual trash chute

07:06AM **5** is?

07:06AM **6** THE WITNESS: Yes.

07:06AM **7** MR. COLLAZUOL: Where is that on this?

07:06AM **8** In the trash room?

07:06AM **9** THE WITNESS: If you see each level,

07:07AM **10** each level there's a room noted as with a TR, that's

07:07AM **11** where the trash room is.

07:07AM **12** MR. COLLAZUOL: Right.

07:07AM **13** THE WITNESS: And on the lower level

07:07AM **14** trash rooms you see a circle with an X.

07:07AM **15** MR. COLLAZUOL: Okay. That's the --

07:07AM **16** THE WITNESS: That's where the chute

07:07AM **17** is.

07:07AM **18** MR. COLLAZUOL: That's the chute.

07:07AM **19** THE WITNESS: That's the chute.

07:07AM **20** MR. COLLAZUOL: That's it.

07:07AM **21** Thank you.

07:07AM **22** CHAIRMAN FERGUSON: Thank you.

07:08AM **23** MR. ALAMPI: Okay.

07:08AM **24** CHAIRMAN FERGUSON: Any board members

07:08AM **25** have questions?

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07:08AM **1** VICE CHAIRMAN ALBANESE: Yeah, I got to
 07:08AM **2** ask one question, go to page 1 for me.
 07:08AM **3** You have the entrance, you got one lane
 07:08AM **4** coming down and one lane going out, right? Right,
 07:08AM **5** you got one coming down, entrance in, one out, right?
 07:08AM **6** MR. ALAMPI: We can't hear you,
 07:08AM **7** Mr. Albanese.
 07:08AM **8** Speak louder.
 07:08AM **9** VICE CHAIRMAN ALBANESE: You got one
 07:08AM **10** lane coming in and one lane going out? Right, an
 07:08AM **11** entrance and exit.
 07:08AM **12** THE WITNESS: Yes. On the -- this
 07:09AM **13** part (indicating)?
 07:09AM **14** VICE CHAIRMAN ALBANESE: Well, I see yo
 07:09AM **15** got the arrows down on the bottom there showing the
 07:09AM **16** lane coming down and the lane going up.
 07:09AM **17** THE WITNESS: Oh, on the
 07:09AM **18** (indicating) --
 07:09AM **19** VICE CHAIRMAN ALBANESE: Right. You see
 07:09AM **20** that.
 07:09AM **21** THE WITNESS: -- on this side, yes.
 07:09AM **22** VICE CHAIRMAN ALBANESE: You see that?
 07:09AM **23** Okay.
 07:09AM **24** THE WITNESS: Yes, I see that.
 07:09AM **25** VICE CHAIRMAN ALBANESE: Am I right?
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07:09AM **1** When you get to the top, the right lane
 07:09AM **2** can only make a left-hand turn, right?
 07:09AM **3** Right?
 07:09AM **4** THE WITNESS: Yes.
 07:09AM **5** VICE CHAIRMAN ALBANESE: So now you're
 07:09AM **6** using the entrance lane to make a left-hand turn.
 07:09AM **7** How do you do that? You see -- you see
 07:10AM **8** the arrow doing the other way? You got one out
 07:10AM **9** and --
 07:10AM **10** THE WITNESS: Right here (indicating).
 07:10AM **11** VICE CHAIRMAN ALBANESE: You got going
 07:10AM **12** up, you can only make a left.
 07:10AM **13** Then on the -- on the entrance lane
 07:10AM **14** going up you got the arrow going -- I don't know --
 07:10AM **15** MR. SCHULMAN: Well, that's part of
 07:10AM **16** the part what I was describing earlier. We're coming
 07:10AM **17** in on the other property so there's a -- there's an
 07:10AM **18** entrance just north of that where it says "property
 07:10AM **19** line" that the actual entrance. So there's not -- I
 07:10AM **20** don't understand what you're saying.
 07:10AM **21** VICE CHAIRMAN ALBANESE: Well, it seems
 07:10AM **22** that that arrow is going to -- coming down.
 07:10AM **23** In other words, that's just two lanes
 07:10AM **24** going out?
 07:10AM **25** MR. SCHULMAN: That's two lanes going
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07:10AM **1** out and the other two lanes coming in.
 07:10AM **2** VICE CHAIRMAN ALBANESE: Okay. I see --
 07:10AM **3** I see the arrows on the bottom one coming in, one
 07:10AM **4** going out.
 07:11AM **5** MR. SCHULMAN: Right, but they're come
 07:11AM **6** in off site.
 07:11AM **7** VICE CHAIRMAN ALBANESE: How are they
 07:11AM **8** getting in there?
 07:11AM **9** MR. SCHULMAN: They're not coming in
 07:11AM **10** where you see the arrow going out, that's only half
 07:11AM **11** the driveway.
 07:11AM **12** MR. ALAMPI: That's only half the
 07:11AM **13** driveway. That's half the driveway because that's on
 07:11AM **14** top of it.
 07:11AM **15** VICE CHAIRMAN ALBANESE: I'm looking at
 07:11AM **16** it and I see one lane coming in and one lane going
 07:11AM **17** out.
 07:11AM **18** MR. ALAMPI: I saw the same thing. The
 07:11AM **19** driveway is 50 percent on the neighbor's property and
 07:11AM **20** 50 percent on our property. That's the way the
 07:11AM **21** driveway -- there's actually.
 07:11AM **22** VICE CHAIRMAN ALBANESE: Well, how do
 07:11AM **23** they get in?
 07:11AM **24** MR. ALAMPI: They're actually.
 07:11AM **25** VICE CHAIRMAN ALBANESE: In other words,
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07:11AM **1** they're not using them two lanes, the one to come in
 07:11AM **2** and one to go out.
 07:11AM **3** MR. ALAMPI: The two lanes you see are
 07:12AM **4** here.
 07:12AM **5** VICE CHAIRMAN ALBANESE: Okay. Okay.
 07:12AM **6** MR. ALAMPI: Next to it, adjacent to it.
 07:12AM **7** VICE CHAIRMAN ALBANESE: No, I'm looking
 07:12AM **8** here I see the two arrows.
 07:12AM **9** MR. ALAMPI: There's a lane coming in.
 07:12AM **10** VICE CHAIRMAN ALBANESE: I'm very
 07:12AM **11** confused.
 07:12AM **12** MR. ALAMPI: It doesn't take much.
 07:12AM **13** (Laughter.)
 07:12AM **14** VICE CHAIRMAN ALBANESE: I had a good
 07:12AM **15** teacher.
 07:12AM **16** CHAIRMAN FERGUSON: All right. Any
 07:12AM **17** other questions?
 07:12AM **18** MR. ALAMPI: Right.
 07:12AM **19** Remember when we first met?
 07:12AM **20** VICE CHAIRMAN ALBANESE: Yeah, I
 07:12AM **21** remember that.
 07:12AM **22** CHAIRMAN FERGUSON: Any other questions?
 07:12AM **23** Okay. Let me -- let me just ask the
 07:12AM **24** question real quick.
 07:12AM **25** Hopefully, we can wrap up.
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07:12AM **1** Number one, real quick, there's two
 07:12AM **2** staircases that are full? Two staircases that are
 07:13AM **3** being created?
 07:13AM **4** THE WITNESS: Yes.
 07:13AM **5** CHAIRMAN FERGUSON: Yes. And three
 07:13AM **6** elevators?
 07:13AM **7** THE WITNESS: Correct.
 07:13AM **8** CHAIRMAN FERGUSON: Okay. The front --
 07:13AM **9** VICE CHAIRMAN ALBANESE: I'm more
 07:13AM **10** confused.
 07:13AM **11** CHAIRMAN FERGUSON: The front -- the --
 07:13AM **12** all the amenities are on all the floors, correct?
 07:13AM **13** In other words, each floor has
 07:13AM **14** amenities?
 07:13AM **15** THE WITNESS: The -- the main amenities
 07:13AM **16** is on R-1, which is the first residential floor?
 07:13AM **17** CHAIRMAN FERGUSON: Okay.
 07:13AM **18** So if you live on the third floor you
 07:13AM **19** are going to have to go down to R1 to enjoy the
 07:14AM **20** amenities. Okay.
 07:14AM **21** VICE CHAIRMAN ALBANESE: Joe, can I ask
 07:14AM **22** one more question?
 07:14AM **23** CHAIRMAN FERGUSON: Sure.
 07:14AM **24** VICE CHAIRMAN ALBANESE: I see you have
 07:14AM **25** a clubhouse, right? Are they going to be serving
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07:14AM **1** liquor there?
 07:14AM **2** MR. CARNOVALE: You can't go.
 07:14AM **3** MALE AUDIENCE MEMBER: Who has the
 07:14AM **4** liquor license?
 07:14AM **5** VICE CHAIRMAN ALBANESE: Oh, no, I mean
 07:14AM **6** will they be serving liquor there.
 07:14AM **7** That's all, I'm just asking.
 07:14AM **8** MR. CARNOVALE: You can't go.
 07:14AM **9** VICE CHAIRMAN ALBANESE: Why can't I go?
 07:14AM **10** I mean it's free drinks.
 07:14AM **11** MR. ALAMPI: That's why we have the
 07:14AM **12** liquor store next door.
 07:14AM **13** VICE CHAIRMAN ALBANESE: I was asking
 07:14AM **14** there.
 07:14AM **15** CHAIRMAN FERGUSON: The other comment
 07:15AM **16** that I have to say you did a very good job presenting
 07:15AM **17** this.
 07:15AM **18** But I assume that at some point we're
 07:15AM **19** going to get a new set of plans?
 07:15AM **20** MR. ALAMPI: Yes. And what we wanted to
 07:15AM **21** do was at tonight's presentation --
 07:15AM **22** CHAIRMAN FERGUSON: I understand.
 07:15AM **23** MR. ALAMPI: -- to show that with the
 07:15AM **24** comments that --
 07:15AM **25** CHAIRMAN FERGUSON: What Ridgefield
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07:15AM **1** wanted to do with it.
 07:15AM **2** MR. ALAMPI: Right.
 07:15AM **3** But we're going to submit the revised
 07:15AM **4** plans.
 07:15AM **5** CHAIRMAN FERGUSON: Right.
 07:15AM **6** MR. ALAMPI: Just like we are with the
 07:15AM **7** engineer.
 07:15AM **8** CHAIRMAN FERGUSON: Okay.
 07:15AM **9** So is the ground -- the bottom ground
 07:15AM **10** parking lot is that -- any part of that underground?
 07:16AM **11** THE WITNESS: No.
 07:16AM **12** MR. ALAMPI: No.
 07:16AM **13** CHAIRMAN FERGUSON: So it's street --
 07:16AM **14** it's all level.
 07:16AM **15** MR. ALAMPI: Yes.
 07:16AM **16** CHAIRMAN FERGUSON: And then I assume
 07:16AM **17** there's going to be a ramp coming...
 07:16AM **18** MR. ALAMPI: We don't need the ramps,
 07:16AM **19** that's why we're using the two.
 07:16AM **20** CHAIRMAN FERGUSON: Okay. I got you.
 07:16AM **21** One comes in and the other goes out.
 07:16AM **22** THE WITNESS: There's a...
 07:17AM **23** MR. ALAMPI: There's one.
 07:17AM **24** THE WITNESS: There's an internal ramp
 07:17AM **25** that goes --
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07:17AM **1** MR. ALAMPI: Just to --
 07:17AM **2** THE WITNESS: -- that connects both of
 07:17AM **3** them.
 07:17AM **4** MR. ALAMPI: Show them where that is.
 07:17AM **5** THE WITNESS: Here (indicating).
 07:17AM **6** It's right, here (indicating).
 07:20AM **7** MR. ALAMPI: What exhibit is that?
 07:20AM **8** THE WITNESS: So from this, this is the
 07:20AM **9** lowest level of the garage.
 07:20AM **10** CHAIRMAN FERGUSON: Right.
 07:20AM **11** THE WITNESS: Right here (indicating)
 07:20AM **12** then it goes up into this direction or come down from
 07:20AM **13** above (indicating).
 07:20AM **14** CHAIRMAN FERGUSON: Okay.
 07:20AM **15** So the two -- so the two parking levels
 07:20AM **16** are connected?
 07:20AM **17** MR. CARNOVALE: Internally.
 07:20AM **18** THE WITNESS: Yes.
 07:20AM **19** CHAIRMAN FERGUSON: Right.
 07:20AM **20** And now when you're coming in to the
 07:20AM **21** parking area and to the lower parking area, you're
 07:20AM **22** coming in from where?
 07:20AM **23** THE WITNESS: When you're coming into
 07:20AM **24** the lower parking area you are either coming in from
 07:20AM **25** the northeast to the side (indicating) --
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07:21AM 1 CHAIRMAN FERGUSON: Right.
07:21AM 2 THE WITNESS: So here (indicating).
07:21AM 3 CHAIRMAN FERGUSON: Right.
07:21AM 4 THE WITNESS: Or from the floor above
07:21AM 5 through the ramp (indicating).
07:21AM 6 CHAIRMAN FERGUSON: Through a ramp?
07:21AM 7 THE WITNESS: Here (indicating).
07:21AM 8 Which is located here (indicating).
07:21AM 9 CHAIRMAN FERGUSON: Okay. That was -- I
07:21AM 10 got it. All right. I got it.
07:21AM 11 So there's two ways of getting in.
07:21AM 12 THE WITNESS: There's two ways.
07:21AM 13 CHAIRMAN FERGUSON: Okay. Well, I have
07:21AM 14 nothing else, if anybody does have anything else?
07:21AM 15 Anybody else?
07:21AM 16 (No response.)
07:21AM 17 CHAIRMAN FERGUSON: No?
07:21AM 18 MR. SIMOFF: What is the elevation? You
07:21AM 19 show a 10 feet difference in elevation 9-and-a-half
07:21AM 20 to 9.3-and-a- half you have -- what's the clearance
07:21AM 21 in this garage?
07:22AM 22 THE WITNESS: The clearance in the
07:22AM 23 garage we -- we have is a second floor (indicating),
07:22AM 24 13 foot floor to floor on the a -- second floor of
07:22AM 25 the garage. And we have, I believe, it's 10 foot to

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07:22AM 1 the floor.
07:22AM 2 MR. ALAMPI: Yes, 10 foot.
07:22AM 3 THE WITNESS: On the yellow, yellow. On
07:22AM 4 the lower level.
07:22AM 5 MR. SIMOFF: What is -- what is the
07:22AM 6 clearance? What is the elevation at the entrance?
07:22AM 7 THE WITNESS: Oh, the clearance in the
07:23AM 8 -- in the -- in the --
07:23AM 9 MR. SIMOFF: Inside the garage?
07:23AM 10 THE WITNESS: Inside the garage on
07:23AM 11 the lower floor will be minimum about 7 -- 7
07:23AM 12 foot-and-a-half.
07:23AM 13 CHAIRMAN FERGUSON: How much?
07:23AM 14 THE WITNESS: It's 7-and-a-half. It
07:23AM 15 will be at the minimum. I am not saying the whole
07:23AM 16 garage is going to be 7-and-a-half, but 10 -- 10 foot
07:23AM 17 floor to floor. If we -- slab is eight so the amount
07:23AM 18 of six, so you have 9-foot ceiling at the highest and
07:23AM 19 in some areas even less.
07:23AM 20 CHAIRMAN FERGUSON: All right.
07:23AM 21 There's no beams running around. There
07:24AM 22 could be beams running to the parking areas.
07:24AM 23 THE WITNESS: Correct. And we have.
07:24AM 24 CHAIRMAN FERGUSON: Right. So it would
07:24AM 25 be 9 --

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07:24AM 1 THE WITNESS: It would have to be this
07:24AM 2 --
07:24AM 3 CHAIRMAN FERGUSON: -- and then it
07:24AM 4 could drop to 7, but nothing below 7.
07:24AM 5 THE WITNESS: Correct.
07:24AM 6 CHAIRMAN FERGUSON: Okay.
07:24AM 7 THE WITNESS: Seven-and-a-half unless
07:24AM 8 it it's where we have the van, the handicap van we
07:24AM 9 will have 8-foot -- 8-foot clearance.
07:24AM 10 CHAIRMAN FERGUSON: Okay. So if we have
07:24AM 11 -- is there any questions from the audience?
07:24AM 12 (No response.)
07:24AM 13 CHAIRMAN FERGUSON: No. You're good?
07:24AM 14 Okay.
07:25AM 15 So I believe that this witness -- she
07:25AM 16 did such a good job that she's always welcome.
07:25AM 17 But I don't think we're going to need
07:25AM 18 her.
07:25AM 19 MR. ALAMPI: I appreciate that,
07:25AM 20 Chairman.
07:25AM 21 And we will call her on recall if she
07:25AM 22 comes to the meeting.
07:25AM 23 CHAIRMAN FERGUSON: Right.
07:25AM 24 MR. ALAMPI: And we happen to have it in
07:25AM 25 June.

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07:25AM 1 CHAIRMAN FERGUSON: Right now. The only
07:25AM 2 thing that --
07:25AM 3 MR. ALAMPI: If necessary.
07:25AM 4 CHAIRMAN FERGUSON: The only -- the only
07:25AM 5 thing that we got to talk about, though, is next
07:25AM 6 month's meeting. As you know for -- you know, I
07:25AM 7 accommodated you because I wanted to get this thing
07:25AM 8 done.
07:25AM 9 So I postponed starting some other
07:26AM 10 cases to let you have the whole night.
07:26AM 11 MR. ALAMPI: I am going to tell you that
07:26AM 12 we probably should skip the next meeting because to
07:26AM 13 do the revisions --
07:26AM 14 CHAIRMAN FERGUSON: Right.
07:26AM 15 MR. ALAMPI: -- and to confer with some
07:26AM 16 of the other department heads and for the engineers
07:26AM 17 to answer some of the questions.
07:26AM 18 CHAIRMAN FERGUSON: Right.
07:26AM 19 MR. ALAMPI: And, Mr. Collazuol, you
07:26AM 20 may be trying to rush to get it in for the meeting --
07:26AM 21 CHAIRMAN FERGUSON: Okay.
07:26AM 22 MR. ALAMPI: -- it may not have the ten
07:26AM 23 days.
07:26AM 24 CHAIRMAN FERGUSON: Okay.
07:26AM 25 MR. ALAMPI: So if you have a heavy

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07:26AM 1 agenda, you've accommodated us --
 07:26AM 2 CHAIRMAN FERGUSON: Right.
 07:26AM 3 MR. ALAMPI: -- perhaps, well hop over
 07:26AM 4 into the June --
 07:26AM 5 CHAIRMAN FERGUSON: I think that would
 07:26AM 6 be a good solution.
 07:26AM 7 MR. ALAMPI: -- into the June meeting.
 07:26AM 8 CHAIRMAN FERGUSON: Right.
 07:26AM 9 MR. ALAMPI: What I need you to do do,
 07:26AM 10 however is to announce the exact date of the June
 07:27AM 11 meeting to preserve our notices --
 07:27AM 12 CHAIRMAN FERGUSON: Right.
 07:27AM 13 MR. ALAMPI: -- and I think it's easier
 07:27AM 14 for both of us to --
 07:27AM 15 CHAIRMAN FERGUSON: Okay.
 07:27AM 16 MR. ALAMPI: For my team, my client may
 07:27AM 17 not agree with them, but I know we're going to try to
 07:27AM 18 get it all done.
 07:27AM 19 CHAIRMAN FERGUSON: Yes.
 07:27AM 20 MR. ALAMPI: Then we're going to call
 07:27AM 21 you at the last minute and say --
 07:27AM 22 CHAIRMAN FERGUSON: You can't --
 07:27AM 23 MR. ALAMPI: -- we can't do it.
 07:27AM 24 CHAIRMAN FERGUSON: Right. Okay.
 07:27AM 25 MS. TESTA: The next meeting is

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07:28AM 1 MR. CARNOVALE: And the holiday would
 07:28AM 2 have been from?
 07:28AM 3 MS. LAMBRINIDES: Juneteenth.
 07:28AM 4 MR. CARNOVALE: -- whose holiday is
 07:28AM 5 it, though?
 07:28AM 6 MR. ALAMPI: Juneteenth.
 07:28AM 7 MS. TESTA: Juneteenth.
 07:28AM 8 VICE CHAIRMAN ALBANESE: Who?
 07:28AM 9 MR. CARNOVALE: I never heard of that.
 07:29AM 10 MS. LAMBRINIDES: I'm off.
 07:29AM 11 VICE CHAIRMAN ALBANESE: Who is this?
 07:29AM 12 MS. LAMBRINIDES: Is Borough Hall
 07:29AM 13 closed? It's a federal holiday.
 07:29AM 14 MR. CARNOVALE: It's a holiday.
 07:29AM 15 MS. TESTA: It's June 19th, but the
 07:29AM 16 19th is a Sunday so the holiday is on the 20th,
 07:29AM 17 that's the last -- when slaves in Texas -- the
 07:29AM 18 meeting is the 20th, but I just wanted to let you
 07:29AM 19 knot it is a federal holiday. So.
 07:29AM 20 MR. ALAMPI: In some towns when it's a
 07:29AM 21 holiday the board still meets at night.
 07:29AM 22 MR. CARNOVALE: You want to meet?
 07:29AM 23 CHAIRMAN FERGUSON: You're off.
 07:29AM 24 MS. TESTA: You're off but --
 07:29AM 25 CHAIRMAN FERGUSON: Yeah, I don't know

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07:27AM 1 June 20th. That is a -- I don't know if people are
 07:27AM 2 off from work or if that's --
 07:27AM 3 MS. LAMBRINIDES: Secaucus what is it.
 07:27AM 4 MS. TESTA: Juneteenth.
 07:27AM 5 MS. LAMBRINIDES: Oh
 07:27AM 6 MR. ALAMPI: Oh, Juneteenth is a
 07:28AM 7 Sunday.
 07:28AM 8 MS. TESTA: Right.
 07:28AM 9 But I guess that's a Sunday so, I guess
 07:28AM 10 it's recognized on June 20th.
 07:28AM 11 MR. ALAMPI: Do you think the town hall
 07:28AM 12 will be closed? I know it's a holiday.
 07:28AM 13 MS. TESTA: Right.
 07:28AM 14 MR. ALAMPI: Paid holiday.
 07:28AM 15 MS. TESTA: Yes.
 07:28AM 16 MR. ALAMPI: That's all the -- that's
 07:28AM 17 all the workers who get a paid holiday. I would like
 07:28AM 18 to take you --
 07:28AM 19 MS. TESTA: I don't know if it matters
 07:28AM 20 to the board as I am just letting the board know that
 07:28AM 21 that is --
 07:28AM 22 MR. CARNOVALE: What day is that?
 07:28AM 23 MS. LAMBRINIDES: It's a Monday.
 07:28AM 24 MS. TESTA: It's a Monday, June 20th.
 07:28AM 25 MS. TESTA: It's a Monday, June 20th.

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07:29AM 1 if we have --
 07:29AM 2 MS. TESTA: I don't know if you want to
 07:29AM 3 have the meeting then or if you want to --
 07:29AM 4 CHAIRMAN FERGUSON: Does the board have
 07:29AM 5 a problem meeting on the 20th?
 07:29AM 6 (Whereupon, off the record discussion
 07:29AM 7 is held.)
 07:29AM 8 MS. LAMBRINIDES: Do you get off
 07:29AM 9 Juneteenth?
 07:29AM 10 VICE CHAIRMAN ALBANESE: What's Sunday?
 07:29AM 11 MS. TESTA: The 19th.
 07:29AM 12 CHAIRMAN FERGUSON: Yes, the 19th.
 07:30AM 13 MS. LAMBRINIDES: The Borough is off on
 07:30AM 14 the 20th.
 07:30AM 15 MS. TESTA: Yes, right, because it's a
 07:30AM 16 federal holiday, so Palisades Park is off.
 07:30AM 17 MS. TESTA: Yeah.
 07:30AM 18 VICE CHAIRMAN ALBANESE: They're off
 07:30AM 19 Monday.
 07:30AM 20 MS. TESTA: Right. So do you want
 07:30AM 21 to --
 07:30AM 22 VICE CHAIRMAN ALBANESE: They're off.
 07:30AM 23 MS. TESTA: Do you want to go to the
 07:30AM 24 following week or do -- do you just want to do it on
 07:30AM 25 the 20th.

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07:30AM **1** It's up to the board.
 07:30AM **2** CHAIRMAN FERGUSON: The Borough Hall is
 07:30AM **3** going to be closed that day.
 07:30AM **4** MS. TESTA: Yes.
 07:30AM **5** CHAIRMAN FERGUSON: Yes.
 07:30AM **6** MR. CARNOVALE: The 20th? John?
 07:30AM **7** CHAIRMAN FERGUSON: What?
 07:30AM **8** MR. CARNOVALE: What do you want to do?
 07:30AM **9** The 20th?
 07:30AM **10** CHAIRMAN FERGUSON: The 20th is closed.
 07:30AM **11** VICE CHAIRMAN ALBANESE: It's closed
 07:30AM **12** the 20th.
 07:30AM **13** CHAIRMAN FERGUSON: It's closed.
 07:31AM **14** MR. CARNOVALE: No, I'm sorry. The
 07:31AM **15** next day.
 07:31AM **16** CHAIRMAN FERGUSON: I'm just concerned
 07:31AM **17** about --
 07:31AM **18** MR. CARNOVALE: Tuesday.
 07:31AM **19** CHAIRMAN FERGUSON: -- are we going to
 07:31AM **20** hear --
 07:31AM **21** MS. LAMBRINIDES: -- they won't do it on
 07:31AM **22** Tuesday because they have other meetings.
 07:31AM **23** MR. CARNOVALE: Oh, yeah, right.
 07:31AM **24** MS. LAMBRINIDES: You have to go to the
 07:31AM **25** next Monday which is the 27th.

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07:32AM **1** other boards' meeting are. We might have a --
 07:32AM **2** MS. LAMBRINIDES: The Planning Board
 07:32AM **3** meets on a Wednesday, I think. And then there's
 07:32AM **4** municipal court on Thursday. So I don't know about
 07:32AM **5** Tuesday.
 07:32AM **6** MS. TESTA: We can go the week before
 07:32AM **7** on the 13th.
 07:32AM **8** CHAIRMAN FERGUSON: It's okay with me.
 07:32AM **9** I mean is that okay with you guys?
 07:32AM **10** VICE CHAIRMAN ALBANESE: Sure.
 07:32AM **11** MR. COLLAZUOL: The 13th is fine.
 07:32AM **12** MS. TESTA: The 13th? That would be
 07:32AM **13** the week before. So it would be the second Monday.
 07:32AM **14** VICE CHAIRMAN ALBANESE: A week before?
 07:32AM **15** MS. TESTA: Yes. The second Monday.
 07:32AM **16** MR. ALAMPI: Monday, June 13th.
 07:32AM **17** MS. TESTA: Yes.
 07:32AM **18** CHAIRMAN FERGUSON: Yes, I think that's
 07:32AM **19** better.
 07:33AM **20** MR. ALAMPI: You think there will be a
 07:33AM **21** conflict with the use of the room?
 07:33AM **22** MS. TESTA: No, because Council meets
 07:33AM **23** Tuesdays.
 07:33AM **24** VICE CHAIRMAN ALBANESE: No.
 07:33AM **25** CHAIRMAN FERGUSON: So, there's --

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07:31AM **1** MS. TESTA: Right. That's normally
 07:31AM **2** what we do --
 07:31AM **3** MS. LAMBRINIDES: Yeah.
 07:31AM **4** MS. TESTA: -- when we have a holiday,
 07:31AM **5** we go for the following Monday.
 07:31AM **6** CHAIRMAN FERGUSON: Okay. Okay.
 07:31AM **7** VICE CHAIRMAN ALBANESE: Go to the 27th.
 07:31AM **8** CHAIRMAN FERGUSON: Okay okay.
 07:31AM **9** MR. ALAMPI: If you move it to the 27th.
 07:31AM **10** I got to miss one witness, why don't we leave it for
 07:31AM **11** the 20th. I know in many towns --
 07:31AM **12** VICE CHAIRMAN ALBANESE: The 20th the
 07:31AM **13** Borough Hall is closed.
 07:31AM **14** MS. LAMBRINIDES: No, why should they --
 07:31AM **15** MR. ALAMPI: Well, they open up at
 07:31AM **16** night, though.
 07:31AM **17** VICE CHAIRMAN ALBANESE: No. The
 07:31AM **18** Borough Hall us closed. They're off. It's a
 07:31AM **19** holiday.
 07:32AM **20** MR. CARNOVALE: We're locked. We're
 07:32AM **21** locked.
 07:32AM **22** MR. ALAMPI: You can't get in. Okay.
 07:32AM **23** MR. CARNOVALE: We got to look at the
 07:32AM **24** Planning Board and the other boards --
 07:32AM **25** MR. ALAMPI: Now, we don't know when the

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07:33AM **1** MS. TESTA: Planning board meets
 07:33AM **2** Wednesday.
 07:33AM **3** VICE CHAIRMAN ALBANESE: You're going
 07:33AM **4** to have to notify all the people that are coming.
 07:33AM **5** MS. TESTA: Oh, well, we'll put a
 07:33AM **6** notice in the paper.
 07:33AM **7** VICE CHAIRMAN ALBANESE: You know what
 07:33AM **8** I'm saying. You have to notify all the people that
 07:33AM **9** are supposed to think they're coming the 20th.
 07:33AM **10** MR. ALAMPI: Well, no, that's why we
 07:33AM **11** make the announcements now.
 07:33AM **12** MS. TESTA: We'll make the announcement
 07:33AM **13** here, but I will have to advertise to the meeting.
 07:33AM **14** MR. ALAMPI: Yes.
 07:33AM **15** MS. TESTA: Change my meeting date, but
 07:34AM **16** I will advertise for the meeting date, not for this
 07:34AM **17** particular case.
 07:34AM **18** MR. ALAMPI: June 13th will work for us.
 07:34AM **19** Okay.
 07:34AM **20** CHAIRMAN FERGUSON: Okay.
 07:34AM **21** MR. ALAMPI: That will give us enough
 07:34AM **22** time.
 07:34AM **23** VICE CHAIRMAN ALBANESE: So the
 07:34AM **24** following month so you're going to have to notify all
 07:34AM **25** them people that were supposed to -- that were

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07:34AM 1 coming.

07:34AM 2 MS. LAMBRINIDES: The attorney will just

07:34AM 3 post a -- she'll post a --

07:34AM 4 MS. TESTA: Yes, I'll post a notice.

07:34AM 5 MS. LAMBRINIDES: -- notice.

07:34AM 6 MS. TESTA: I'd post the notice,

07:34AM 7 because I had to do it for this meeting because we

07:34AM 8 ewnt from virtual to in person.

07:34AM 9 CHAIRMAN FERGUSON: So we're going to

07:34AM 10 meet on the 13th.

07:34AM 11 MS. LAMBRINIDES: Of June.

07:34AM 12 CHAIRMAN FERGUSON: Oh June.

07:34AM 13 MS. TESTA: Yes. We're still meeting in

07:35AM 14 May. We have our meeting in May.

07:35AM 15 But this application is coming back on

07:35AM 16 June 13th.

07:35AM 17 CHAIRMAN FERGUSON: He's not going to

07:35AM 18 be heard in May, it's going to be heard in June.

07:35AM 19 MS. TESTA: Yes.

07:35AM 20 VICE CHAIRMAN ALBANESE: May what?

07:35AM 21 MS. TESTA: May - that meeting -- our

07:35AM 22 next meeting is May 16th.

07:35AM 23 VICE CHAIRMAN ALBANESE: May 16th.

07:35AM 24 MS. TESTA: Yes.

07:35AM 25 MR. ALAMPI: Yes, because Memorial Day,

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07:35AM 1 you're probably moving it.

07:35AM 2 MS. LAMBRINIDES: No.

07:35AM 3 MS. TESTA: No, we're the third Monday.

07:35AM 4 MR. ALAMPI: The third Monday?

07:35AM 5 MS. TESTA: Yes. So we're at the 16th

07:35AM 6 for our regular meeting.

07:36AM 7 CHAIRMAN FERGUSON: Okay. So --

07:36AM 8 MS. TESTA: So I guess you need a

07:36AM 9 motion to carry this meeting.

07:36AM 10 VICE CHAIRMAN ALBANESE: So we meet the

07:36AM 11 second Monday.

07:36AM 12 MS. TESTA: -- to June 13th, right, at

07:36AM 13 7 p.m. and no further notice will be required of the

07:36AM 14 applicant.

07:36AM 15 MS. LAMBRINIDES: Who's making that

07:36AM 16 motion?

07:36AM 17 CHAIRMAN FERGUSON: Yes, I am.

07:36AM 18 MS. LAMBRINIDES: Mr. Ferguson?

07:36AM 19 And Mr. --

07:36AM 20 CHAIRMAN FERGUSON: Yes, I am.

07:36AM 21 MR. ELEFTERIOU: And I second.

07:36AM 22 MR. SIMOFF: Thank you.

07:36AM 23 Mr. Ferguson?

07:36AM 24 CHAIRMAN FERGUSON: Yes.

07:36AM 25 MS. LAMBRINIDES: Albanese?

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07:36AM 1 VICE CHAIRMAN ALBANESE: Yes.

07:36AM 2 MS. LAMBRINIDES: Mr. Elefteriou?

07:36AM 3 MR. ELEFTERIOU: Yes.

07:37AM 4 MS. LAMBRINIDES: Ms. Yoon?

07:37AM 5 MS. YOON: Yes.

07:37AM 6 MS. LAMBRINIDES: Mr. Carnovale?

07:37AM 7 MR. CARNOVALE: Yes.

07:37AM 8 MS. LAMBRINIDES: Mr. Grala?

07:37AM 9 MR. GRALA: Yes.

07:37AM 10 MS. LAMBRINIDES: Mr. Chung?

07:37AM 11 MR. CHUNG: Yes.

07:37AM 12 CHAIRMAN FERGUSON: So, Counselor, you

07:37AM 13 have two more witnesses.

07:37AM 14 Is that correct?

07:37AM 15 MR. ALAMPI: Yes. We're going to have a

07:37AM 16 transcript so we can follow the comments of your

07:37AM 17 engineer.

07:37AM 18 CHAIRMAN FERGUSON: Yeah, I appreciate

07:37AM 19 that.

07:37AM 20 MR. ALAMPI: And we're here on June

07:38AM 21 13th. I have two witnesses.

07:38AM 22 MS. TESTA: Traffic engineer and a

07:38AM 23 planner.

07:38AM 24 MR. ALAMPI: Yes.

07:38AM 25 CHAIRMAN FERGUSON: A traffic --

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07:38AM 1 MS. TESTA: A traffic engineer and

07:38AM 2 planner.

07:38AM 3 CHAIRMAN FERGUSON: Okay.

07:38AM 4 MR. ALAMPI: The traffic man and the

07:38AM 5 planner.

07:38AM 6 MS. TESTA: Planner. Yes.

07:38AM 7 CHAIRMAN FERGUSON: Okay.

07:38AM 8 I'll make a motion to adjourn.

07:38AM 9 VICE CHAIRMAN ALBANESE: I'll second and

07:38AM 10 third it.

07:38AM 11 CHAIRMAN FERGUSON: All right.

07:38AM 12 Thank you.

07:38AM 13 (Whereupon, this meeting is concluded.)

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I, LAURA A. CARUCCI, C.C.R., R.P.R., a Notary Public of the State of New Jersey, Notary ID. #50094914, Certified Court Reporter of the State of New Jersey, and a Registered Professional Reporter, hereby certify that the foregoing is a verbatim record of the testimony provided under oath before any court, referee, board, commission or other body created by statute of the State of New Jersey.

I am not related to the parties involved in this action; I have no financial interest, nor am I related to an agent of or employed by anyone with a financial interest in the outcome of this action.

This transcript complies with regulation 13:43-5.9 of the New Jersey Administrative Code.

LAURA A. CARUCCI, C.C.R., R.P.R.
License #XI02050, and Notary Public
of New Jersey #50094914, Notary
Expiration Date December 3, 2023

Dated: _____

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