

1 TOWNSHIP OF ROCHELLE PARK PLANNING BOARD THURSDAY, OCTOBER 21, 2021 COMMENCING AT 87:00 P.M. IN THE MATTER OF: : TRANSCRIPT TFJ 120 Passaic Urban Renewal, LLC: OF 120 W. Passaic Street : PROCEEDINGS Block 93.01 : Lots 1.01, 1.02, 1.03 & 1.04 : Building & Land Use Applications : B E F O R E: TOWNSHIP OF ROCHELLE PARK PLANNING BOARD THERE BEING PRESENT: ED KANIEWSKI, CHAIRMAN GAIL ARTOLA, MAYOR SUSAN IACOBUCCI, COMMITTEEWOMAN CHARLES GRECO, MEMBER (ABSENT) JOHN MILLER, MEMBER ALFONSO SANTIAGO, MEMBER CHRISTINE MUELLER, MEMBER SCOTT ZOTOLLO, MEMBER WALTER HOUGHTON, MAYOR'S DESIGNEE (ABSENT) JOHN SCHMUNK, ALTERNATE #1 MEMBER MELLESA ANGLIN, ALTERNATE #2 MEMBER LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. CERTIFIED COURT REPORTERS P.O. BOX 505 SADDLE BROOK, NEW JERSEY 07663 (201) 641-1812 201-487-0036 FAX Laccsr2@aol.com LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	3 <u>I N D E X</u> <u>W I T N E S S E S</u> <u>SWORN</u> <u>PAGE</u> FRANK MINERVINI, AIA 13 Voir Dire Examination by Ms. Gonchar 14 Direct Examination by Ms. Gonchar 17 Board/Professional Questions 53, 122 155 Public Questions Bob Verhasselt 108 40 Forest Place Bob Davidson 117 82 Lexington Avenue MICHAEL DWYER, L.A. 140 Voir Dire Examination by Ms. Gonchar 141 Direct Examination by Ms. Gonchar 142 Board/Professional Questions 149 <u>E X H I B I T S</u> <u>NO.</u> <u>DESCRIPTION</u> <u>IDENT. EVID</u> A-1 Aerial Exhibit prepared by 18 Stonefield Design 10/19/2021 A-2 Architectural Drawings 20 A-3 Photo Realistic Rendering 35 A-4 Columbia Self Storage Rendering 39 A-5 Rendering 43 A-6 Rendering 43 A-7 First Outdoor Amenity Space 142 A-8 Second Outdoor Amenity Space 146 LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
2 1 A P P E A R A N C E S: 2 3 LINA P. CORRISTON, ESQUIRE 4 HARWOOD LLOYD, LLC 5 130 Main Street 6 Hackensack, New Jersey 07601 7 Counsel to the Board 8 9 MERYL GONCHAR, ESQUIRE 10 COREY KLEIN, ESQUIRE 11 SILLS CUMMIS & GROSS, PC 12 One Riverfront Plaza 13 Newark, New Jersey 07102 14 Attorneys for the applicant 15 A L S O P R E S E N T: 16 ANNEMARIE WELLS, Board Secretary 17 MONICA MIANECKI, Board Floodplain Manager 18 JOHN MAYO, P.E., Board Engineer 19 JOHN BARREE, P.P., Board Planner 20 21 22 23 24 25 LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	4 07:09PM 1 CHAIRMAN KANIEWSKI: I'd like to call 07:09PM 2 to order the meeting of the Rochelle Park Planning 07:09PM 3 Board for October 21st, 2021. 07:09PM 4 May I have the roll call, please? 07:10PM 5 MS. WELLS: Mayor Artola? 07:10PM 6 MAYOR ARTOLA: Here. 07:10PM 7 MS. WELLS: Committeewoman Iacobucci? 07:10PM 8 COMMITTEEWOMAN IACOBUCCI: Here. 07:10PM 9 MS. WELLS: Chairman Kaniewski? 07:10PM 10 CHAIRMAN KANIEWSKI: Here. 07:10PM 11 MS. WELLS: Mr. Greco? 07:10PM 12 (No response.) 07:10PM 13 MS. WELLS: Mr. Miller? 07:10PM 14 MR. MILLER: Here. 07:10PM 15 MS. WELLS: Mr. Santiago? 07:10PM 16 MR. SANTIAGO: Here. 07:10PM 17 MS. WELLS: Ms. Mueller? 07:10PM 18 MS. MUELLER: Here. 07:10PM 19 MS. WELLS: Mr. Zotollo? 07:10PM 20 MR. ZOTOLLO: Here. 07:10PM 21 MS. WELLS: Mr. Houghton? 07:10PM 22 (No response.) 07:10PM 23 MS. WELLS: Mr. Schmunk? 07:10PM 24 MR. SCHMUNK: Here. 07:10PM 25 MS. WELLS: And, Ms. Anglin? LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

5 07:10PM 1 MS. ANGLIN: Here. 07:10PM 2 CHAIRMAN KANIEWSKI: I'd like to start 07:10PM 3 this evening with the Pledge of Allegiance. 07:10PM 4 (Whereupon, everyone stands for a 07:10PM 5 recitation of the Pledge of Allegiance.) 07:10PM 6 CHAIRMAN KANIEWSKI: Prior to 07:10PM 7 beginning, proceeding this evening, I would like to 07:10PM 8 announce that the meeting has been posted and 07:10PM 9 published in accordance with applicable law. 07:10PM 10 I would also like to ask you to 07:10PM 11 identify yourself for purposes of the record so that 07:10PM 12 our secretary can have a record of it and the 07:10PM 13 reporter can have a record of it. 07:11PM 14 And if the professionals can provide 07:11PM 15 business cards to our secretary, it would be helpful. 07:11PM 16 Before beginning, a couple of 07:11PM 17 introductory items. The proceedings this evening are 07:11PM 18 similar to a judicial proceeding or a court 07:11PM 19 proceeding in that you will see testimony presented. 07:11PM 20 There will be witnesses and the case will be 07:11PM 21 presented by counsel. 07:11PM 22 As individuals, you will have the 07:11PM 23 opportunity to question the witnesses at the end of 07:11PM 24 each witness's testimony. And at the end of the 07:11PM 25 presentation of the case you will also have an LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	7 07:12PM 1 associate. 07:12PM 2 MR. KLEIN: Good evening. 07:12PM 3 MS. GONCHAR: Thank you for the 07:12PM 4 introduction. People don't usually have a problem 07:12PM 5 hearing me, but if you don't at any point just wave 07:12PM 6 or let me know. 07:12PM 7 Hopefully, this is picking up so that 07:12PM 8 whatever it is doing, amplifying or recording. 07:12PM 9 Good evening. We are the attorneys for 07:12PM 10 TFJ 120 Passaic Urban Renewal, LLC, the applicant 07:13PM 11 before you this evening. We have submitted an 07:13PM 12 application for preliminary and final site plan 07:13PM 13 approval, deviations from the 120 West Passaic Street 07:13PM 14 redevelopment plan which, as you know, is the 07:13PM 15 governing zoning, if you will, with regard to this 07:13PM 16 property which was placed -- was found to be an area 07:13PM 17 in need of redevelopment and a portion in need of 07:13PM 18 rehabilitation. This plan was recently amended and 07:13PM 19 we are working from the terms of that newest 07:13PM 20 document. 07:13PM 21 We are also seeking a variance from 07:13PM 22 N.J.S.A. 40:55D-35 pursuant to Section 36 to permit 07:13PM 23 the building to be constructed on a lot that does not 07:13PM 24 front on a public street. All of these are to allow 07:13PM 25 us to construct a six-story multifamily apartment LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
6 07:11PM 1 opportunity to put your own statements into the 07:11PM 2 record. 07:11PM 3 Before we begin I would just like to 07:11PM 4 introduce a few people. We have the board members 07:11PM 5 sitting at the dais. Annemarie Wells is our Board 07:11PM 6 Secretary. Lina Corrison is our Board Attorney. 07:12PM 7 The additional people we have here are 07:12PM 8 Monica Mianeki -- did I pronounce it right? 07:12PM 9 MS. MIANECKI: Yes, you did. 07:12PM 10 CHAIRMAN KANIEWSKI: Good. 07:12PM 11 Monica Mianeki, our floodplain expert; 07:12PM 12 John Mayo from Boswell Engineering, Township 07:12PM 13 Engineer; and John Barree, our Township Planner. 07:12PM 14 And with that, I'll announce the first 07:12PM 15 case, which is building land use application TFJ 120 07:12PM 16 Passaic Street Urban Renewal, LLC, 120 West Passaic 07:12PM 17 Street. 07:12PM 18 Do we have a representative of the 07:12PM 19 applicant present? 07:12PM 20 MS. GONCHAR: Meryl Gonchar, Sills, 07:12PM 21 Cummis and Gross, representing the applicant. 07:12PM 22 CHAIRMAN KANIEWSKI: You can proceed, 07:12PM 23 Counsel. 07:12PM 24 MS. GONCHAR: Thank you. 07:12PM 25 I have with me Corey Klein, my LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	8 07:13PM 1 building comprised of 160 housing units on four 07:13PM 2 residential stories over two levels of parking, along 07:14PM 3 with ancillary site improvements such as surface 07:14PM 4 parking, access drives, drainage improvements, 07:14PM 5 landscaping, lighting and signage on property which 07:14PM 6 is generally identified as 120 West Passaic Street. 07:14PM 7 Some of these lots are unnumbered 07:14PM 8 addresses along West Passaic Street and are 07:14PM 9 identified as Lots 1.01, 1.02, 1.03 and 1.04 in 07:14PM 10 Block 93.01, as well as Lots 4 and 6 in Block 91.02 07:14PM 11 on the township tax maps of the Township of Rochelle 07:14PM 12 Park. 07:14PM 13 On October 13 of this year, the 07:14PM 14 Township Committee adopted an ordinance amending the 07:14PM 15 redevelopment plan, as I mentioned, to include the 07:14PM 16 portion of the property that is located at 21 and 29 07:14PM 17 Fairfield Drive and identified as Lots 4 and 6, as I 07:15PM 18 mentioned, in Block 91.02 on your tax map. 07:15PM 19 As you're aware, the redevelopment plan 07:15PM 20 comprises multiple phases. Those are the existing 07:15PM 21 self-storage facility, there is a retail component 07:15PM 22 which is not yet developed, the pond is a separate 07:15PM 23 component, and the residential which is the one 07:15PM 24 that's before you this evening, along with, I think 07:15PM 25 they called it the flood or they gave it another name LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

9 07:15PM 1 in the plan, but it encompasses the two parcels that 07:15PM 2 serve to deal with the flood circumstance and those 07:15PM 3 are the two that front on Fairfield. 07:15PM 4 Of the 160 units, 24 are proposed to be 07:15PM 5 designated as affordable; in other words, available 07:15PM 6 to families of low and moderate income as defined by 07:15PM 7 the State. And this is in accordance with the 07:15PM 8 settlement agreement which was executed by the 07:15PM 9 Township with an entity related to the developer 07:15PM 10 before you which dates back to 2018. 07:16PM 11 These are also referenced in the 07:16PM 12 township's affordable housing plan in the terms of 07:16PM 13 the document that has been approved by the Court and 07:16PM 14 comprise -- these units comprise a substantial 07:16PM 15 portion of the town's third round affordable housing 07:16PM 16 obligation. 07:16PM 17 Vertical development that's before you 07:16PM 18 today is proposed only on Lot 1.01 in Block 93.01. 07:16PM 19 The other lots are part of the development because of 07:16PM 20 the flood and access and other interrelated aspect of 07:16PM 21 the development. Because a portion of the access is 07:16PM 22 via other lots, we have included all of them for 07:16PM 23 purpose of the application and notice. 07:16PM 24 As we advised, I don't remember how 07:16PM 25 many of the board members were there, but when we LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	11 07:18PM 1 because we have the additional level of parking we 07:18PM 2 are seeking relief. 07:18PM 3 I have already mentioned the Section 35 07:18PM 4 and 36 of the statute. Those are known as planning 07:18PM 5 variances. Because access is through other lots and 07:18PM 6 cross easements we don't have frontage directly on a 07:18PM 7 public street, and we will put on the proofs to show 07:18PM 8 our entitlement to relief under those sections. 07:18PM 9 In addition, we are seeking a waiver, 07:18PM 10 also referred to as an exception under the statute, 07:19PM 11 to permit 8-by-18-foot parking stalls where 9-by-18 07:19PM 12 would otherwise be required. 07:19PM 13 In addition, there are some waivers 07:19PM 14 that are requested, these are spelled out in the 07:19PM 15 application, and some of these are from your 07:19PM 16 ordinance, not the redevelopment plan. 07:19PM 17 If requirements are not modified or 07:19PM 18 specifically set forth in the redevelopment plan, we 07:19PM 19 default to the ordinance for those other 07:19PM 20 requirements. 07:19PM 21 And in this instance, we have 07:19PM 22 identified a number, including -- I won't go through 07:19PM 23 all of them because our witnesses will go through 07:19PM 24 them, but, again, the parking stall, some of the 07:19PM 25 requirements with regard to access to drive aisles, LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
10 07:16PM 1 appeared before the board when the board was 07:16PM 2 considering the area in need of rehabilitation, we 07:17PM 3 explained that a flood hazard area, individual permit 07:17PM 4 and flood hazard area verification issued by the New 07:17PM 5 Jersey Department of Environmental Protection 07:17PM 6 required access that would take that access out of 07:17PM 7 the flood area and the lots 1.03 in Block 93.01 was 07:17PM 8 designated for that purpose, and Lot 6 in Block 91.02 07:17PM 9 also to provide additional flood storage. 07:17PM 10 The applicant is seeking deviations 07:17PM 11 from the residential district standards as permitted 07:17PM 12 by the redevelopment plan. Deviations is the term 07:17PM 13 that's used generally in the redevelopment context 07:17PM 14 and is the same as a (c) variance understand the land 07:17PM 15 use law. 07:17PM 16 We are seeking those deviations or 07:17PM 17 variances with regard to the rear yard setback. The 07:17PM 18 development plan requires a 20-foot setback and we're 07:18PM 19 providing less than that. And the other relief that 07:18PM 20 we're seeking is the redevelopment plan contemplated 07:18PM 21 four levels of residential, which we're proposing, 07:18PM 22 over one level of parking. 07:18PM 23 We are providing two levels of parking 07:18PM 24 under those four levels of residential development. 07:18PM 25 We do not exceed the height limitation in feet, but LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	12 07:19PM 1 and those will be reviewed by the engineer and our 07:19PM 2 other witnesses. 07:19PM 3 We have a number of witnesses to 07:19PM 4 present to you. We're proposing to start with our 07:19PM 5 architect, Frank Minervini from MVMK Architecture and 07:20PM 6 Design. We will qualify him, he's a licensed 07:20PM 7 architect. And he will provide you with the 07:20PM 8 information regarding the proposed building. 07:20PM 9 We also have a licensed landscape 07:20PM 10 architect, we have our engineer, and I'll introduce 07:20PM 11 each of those. We have our traffic consultant and a 07:20PM 12 planner, so we have a full agenda for you this 07:20PM 13 evening. And each one of them will be qualified as 07:20PM 14 they're introduced. 07:20PM 15 And we'd like to call our first witness 07:20PM 16 -- oh, I just want to confirm, we have provided 07:20PM 17 documentation to your counsel, Affidavit of Service 07:20PM 18 demonstrating compliance with the certified service 07:20PM 19 requirement, and an affidavit of publication 07:20PM 20 indicating proper publication in the appropriate 07:20PM 21 newspaper. Those have been provided, if those can be 07:20PM 22 confirmed. 07:20PM 23 MS. CORRISTON: Yes, we've reviewed 07:20PM 24 them and they're in compliance. 07:20PM 25 MS. GONCHAR: Thank you. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

13 1 And I think we also did give you an 2 outline of our witnesses and the order, okay. 3 So if there's no other administrative 4 matters to be dealt with, Mr. Chair? 5 CHAIRMAN KANIEWSKI: Go right ahead. 6 MS. GONCHAR: Thank you. 7 I'd like to call Mr. Minervini and have 8 him sworn and then we'll qualify him. Or, I don't 9 know if you qualify them, however you do. 07:21PM 10 Can we give him this mic? Will it go 07:21PM 11 over there? 07:21PM 12 MR. MINERVINI: I could probably speak 07:21PM 13 loudly enough. 07:21PM 14 MS. GONCHAR: I don't know if that's 07:21PM 15 attached. 16 (Whereupon, an off-the-record 17 discussion is held.) 18 MS. CORRISTON: Please raise your right 19 hand. 20 Do you swear or affirm that the 21 testimony you're about to give is the truth, the 22 whole truth and nothing but the truth, so help you 23 God? 24 MR. MINERVINI: I do. 25 LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	15 07:23PM 1 of Architects, and I have been accepted as an expert 07:23PM 2 witness in architecture by more than 25 07:23PM 3 municipalities throughout the State by planning and 07:23PM 4 zoning boards, not this one yet. 07:23PM 5 Q. And since someone may ask, your license 07:23PM 6 is in good standing? 07:23PM 7 A. My license is current and valid, yes. 07:23PM 8 MS. GONCHAR: We would ask that he be 07:23PM 9 accepted as an expert in the field of architecture. 07:23PM 10 CHAIRMAN KANIEWSKI: Prior to doing 07:23PM 11 that, I have a question. 07:23PM 12 Mr. Minervini, you're asking to be 07:24PM 13 accepted as an expert tonight. I was wondering -- as 07:24PM 14 an expert architect, I was wondering if you could 07:24PM 15 explain to us what precisely the function of an 07:24PM 16 architect is. 07:24PM 17 There are a number of experts this 07:24PM 18 evening. Can you tell us where you fit into the 07:24PM 19 picture and what your precise function is in this 07:24PM 20 transaction? 07:24PM 21 THE WITNESS: I'd be happy to. 07:24PM 22 And I'll talk about this part of the 07:24PM 23 process specifically as opposed to what happens 07:24PM 24 afterwards and the architect's role. 07:24PM 25 So the architect's role in this part of LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
14 1 F R A N K M I N E R V I N I, AIA 2 360 14th Street, Union City, New Jersey, having 3 been duly sworn, testifies as follows: 4 MS. CORRISTON: Can you state your name 5 for the record, please. 6 MR. MINERVINI: First name Frank, last 07:23PM 7 name Minervini, M-I-N-E-R-V-I-N-I. 07:23PM 8 MS. CORRISTON: Counsel, would you like 07:23PM 9 to qualify him? 07:23PM 10 MS. GONCHAR: Thank you, sure. 07:23PM 11 VOIR DIRE EXAMINATION 07:23PM 12 BY MS. GONCHAR: 07:23PM 13 Q. Frank, if you can give us the benefit 07:23PM 14 of with whom you're associated, your professional 07:23PM 15 qualifications and in particular any licenses you 07:23PM 16 hold. 07:23PM 17 A. Yes. 07:23PM 18 I am principal of MVMK Architect based 07:23PM 19 in Hoboken, New Jersey, a company I started in 07:23PM 20 October of 2000. 07:23PM 21 I am a graduate of the New Jersey 07:23PM 22 Institute of Technology, School of Architecture. 07:23PM 23 I am a licensed architect in the State 07:23PM 24 of New Jersey, New York and several others. 07:23PM 25 I am a member of the American Institute LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	16 07:24PM 1 the process -- and I'm assuming I should be talking 07:24PM 2 that way, I'm assuming everyone else here already 07:24PM 3 knows this. 07:24PM 4 Architect's role in the process is to 07:24PM 5 take on a client and the client's wishes and the 07:24PM 6 client's wants in terms of a building, compare that 07:24PM 7 to what the local zoning permits, try and design an 07:24PM 8 efficient and attractive building within those 07:24PM 9 guidelines that will make boards happy, will do a 07:24PM 10 good job with the people who eventually move there 07:24PM 11 and at the end of the day, be something better for 07:24PM 12 the municipality that it's built in. 07:24PM 13 So we take pride in the way the 07:25PM 14 building looks. Of course, that's the easy part. 07:25PM 15 But we especially take pride in how the building 07:25PM 16 functions. 07:25PM 17 So what I will go through tonight is 07:25PM 18 describing how the building will function in terms of 07:25PM 19 its context, in terms of cars, in terms of the people 07:25PM 20 that live there. We have an engineer that will talk 07:25PM 21 about all the facilities of the building and how the 07:25PM 22 building functions in those terms. 07:25PM 23 But the architect specifically deals 07:25PM 24 with the design, apartment design, overall building 07:25PM 25 design and facade design. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

		17	
07:25PM	1	CHAIRMAN KANIEWSKI: Thank you.	
07:25PM	2	Any additional questions?	
07:25PM	3	If not --	
07:25PM	4	MS. CORRISTON: I deem him accepted as	
07:25PM	5	an expert in the field of architecture.	
07:25PM	6	THE WITNESS: Thank you.	
07:25PM	7	MS. GONCHAR: Thank you.	
07:25PM	8	DIRECT EXAMINATION	
07:25PM	9	BY MS. GONCHAR:	
07:25PM	10	Q. If you can start just by telling us	
07:25PM	11	what you're referring to, and please let us know if	
07:25PM	12	you're referring to something that is part of what's	
07:25PM	13	already been submitted, then I assume your procedures	
07:25PM	14	would not require that to be marked as an exhibit if	
07:25PM	15	it's no change from what's part of the submission, or	
07:26PM	16	do you mark them anyhow?	
07:26PM	17	MS. CORRISTON: I think we should mark	
07:26PM	18	them.	
07:26PM	19	MS. GONCHAR: You do?	
07:26PM	20	THE WITNESS: This is a site plan that	
07:26PM	21	is part of the Stonefield Engineering drawing set.	
07:26PM	22	We have it mounted and I am going to	
07:26PM	23	use it to give a description of where the site is and	
07:26PM	24	the general context.	
07:26PM	25		
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		18	
07:26PM	1	BY MS. GONCHAR:	
07:26PM	2	Q. Can you read -- is this a plan that has	
07:26PM	3	not yet been -- was it rendered before this evening?	
07:26PM	4	A. It hasn't been submitted.	
07:26PM	5	MS. GONCHAR: So if we can -- I'm going	
07:26PM	6	to go up there.	
	7	THE WITNESS: I can write it in there	
	8	for you if you'd like.	
	9	MS. GONCHAR: I'm going to mark this as	
	10	A-1.	
	11	This is an exhibit prepared by	
07:26PM	12	Stonefield Design, and the prepare date is 10/19/2021	
07:26PM	13	and it's called Aerial Exhibit.	
07:26PM	14	(Whereupon, Aerial Exhibit prepared by	
07:26PM	15	Stonefield Design 10/19/2021 is marked as	
07:26PM	16	Exhibit A-1 for identification.)	
07:26PM	17	THE WITNESS: So I will stand on this	
07:27PM	18	side so that members of the public can see me.	
07:27PM	19	I do understand that most of this is	
07:27PM	20	for the record, that certainly everyone on the board	
07:27PM	21	knows where the site is and for the public, the site	
07:27PM	22	is a 1.9-acre lot directly across the street from us	
07:27PM	23	on West Passaic.	
07:27PM	24	Currently there is, at this point,	
07:27PM	25	Columbia Self Storage. It's a storage structure. We	
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		19	
07:27PM	1	are proposing to build our building here.	
07:27PM	2	But for context, going east/west is	
07:27PM	3	Passaic Street. To our east is Fairfield Drive.	
07:27PM	4	Behind us is Plaza Drive, which is part of Garden	
07:27PM	5	State Plaza. To our west is Lakeview Avenue.	
07:27PM	6	So our site is right here, and I will	
07:27PM	7	get into that in the architectural plans, relative to	
07:27PM	8	where we are standing tonight, which is the township	
07:27PM	9	hall, right here.	
07:27PM	10	So with that --	
07:27PM	11	BY MS. GONCHAR:	
07:27PM	12	Q. And with that, if you can start	
07:27PM	13	describing what is being proposed.	
07:27PM	14	A. Yes.	
07:27PM	15	Q. And I think we're going to -- can we	
07:27PM	16	mark the set as one exhibit?	
07:28PM	17	MS. CORRISTON: Yes.	
07:28PM	18	And just, if you could just clarify	
07:28PM	19	which page or which sheet you're looking at when	
07:28PM	20	you --	
07:28PM	21	THE WITNESS: Sure.	
07:28PM	22	MS. GONCHAR: If you can read us the	
07:28PM	23	title of what that is, the date it was prepared, and	
07:28PM	24	then the number of sheets.	
07:28PM	25	And we'll mark that as A-2.	
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		20	
07:28PM	1	(Whereupon, Architectural Drawings are	
07:28PM	2	marked as Exhibit A-2 for identification.)	
07:28PM	3	THE WITNESS: This is the drawing set	
07:28PM	4	that has been submitted. The date is October 12th of	
07:28PM	5	this year. And I will be starting with Sheet Z1.	
07:28PM	6	So I will give -- I think the best way	
07:28PM	7	to do this is probably to give a general description	
07:28PM	8	of what we're talking about and then I'll get right	
07:28PM	9	into how the building sits on the site and then all	
07:28PM	10	the details to that, including the architecture.	
07:28PM	11	BY MS. GONCHAR:	
07:28PM	12	Q. Frank, I'm sorry to interrupt you. How	
07:28PM	13	many pages comprise the entire set?	
07:28PM	14	A. We've got 14.	
07:28PM	15	Q. Okay, thank you.	
07:28PM	16	A. Within the architecture.	
07:28PM	17	So Sheet Z1 gives a, as I already	
07:28PM	18	described where the site is, describing the Garden	
07:28PM	19	State Plaza behind us; in front of us, West Passaic;	
07:28PM	20	and to our right, which is the east, Fairfield Drive,	
07:28PM	21	and Lakeview Avenue to our west. So that describes	
07:29PM	22	where the site is, 1.9 acres.	
07:29PM	23	And the self-storage, Columbia Self	
07:29PM	24	Storage building, is right here.	
07:29PM	25	So we are directly to the west of the	
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21 07:29PM 1 self-storage structure which has been in front of 07:29PM 2 this board and has already been constructed. 07:29PM 3 Q. For the record, Frank, just if I could 07:29PM 4 clarify, if I'm standing in front of the property on 07:29PM 5 West Passaic and I'm looking into the site, the 07:29PM 6 existing self-storage is to my right? 07:29PM 7 A. To your right. 07:29PM 8 Q. And the building that we're -- the site 07:29PM 9 we're dealing with is sort of smack in the middle, if 07:29PM 10 you will, or slightly to the left? 07:29PM 11 A. That's correct. 07:29PM 12 Q. Is that right? 07:29PM 13 Thanks. 07:29PM 14 A. This is a survey. Engineer will give 07:29PM 15 you more detail regarding that. 07:29PM 16 So I'll start with Sheet Z3. And this 07:29PM 17 is a site plan, an architectural site plan which 07:29PM 18 doesn't give a lot of the information about the 07:29PM 19 property, but it talks about the actual building, 07:29PM 20 what we're proposing. 07:29PM 21 So if it's okay, I would like to, as I 07:29PM 22 am speaking through this, highlight the drawing, if 07:29PM 23 that's okay with the board? Some boards aren't okay 07:29PM 24 with it. 07:29PM 25 But if not, I've got a laser pointer, LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	23 07:30PM 1 Yes, we are asking for one extra story, 07:31PM 2 and I'll describe some of the reasoning for that, but 07:31PM 3 we are within the 65 feet that the ordinance -- that 07:31PM 4 the redevelopment plan permits. 07:31PM 5 So the building has been designed in a 07:31PM 6 U shape, and in a residential apartment building we 07:31PM 7 try to design for a center loaded corridor. So if 07:31PM 8 you're walking down a hallway, you've got apartments 07:31PM 9 on either side of you. 07:31PM 10 And in a property shaped like this, 07:31PM 11 which is a rectangle, the most efficient way to do it 07:31PM 12 is in a U. So as I get to the other plan you will 07:31PM 13 see that very simply, the building circulation would 07:31PM 14 be U-shaped as well. 07:31PM 15 Of our -- and I didn't mention this. 07:31PM 16 Of our 331 parking spaces, 299 are inside the 07:31PM 17 building. We're proposing 32 surface parking spaces 07:31PM 18 at the front of the building by the main entry, and 07:31PM 19 ten of the spaces are adjacent to the Columbia 07:31PM 20 Storage. So that's Sheet Z3. 07:31PM 21 Z4 gets into more detail about the 07:31PM 22 actual first level of parking. As I mentioned, there 07:32PM 23 are two. So we have an access road that is connected 07:32PM 24 to the access road from West Passaic that you would 07:32PM 25 also -- self-storage. What we have done is designed LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
22 07:30PM 1 so either way. 07:30PM 2 CHAIRMAN KANIEWSKI: Highlighting is 07:30PM 3 fine for me. 07:30PM 4 THE WITNESS: Okay, excellent. 07:30PM 5 Thank you. 07:30PM 6 MS. GONCHAR: We'll leave the copy 07:30PM 7 that's been marked with the board so that the exhibit 07:30PM 8 that you have will be the exhibit that is part of the 07:30PM 9 record. 07:30PM 10 THE WITNESS: Got it. 07:30PM 11 Sheet Z3 of the set that you've already 07:30PM 12 got in front of you, again, to locate the drawing, 07:30PM 13 the Columbia Self Storage is right here. 07:30PM 14 West Passaic is over here. And it's 07:30PM 15 already been discussed that we are not on West 07:30PM 16 Passaic, we're set back from the sidewalk and the 07:30PM 17 street. 07:30PM 18 So what we have designed is a building 07:30PM 19 that fronts on West Passaic although it's not on West 07:30PM 20 Passaic, and it's a U-shape. As Meryl already 07:30PM 21 mentioned, it's 160 units comprising of four 07:30PM 22 residential floors above two levels of parking; 24 of 07:30PM 23 those units are affordable. And I will get into the 07:30PM 24 breakdowns as I go through the sheet, but that's the 07:30PM 25 general building, itself. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	24 07:32PM 1 at the ground floor a residential entry and recessed 07:32PM 2 area for deliveries, for cars to be parked 07:32PM 3 temporarily. 07:32PM 4 It's 100 linear feet, so recognizing 07:32PM 5 these days that there is Uber, there is food delivery 07:32PM 6 as well, there are Amazon trucks, this is a, we think 07:32PM 7 a very efficient way to handle those deliveries. A 07:32PM 8 hundred linear feet, many cars can go in there 07:32PM 9 temporarily. It's not meant for any full-time 07:32PM 10 parking. 07:32PM 11 At that same point is our main 07:32PM 12 residential entry. So we have here our main 07:32PM 13 residential entry, our trash and storage, meter 07:32PM 14 rooms. And these specifically would be for water 07:32PM 15 meters and some gas meters because our electric 07:32PM 16 meters have to go between the floodplain, have to go 07:33PM 17 to the second floor; I'll describe that. 07:33PM 18 Within the parking of this shape, and 07:33PM 19 keep in mind that all of this parking is within the 07:33PM 20 floodplain. And not until we get to the second floor 07:33PM 21 and the ramp are we out of the floodplain with 07:33PM 22 parking. That's one of the reasons that we are 07:33PM 23 asking for the additional floor in parking. 07:33PM 24 So in terms of the parking breakdown, 07:33PM 25 we've got inside the building 299 in total. So on LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

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07:33PM 1 this level, six of those are ADA, 86 are the standard
 07:33PM 2 9-by-18 parking spaces, 21 are the compact that we
 07:33PM 3 described that are 8-by-18. 18 of them are tandem.
 07:33PM 4 And the reason for the tandem spaces here and here is
 07:33PM 5 that we had extra depth. Just based on some of the
 07:33PM 6 decisions that were made in building design, we had
 07:33PM 7 extra depth.
 07:33PM 8 So we've got 18 tandem parking spaces,
 07:33PM 9 and they would be -- they would be attached to a
 07:33PM 10 larger -- one of the larger units where those folks
 07:34PM 11 have two cars.
 07:34PM 12 So these would certainly be rented to
 07:34PM 13 or sold to, whatever the building is, to people
 07:34PM 14 within the same apartment. So there is not the
 07:34PM 15 concern of two different owners moving cars.
 07:34PM 16 That's only for this section and this
 07:34PM 17 section. All the remaining is very regular and
 07:34PM 18 typical parking. We've got our 24-foot aisle. The
 07:34PM 19 majority of these parking spaces are of full size.
 07:34PM 20 Bicycle parking; we provided a 26
 07:34PM 21 bicycle parking closet, but we have 160 in total
 07:34PM 22 because in front of them, in front of the nose of
 07:34PM 23 most of the parking spaces that are along walls,
 07:34PM 24 we've also put a wall mount bicycle rack.
 07:34PM 25 So what that does, that gives us in

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07:34PM 1 total 160 parking spaces.
 07:34PM 2 So -- bicycle parking spaces. So 160
 07:34PM 3 bicycle parking spaces on this floor. We've got the
 07:35PM 4 131 vehicular parking spaces. The main vehicular
 07:35PM 5 entry is right here, which is off of our main entry
 07:35PM 6 drive. And the thinking is that people can come in
 07:35PM 7 from the entry off West Passaic, they could either
 07:35PM 8 drop off at the residential entry or if you live
 07:35PM 9 here, go straight into the building at that point.
 07:35PM 10 This entry is for only the lower floor.
 07:35PM 11 We have separated the entries to both floors which
 07:35PM 12 allows us to more efficiently take advantage of the
 07:35PM 13 different heights in elevation.
 07:35PM 14 So from this point of the building to
 07:35PM 15 about this point of the building, in terms of the
 07:35PM 16 topography, there is about a 5-foot difference in
 07:35PM 17 height.
 07:35PM 18 So separating the entries have allowed
 07:35PM 19 us to have this enter at ground level and as you come
 07:35PM 20 around to this side, there will be a ramp up to the
 07:35PM 21 second floor.
 07:35PM 22 Q. Frank, can I interrupt you?
 07:35PM 23 A. Sure.
 07:35PM 24 Q. When you do this and this, our -- the
 07:35PM 25 reporter is taking it down, so if you can tell us --

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07:35PM 1 I'm terrible with direction, I go left and right, but
 07:35PM 2 if you could say the easterly or westerly when you're
 07:36PM 3 just pointing to this corner and that corner, just so
 07:36PM 4 we're getting a verbal description.
 07:36PM 5 A. Understood, understood.
 07:36PM 6 We've also got a truck loading area at
 07:36PM 7 the -- I am thinking of the directions now to help --
 07:36PM 8 Q. Lower right on the plan will work.
 07:36PM 9 A. Lower right on the plan, or we can call
 07:36PM 10 it the southeastern portion of the building. That
 07:36PM 11 access is off the road that is shared with the
 07:36PM 12 Columbia Storage. And there is a ramp that takes us
 07:36PM 13 to the lobby.
 07:36PM 14 So very simply, we're thinking this
 07:36PM 15 loading area is -- will be mostly used -- and it
 07:36PM 16 still has space, by the way -- will be mostly used
 07:36PM 17 for people moving in, people moving out. And that's
 07:36PM 18 the function it will serve.
 07:36PM 19 To get into the main lobby as well as
 07:36PM 20 the freight elevator, because the building is served
 07:36PM 21 by two residential-style elevators and one freight
 07:36PM 22 elevator, you would simply take the ramp, the 1 and
 07:36PM 23 12 ramp, which is handicapped accessible, to a
 07:36PM 24 hallway, that takes you directly to the freight
 07:37PM 25 lobby.

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07:37PM 1 So the thinking here is you can keep
 07:37PM 2 the trucks from moving out of the way of the main
 07:37PM 3 entry of the building, out of the way where a good
 07:37PM 4 portion of the vehicles will be entering, and closer
 07:37PM 5 to the Columbia Storage area. So this is where --
 07:37PM 6 and I just talked about it, the bottom right portion
 07:37PM 7 of the plan. This is where the loading zone will be.
 07:37PM 8 Q. And when you refer to a ramp, you're
 07:37PM 9 talking it's of a walkway that leads directly into
 07:37PM 10 the building from that truck loading. Is that the --
 07:37PM 11 A. Correct.
 07:37PM 12 It's a 5-foot-wide ramp, and the reason
 07:37PM 13 we need it is because of the height elevation
 07:37PM 14 difference between this portion, which would be the
 07:37PM 15 right-hand side of the plan which would be the
 07:37PM 16 eastern part of the building, relative to this left
 07:37PM 17 lower corner of the plan, which is -- so, for
 07:37PM 18 example, this is 38.5 and here we are 44 feet, so
 07:37PM 19 we've got a discrepancy in height.
 07:37PM 20 And this ramp, because we need to be
 07:37PM 21 entering off of street level, makes up the difference
 07:37PM 22 to our lobby between this space.
 07:38PM 23 It's a relatively efficient way to gain
 07:38PM 24 access to the elevator from the loading area. So
 07:38PM 25 that's the lower floor of parking which is, in

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07:38PM	1	effect, our first floor. The building in total is
07:38PM	2	served by three egress stairs, one at that central
07:38PM	3	core that I talked about and one each, and you'll see
07:38PM	4	it's in the upper plans on, we'll call it each wing
07:38PM	5	of the building.
07:38PM	6	So I will move to Sheet Z5, which --
07:38PM	7	pardon me -- which shows our second floor plan. I
07:38PM	8	have already described where you would enter the ramp
07:38PM	9	on this, again, I'll call it the northeastern portion
07:38PM	10	of the building.
07:38PM	11	So this is the ramp that takes you from
07:38PM	12	the ground floor level at 44 feet above sea level at
07:38PM	13	that point up to our new second floor.
07:39PM	14	So I will draw the ramp section. And
07:39PM	15	we used the ramp for parking as well. It's
07:39PM	16	efficient, it's a better way of handling the parking
07:39PM	17	load and the requirements that we need than just
07:39PM	18	having a ramp and dead space next to it. So having
07:39PM	19	the ramp and parking on it was the right decision in
07:39PM	20	this particular case.
07:39PM	21	We are -- although we show it at
07:39PM	22	6.5 percent ramp, which is the max we're permitted,
07:39PM	23	we're actually a bit less than that given the height
07:39PM	24	differences in the two points that I mentioned, so
07:39PM	25	that works in term of those differences.
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07:39PM	1	Q. Can I just ask you, the 6.5 you're
07:39PM	2	speaking of is, that's the maximum permitted slope of
07:39PM	3	the ramp?
07:39PM	4	A. Up the ramp is 6.5 percent.
07:39PM	5	Q. And we're below that?
07:39PM	6	A. We're below that, yes.
07:39PM	7	Q. Thank you.
07:39PM	8	A. We note it at 6.5, but it is -- in
07:39PM	9	actuality, it's less than that.
07:39PM	10	So at the second floor, similar parking
07:39PM	11	design as I talked about on the first. Where the
07:39PM	12	main lobby is below we've got a double height space,
07:39PM	13	so the main lobby is at a double height space, so you
07:40PM	14	would have view to below.
07:40PM	15	In this case we moved our utilities
07:40PM	16	that are required to be out of the floodplain to the
07:40PM	17	second floor, and the majority of that is electric
07:40PM	18	meters.
07:40PM	19	So they are -- have been moved out of
07:40PM	20	the floodplain away from the second floor to the --
07:40PM	21	pardon me, from the first floor to the second floor.
07:40PM	22	We've also recently made a revision that now moves
07:40PM	23	the mail room which was at the main lobby to the
07:40PM	24	second floor.
07:40PM	25	So the second floor has parking, open
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07:40PM	1	space to the loading below here at the bottom
07:40PM	2	right-hand part of the plan because that's a double
07:40PM	3	height space, as well as an office which will likely
07:40PM	4	be a leasing office; center core with our three
07:40PM	5	elevators, two residential elevators and a freight
07:40PM	6	elevator, and the utility space that I've already
07:40PM	7	described.
07:40PM	8	I will move to the residential floors
07:40PM	9	now. So that is Sheet Z5 into Sheet Z6. As I
07:41PM	10	mentioned when I first started, an efficient way to
07:41PM	11	do a building of this size on this type of lot, a
07:41PM	12	rectangle specifically, is a U-shaped structure.
07:41PM	13	So what that allows us is a center
07:41PM	14	loaded corridor as I mentioned, so the corridor is
07:41PM	15	how all the residents will access their apartments.
07:41PM	16	And they will more than likely enter their -- the
07:41PM	17	elevator from either the ground floor if they're
07:41PM	18	commuting other than a car or the second floor if
07:41PM	19	they're commuting and they're parking on the second
07:41PM	20	floor.
07:41PM	21	So, again, that central core of
07:41PM	22	elevators goes all the way up the building. It's
07:41PM	23	located within easy walking distance of all the
07:41PM	24	apartments. And on this -- specifically this second
07:41PM	25	floor, we have got a roof to the parking below. So
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07:41PM	1	we've got the roof -- and I have the size of it here.
07:41PM	2	So it was more than 6,000 square feet of roof area, I
07:42PM	3	think even more than that. Let me see if I've got it
07:42PM	4	here. Pardon me, 16,000 square feet of roof area. I
07:42PM	5	have got renderings to show you what that would look
07:42PM	6	like, and that's based on the landscape architect's
07:42PM	7	design. The landscape architect, Michael, will also
07:42PM	8	speak to this specifically.
07:42PM	9	Then on our first residential floor
07:42PM	10	we've got indoor amenities of 1135 square feet that
07:42PM	11	open up to that 16,000 square feet of outdoor amenity
07:42PM	12	space. This view -- so from West Passaic Street
07:42PM	13	you're obviously not going to see this, because this
07:42PM	14	is the front wall of the building that faces West
07:42PM	15	Passaic Street. This view, which I have renderings
07:42PM	16	of and I'll get into, is what would be seen from
07:42PM	17	Plaza Drive and anybody going to the Garden State
07:42PM	18	Plaza.
07:42PM	19	So this is open to Plaza Drive. Any
07:42PM	20	sounds that will be created with the use of this
07:42PM	21	space, we think will go in that direction, not -- not
07:42PM	22	affecting any of the residents to either our east or
07:42PM	23	our west.
07:43PM	24	Simple design, U-shaped, center loaded
07:43PM	25	stairs and elevator corridor. It works very
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33 07:43PM 1 efficiently. We've got outdoor private spaces for 07:43PM 2 these apartments that are attached to this larger 07:43PM 3 space. You will see it's a very nice design here, it 07:43PM 4 will be a nice place to live. 07:43PM 5 Again, as we talked about, 24 of our 07:43PM 6 160 units are affordable; five of those are 07:43PM 7 one-bedroom, 14 of those are two-bedrooms and five of 07:43PM 8 those are three-bedrooms. And that's in accordance 07:43PM 9 with state regulations as well as the redevelopment 07:43PM 10 plan. 07:43PM 11 Also have on this sheet are typical 07:43PM 12 layouts for each of the unit types. So here is the 07:43PM 13 typical layout of our one-bedroom unit, a typical of 07:43PM 14 the two and a typical of the three. They all work 07:43PM 15 very well. 07:43PM 16 Threes are in the corner locations so 07:43PM 17 you've got opportunity for two walls of windows. 07:43PM 18 The ones and twos will get their 07:44PM 19 windows and natural light and ventilation from the 07:44PM 20 front wall or the back or side wall, depending on 07:44PM 21 where it's facing. 07:44PM 22 But the layouts are very efficient. 07:44PM 23 They're open spaces. These will be very nice 07:44PM 24 apartments. 07:44PM 25 Z7, similar floor plan with the <i>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</i> 201-641-1812	35 07:45PM 1 of the rainwater, slow its entry into the stormwater 07:45PM 2 retention system. Zak, our civil engineer, will 07:45PM 3 discuss that in more detail. 07:45PM 4 And we've got an area designated for 07:45PM 5 more outdoor, additional outdoor amenity space. 07:45PM 6 And that is about 9,600 square feet, 07:45PM 7 accessed again by that same central stair and 07:46PM 8 elevator core. 07:46PM 9 Z9 are some details regarding piping 07:46PM 10 and planters that I don't think I'll discuss unless, 07:46PM 11 of course, there are specific questions about it. 07:46PM 12 Z11 starts the building elevations. 07:46PM 13 And I think instead of using these two-dimensional 07:46PM 14 plans I would like to use the renderings that we have 07:46PM 15 created. 07:46PM 16 And, Meryl, we should probably mark 07:46PM 17 those. 07:46PM 18 Should I mark it as -- is it A-2. 07:46PM 19 MS. GONCHAR: No, I think your set is 07:46PM 20 A-2. 07:46PM 21 The first one, A-1. 07:46PM 22 This, we're up to A-3. 07:46PM 23 THE WITNESS: A-3. 07:46PM 24 MS. GONCHAR: And if you could, once 07:47PM 25 you mark it as A-3 -- <i>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</i> 201-641-1812
34 07:44PM 1 exception of there is no amenity space. The amenity 07:44PM 2 space is only on the third floor, whereas floors 07:44PM 3 four, five and six are purely residential space. 07:44PM 4 And the affordable units on this plan 07:44PM 5 are delineated by the hatched lines you see here, 07:44PM 6 here, here, here and here (indicating). 07:44PM 7 They've been interspersed throughout 07:44PM 8 the plans so they're in no different locations or 07:44PM 9 less valuable locations, we'll call it, than any of 07:44PM 10 the other units. I know that's important. 07:44PM 11 Cantilevered balconies some of the 07:44PM 12 units get facing the inner courtyard, again, with 07:44PM 13 very little noise that would be coming toward West 07:45PM 14 Passaic or the streets on the east or the west. 07:45PM 15 That's the extent of the residential 07:45PM 16 plans. 07:45PM 17 Roof plan, sheet Z8, again, of course, 07:45PM 18 it follows that's U-shaped design that the floors 07:45PM 19 below have. We've got locations for our required 07:45PM 20 air-conditioning condensing units on both sides, as 07:45PM 21 well as the generators. 07:45PM 22 But what's very important here is we 07:45PM 23 have got a large amount of green roof. It's the 07:45PM 24 extensive green roof so it's not walkable. It 07:45PM 25 requires very little maintenance, but will slow any <i>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</i> 201-641-1812	36 07:47PM 1 THE WITNESS: Yes. 07:47PM 2 MS. GONCHAR: Describe it. 07:47PM 3 (Whereupon, Photo Realistic Rendering 07:47PM 4 Document is marked as Exhibit A-3 for 07:47PM 5 identification.) 07:47PM 6 THE WITNESS: This is a photo realistic 07:47PM 7 rendering that is part of your package, but you 07:47PM 8 probably don't have it in color. And this shows the 07:47PM 9 most prominent of the facades, which is the front 07:47PM 10 facade that you would see from West Passaic. 07:47PM 11 I was thinking about how to describe 07:47PM 12 the building today to this board and to the public. 07:47PM 13 The way an architect will often start 07:47PM 14 is what do we not want the building to look like? 07:47PM 15 All right. 07:47PM 16 So we know this building is 300 feet in 07:47PM 17 length, 300 feet in length can really, if not handled 07:47PM 18 properly, be a colossal monument of single mass 07:47PM 19 structure and not something anybody wants. 07:47PM 20 If you would just do punch-in windows 07:47PM 21 where they are required, this would be obviously 07:47PM 22 unattractive, but it would also, I think, send a bad 07:47PM 23 message to what is going -- what is going on behind 07:47PM 24 the building, as well as of the people who would be 07:47PM 25 eventually living here. <i>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</i> 201-641-1812

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07:48PM	1	The short is, we want this building to
07:48PM	2	look good from the street, right?
07:48PM	3	So we don't want it to look good from
07:48PM	4	the street as one big mass that has one big volume.
07:48PM	5	So we go through extra efforts to break
07:48PM	6	up the facade, in this case it's tripartite, to break
07:48PM	7	up the facade into smaller areas that have their own
07:48PM	8	individual character.
07:48PM	9	So we knew we wanted to do that. We
07:48PM	10	knew we wanted to use materials that would be quality
07:48PM	11	materials, that would also stand the test of time.
07:48PM	12	And our weather in New Jersey is rough
07:48PM	13	and we chose materials which I will go into that can
07:48PM	14	stand the test of time and that do require very
07:48PM	15	little maintenance.
07:48PM	16	So to that point, we're using three
07:48PM	17	different color bricks. And, again, that goes to the
07:48PM	18	diversity of the facade in terms of breaking up this
07:48PM	19	larger mass. We're using fiber cement panels, which
07:48PM	20	is a very, very nice product that is weather -- very
07:48PM	21	weather resistant, we can control the colors, the
07:48PM	22	colors stay as they are.
07:48PM	23	So this facade shows what we envision
07:48PM	24	the building to look like. This is the drop-off are
07:49PM	25	that I talked about at the main entry. Cars -- we've
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07:49PM	1	got 22 parking spaces here, and these will likely be
07:49PM	2	for visitors or people coming in a more transient
07:49PM	3	fashion.
07:49PM	4	And we used lots of glass. Lots of
07:49PM	5	glass. Which is something we're starting to see more
07:49PM	6	of, of course, in residential architecture. Not just
07:49PM	7	punctured glass. It's very simple to put double hung
07:49PM	8	windows in here and make it simple and make it go
07:49PM	9	away and not worry about it, but as an architect, and
07:49PM	10	we have clients in this case that are thinking the
07:49PM	11	same way, we want this to look as much experience
07:49PM	12	that's within the apartment to be as good as the
07:49PM	13	experience outside.
07:49PM	14	So you'll see lots of glass. We've got
07:49PM	15	in some cases floor to ceiling glass, both to be
07:49PM	16	operable, these would be an awning window, that would
07:49PM	17	be a casement window. And we also thought about the
07:49PM	18	height, the 65 feet and six stories; how do we break
07:49PM	19	up that height and make it visually not seem as tall
07:49PM	20	as it could be otherwise?
07:49PM	21	And we did that by changing the
07:49PM	22	material at the upper floors and from the floors five
07:50PM	23	and down, create a frame of brick. So what that does
07:50PM	24	is it -- your eye will see this section first. This
07:50PM	25	will become part of the background, in architectural
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		39
07:50PM	1	terms, and the center portion of the building will
07:50PM	2	have the first -- well, all six stories, that's the
07:50PM	3	most prominent part of the building.
07:50PM	4	So we want this to read, of course, as
07:50PM	5	a residential building, but we want it to read as
07:50PM	6	several different areas of separate and diverse
07:50PM	7	character.
07:50PM	8	So that's what we've done to this
07:50PM	9	facade.
07:50PM	10	We also recognized in the beginning
07:50PM	11	that we have a very prominent building next to us.
07:50PM	12	So Columbia Self Storage is directly adjacent to us.
07:50PM	13	We were all very aware of it.
07:50PM	14	And I prepared a rendering -- a
07:50PM	15	comparison, a rendering showing what that building
07:50PM	16	looks like relative to ours.
07:50PM	17	So of course, we can't --
07:50PM	18	BY MS. GONCHAR:
07:50PM	19	Q. Excuse me, can you mark this as A-4?
07:50PM	20	A. Yes.
07:50PM	21	Q. With today's date.
07:50PM	22	A. Got it.
07:50PM	23	(Whereupon, Columbia Self Storage
07:50PM	24	Rendering is marked as Exhibit A-4 for
07:50PM	25	identification.)
		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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		40
07:51PM	1	THE WITNESS: Understanding that
07:51PM	2	Columbia Self Storage is not a residential building,
07:51PM	3	you can't apply the same window requirements or needs
07:51PM	4	as a residential building with need to this building.
07:51PM	5	And vice versa.
07:51PM	6	Very little in terms of glass is
07:51PM	7	required for here. And we do have a requirement,
07:51PM	8	plus the want to have it on a residential building.
07:51PM	9	So what could we take as visual queues
07:51PM	10	from this building so that they would coexist
07:51PM	11	together nicely?
07:51PM	12	And the way we looked at it was, we can
07:51PM	13	use similar materials, and the masonry here, we've
07:51PM	14	got some of our brick similar colors, and brick here,
07:51PM	15	too.
07:51PM	16	So this is gray tones. Our building is
07:51PM	17	mostly gray and earth tones. And we think that was
07:51PM	18	the best way to have this building coexist -- our
07:51PM	19	proposed building coexist with the self-storage next
07:51PM	20	to us.
07:51PM	21	In -- I don't think it's possible nor
07:51PM	22	do we want to as architects design buildings that
07:51PM	23	look the same. They have different uses. They will
07:52PM	24	read differently. But they can coexist nicely by use
07:52PM	25	of materials and colors.
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41 07:52PM 1 And we think that's what we've achieved 07:52PM 2 and that's the purpose of this particular rendering. 07:52PM 3 Okay. A view of the rear of the 07:52PM 4 building. So I've got two, and I think we'll use 07:52PM 5 this one first because it does a better job of 07:52PM 6 describing the landscaped area, which, again, 07:52PM 7 Michael, our landscape architect, will go into more 07:52PM 8 detail. 07:52PM 9 So this is a view looking south from 07:52PM 10 the -- from Plaza Drive at about 50 or 60 feet in 07:52PM 11 height. 07:52PM 12 If you imagine you were droned, this is 07:52PM 13 what you would look like. Here's the U-shaped 07:52PM 14 building that I talked about, and that area that is 07:52PM 15 going to be amenity space for use by the building's 07:52PM 16 residents. 07:52PM 17 So you will see it's -- there's a pool. 07:52PM 18 There's lots of activity in terms of separator 07:52PM 19 spaces. Michael will describe that. 07:52PM 20 But in terms of the architecture, we 07:52PM 21 used similar colors as the front of the building. We 07:52PM 22 created horizontal striping to kind of break up the 07:52PM 23 mass as well. We've introduced cantilevered 07:53PM 24 balconies at the back of the residential points, 07:53PM 25 apartments; as I mentioned before, that also will go LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	43 07:54PM 1 (Whereupon, Rendering is marked as 07:54PM 2 Exhibit A-5 for identification.) 07:54PM 3 THE WITNESS: The last rendering I have 07:54PM 4 is similar, with the exception that we pulled back a 07:54PM 5 bit. 07:54PM 6 And the reason for this, the intent of 07:54PM 7 this rendering is so that you would see the parking 07:54PM 8 below. 07:54PM 9 This will all be screened -- and I've 07:54PM 10 got the material on my material board, I will go 07:54PM 11 through it -- this will all be screened and it won't 07:54PM 12 be as visually apparent as you see here. 07:54PM 13 But keep in mind this is facing Plaza 07:54PM 14 Drive and not West Passaic Street. 07:54PM 15 So there are two levels of parking and 07:54PM 16 are four levels of residential above. And this I 07:54PM 17 will mark as A-6. 07:54PM 18 (Whereupon, Rendering is marked as 07:54PM 19 Exhibit A-6 for identification.) 07:54PM 20 THE WITNESS: Again, a similar 07:54PM 21 rendering than I talked -- relative to what I talked 07:54PM 22 about before. 07:54PM 23 And here what is different and another 07:54PM 24 purpose of it is you can see the two end, we'll call 07:55PM 25 it of the wings facade designs. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
42 07:53PM 1 a long way in diminishing a very tall wall if 07:53PM 2 perceptual height. And that's applied to all three 07:53PM 3 of these facades. 07:53PM 4 There is one section of the center part 07:53PM 5 of the facade that has just, we'll call it back of 07:53PM 6 the house uses. So we've got egress stair, 07:53PM 7 elevators. And there was really no opportunity there 07:53PM 8 to put windows. 07:53PM 9 So what we've done, we are proposing a 07:53PM 10 green wall. And green walls can also very nicely 07:53PM 11 exist facing north, so this section will be a green 07:53PM 12 wall, understanding that in no case do we want any 07:53PM 13 wall to be blank and read just as wall material. 07:53PM 14 So even the inner parts of the building 07:53PM 15 have received a lot of attention in terms of design. 07:53PM 16 Again, the landscape design, I think, is great, and 07:53PM 17 Mike will talk about that. 07:53PM 18 MS. CORRISTON: Excuse me, can you just 07:53PM 19 mark that. 07:54PM 20 THE WITNESS: Sure. 07:54PM 21 MS. GONCHAR: We need to mark that as 07:54PM 22 -- thanks. 07:54PM 23 MS. CORRISTON: A-5. 07:54PM 24 MS. GONCHAR: -- A-5. 07:54PM 25 THE WITNESS: A-5, got it. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	44 07:55PM 1 Same architectural concept as we had 07:55PM 2 applied to the front of the building, we applied to 07:55PM 3 these two sides, as well as the longer sides. 07:55PM 4 And what we did there was by changing 07:55PM 5 material and changing material in terms of its 07:55PM 6 height, as I mentioned before, the top floor is a 07:55PM 7 different material relative to the brick framework 07:55PM 8 that we did here and here, it, of course, adds a 07:55PM 9 visual interest, but also helps in terms of 07:55PM 10 reception, have the building would not seem -- as it 07:55PM 11 would otherwise. 07:55PM 12 The building will be fully ADA 07:55PM 13 compliant. In terms of green elements, we, as part 07:55PM 14 of this design we've got extensive green roofs. I've 07:55PM 15 talked about that. We've got stormwater detention. 07:55PM 16 Zak, our civil engineer, will talk about that. 07:55PM 17 We will be using Energy Star rated 07:55PM 18 windows and appliances, low VOC paints and LED 07:56PM 19 lighting. 07:56PM 20 So this will be a very green building, 07:56PM 21 considering the type that it is. Understanding, of 07:56PM 22 course, that stormwater is a very large concern in 07:56PM 23 its current location -- in this particular location. 07:56PM 24 I wanted to talk about, before I finish 07:56PM 25 and open up to questions, one of the reasons -- I LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

45 07:56PM 1 think it's the main reason that we actually have two 07:56PM 2 residential parking levels. We did look at this 07:56PM 3 building initially, can we make this building work 07:56PM 4 and not have two parking levels. We understand that 07:56PM 5 it is within the max height, so that, of course, we 07:56PM 6 think is a good thing. That the plan contemplates a 07:56PM 7 particular height and we're still within that. 07:56PM 8 But the additional floor and the 07:56PM 9 majority -- the main reason is that we would have to 07:56PM 10 -- our first residential floor or even parking, a 07:56PM 11 certain portion of the parking has to be out of the 07:57PM 12 floodplain, would be, again, at that 44-foot level, 07:57PM 13 which is approximately where the floodplain is. 07:57PM 14 So we would have to raise this portion 07:57PM 15 of the building up about 5 feet. So if you raise -- 07:57PM 16 if we raise this floor, we'll call it, up 5 feet to 07:57PM 17 get it out of the floodplain, all you've got below is 07:57PM 18 a void space. 07:57PM 19 So we thought, well, if we're going 07:57PM 20 through the construction effort and design effort to 07:57PM 21 raise that up and do all the excavating that's 07:57PM 22 required, why not make that level parking? We would 07:57PM 23 then -- it would necessitate the additional floor, 07:57PM 24 but not the additional height, and give the project 07:57PM 25 more parking than is potentially required. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	47 07:58PM 1 described them. I've got a material sheet. I 07:58PM 2 believe that was actually color, but the colors are 07:58PM 3 all gray tones. 07:59PM 4 So we've got three different bricks. 07:59PM 5 And these are all full brick, it's not a half brick 07:59PM 6 or a brick stucco. 07:59PM 7 This is a real dimensional brick. 07:59PM 8 We've got the color, which is a bronze, dark bronze 07:59PM 9 or -- some of the brown floor entry area. The cement 07:59PM 10 board panels, this is fibrous cement board panel, 07:59PM 11 combination of cement and fiberglass, which is a very 07:59PM 12 sturdy material. What's good about it is we can 07:59PM 13 control the striations, we can control color, and 07:59PM 14 those colors and striations stay as designed for a 07:59PM 15 long time. 07:59PM 16 Importantly, this perforated metal is 07:59PM 17 what we're proposing at the small particular areas 07:59PM 18 where the parking is open. Anyplace that the parking 07:59PM 19 is open, we would screen it with this metal. 07:59PM 20 So that's the materials. I think the 07:59PM 21 renderings do a better job than this particular sheet 07:59PM 22 of describing materials, but let me look through my 07:59PM 23 notes and see if I've forgotten anything. I think 08:00PM 24 I've gone through most of it. 08:00PM 25 LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
46 07:57PM 1 We think of it as using dead space for 07:57PM 2 a better use. 07:57PM 3 So what would have been dead space 07:57PM 4 built in or more likely void because of the flooding 07:57PM 5 situation, would be dead space, in effect would be 07:57PM 6 replaced the dead space that would be within the 07:57PM 7 floodplain with parking. 07:57PM 8 So that's the majority of the reason 07:57PM 9 for the additional parking level. Paul, our planner, 07:58PM 10 will get into the other variances that we talked 07:58PM 11 about. 07:58PM 12 But from an architecture perspective, 07:58PM 13 not a planning perspective, that was the reason that 07:58PM 14 we made the decision all together as a team to raise 07:58PM 15 this building up, understanding that it was one more 07:58PM 16 than the plan allows, but we also understood that the 07:58PM 17 mass is not any bigger than the plan allows. 07:58PM 18 So that was important to us, and not to 07:58PM 19 have a void space at the ground floor with the 07:58PM 20 exception of the lobby. 07:58PM 21 So with that, I'm happy to answer 07:58PM 22 questions. 07:58PM 23 MS. GONCHAR: Do you want to -- 07:58PM 24 THE WITNESS: Yes, pardon me, Meryl. I 07:58PM 25 should have -- I skipped past material, although I LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	48 08:00PM 1 BY MS. GONCHAR: 08:00PM 2 Q. Yes, can we just touch on the -- I 08:00PM 3 think there were comments in some of the -- 08:00PM 4 A. Yes. 08:00PM 5 Q. And we'll go through letters however 08:00PM 6 the board wants, but some of the items. 08:00PM 7 You're responsible, as between you and 08:00PM 8 the site engineer, for the lighting within the 08:00PM 9 parking area. 08:00PM 10 Can you address how you determined what 08:00PM 11 would be the, you know, do we meet any required 08:00PM 12 standards and what is being provided in terms of the 08:00PM 13 lighting within that area? 08:00PM 14 A. I neglected to, on the architectural 08:00PM 15 plans, put the specific lighting that will be 08:00PM 16 designed for. 08:00PM 17 And it will be, and if we're approved I 08:00PM 18 can revise the drawing to show, the minimum level of 08:00PM 19 lighting within a parking garage is one footcandle, 08:00PM 20 which is one lumen per square foot. 08:00PM 21 So this building garage, I am not 08:00PM 22 talking about the exterior of the building, Zak will 08:00PM 23 talk about that, but the inner garage will be at one 08:00PM 24 footcandle, again one lumen per square feet. There 08:00PM 25 will be slight changes as you get closer to the lobby LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

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08:00PM	1	areas.
08:01PM	2	Generally that gets to be about 1.5 or
08:01PM	3	2, wherever the doors are or there's stairways or
08:01PM	4	there's hallways, the lighting is increased.
08:01PM	5	But I will revise the drawings if
08:01PM	6	approved to show that we meet more than the minimum
08:01PM	7	requirement as per the IBC.
08:01PM	8	Q. And you have already gone through the
08:01PM	9	bicycle parking and shown where those are?
08:01PM	10	A. One-hundred-sixty spaces.
08:01PM	11	Q. Right.
08:01PM	12	A. Twenty-six are within a closet.
08:01PM	13	Q. Right, a separate space, and the others
08:01PM	14	are wall-mounted in --
08:01PM	15	A. Correct.
08:01PM	16	Q. -- front of the cars along the walls.
08:01PM	17	Okay.
08:01PM	18	A. And the thinking there is simply that
08:01PM	19	not everyone may have a car or -- and if they don't
08:01PM	20	have a car, they've got someplace for their bicycle.
08:01PM	21	Q. Okay. I just wanted to see if there
08:01PM	22	was anything else.
08:01PM	23	Have we identified locations for
08:01PM	24	electric vehicle charging --
08:01PM	25	A. Yes.
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		50
08:01PM	1	Q. -- within the building?
08:01PM	2	A. We have -- we have located them. I'll
08:01PM	3	go to the plan. They're on the second floor because
08:01PM	4	they have to be out of the floodplain, and there's 16
08:02PM	5	of them shown in the row close to the lobby entry.
08:02PM	6	So there's 16 designed at the moment. There will
08:02PM	7	likely be a combination of Level 1 and Level 2. And
08:02PM	8	what that means is some will be 120 volts and some
08:02PM	9	will be 240 volt.
08:02PM	10	And I will say to you that that changes
08:02PM	11	as technology changes, but currently that's what is
08:02PM	12	envisioned, 16 in the space.
08:02PM	13	Q. Okay.
08:02PM	14	A. I hear whispering. Did I get that
08:02PM	15	number wrong?
08:02PM	16	MALE AUDIENCE MEMBER: No.
08:02PM	17	THE WITNESS: Sixteen as I described.
08:02PM	18	BY MS. GONCHAR:
08:02PM	19	Q. Is what's proposed in the plan that was
08:02PM	20	submitted.
08:02PM	21	Let me just clarify something. You had
08:02PM	22	identified the date on these plans. You had
08:02PM	23	indicated there were one or two changes.
08:02PM	24	I believe the set that went in, and I'm
08:02PM	25	glad we marked it as an exhibit, the plan that went
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		51
08:02PM	1	in, I think had a June date. This was --
08:03PM	2	A. Okay. Pardon me, I didn't know that.
08:03PM	3	Q. This was revised.
08:03PM	4	Do you know what changes were made? I
08:03PM	5	know you said something about relocating the
08:03PM	6	mailroom?
08:03PM	7	A. I do know, yes.
08:03PM	8	Q. And that's what's reflected? Thank
08:03PM	9	you.
08:03PM	10	A. Minor changes from this -- pardon me,
08:03PM	11	the set of plans you're looking at relative to this.
08:03PM	12	And the change that we're referring to specifically
08:03PM	13	is on the initial design and submission, I am going
08:03PM	14	the wrong way, we had our mailroom on the ground
08:03PM	15	floor, accessed directly off the hallway.
08:03PM	16	Received the floodplain administrator's
08:03PM	17	comments, report, suggesting that that is not
08:03PM	18	allowed; so we found room on the second floor within
08:03PM	19	that same lobby area here to relocate the mailroom.
08:03PM	20	Q. That's what the -- so this, what's
08:03PM	21	marked here does have minor modification from what
08:03PM	22	was submitted to the board, so thank you for having
08:03PM	23	us mark it as an exhibit.
08:03PM	24	A. Yes. The answer is yes.
08:04PM	25	MS. GONCHAR: Okay. That's what we
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08:04PM	1	have in terms of our direct testimony, subject to our
08:04PM	2	right to recall.
08:04PM	3	CHAIRMAN KANIEWSKI: Was that plan
08:04PM	4	presented or on file with the building department or
08:04PM	5	is that just being presented this evening?
08:04PM	6	MS. GONCHAR: It's being presented this
08:04PM	7	evening as an exhibit.
08:04PM	8	CHAIRMAN KANIEWSKI: So nobody has had
08:04PM	9	a chance to review it prior to the --
08:04PM	10	MS. GONCHAR: The plans were reviewed
08:04PM	11	except for the change; the plans except for the
08:04PM	12	mailroom being relocated were the plans that were on
08:04PM	13	file. That was a change that was made to put onto
08:04PM	14	the exhibit.
08:04PM	15	CHAIRMAN KANIEWSKI: So the plans were
08:04PM	16	not able to be reviewed, the new one; that's correct,
08:04PM	17	we had old plans.
08:04PM	18	Is that it?
08:04PM	19	MS. GONCHAR: Yes. And I'm going to
08:04PM	20	clarify what I said before. The plans that were
08:04PM	21	available were exactly what was on file since June.
08:04PM	22	The change is what's been called out, so someone
08:04PM	23	could review everything on the plan except the plan
08:04PM	24	they were looking at in their packet would have shown
08:04PM	25	the mailroom on the first floor and the plan that we
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53 08:04PM 1 have presented is part of an exhibit which was 08:04PM 2 modified in response to one of the review letters is 08:04PM 3 showing the mailroom on the second floor, yes. 08:04PM 4 CHAIRMAN KANIEWSKI: Okay. Thank you. 08:05PM 5 MS. GONCHAR: We're done with our 08:05PM 6 direct, subject to our right to recall or clarify, so 08:05PM 7 whatever your -- 08:05PM 8 CHAIRMAN KANIEWSKI: Yes, at this point 08:05PM 9 I'd like to ask does counsel have anything, and if 08:05PM 10 not I think I will defer to our professionals and go 08:05PM 11 through if you've got any quick questions, I'd like 08:05PM 12 to start with you, subject to being able to ask 08:05PM 13 additional questions, but let's go through. 08:05PM 14 You want to start off, Monica? 08:05PM 15 MS. MIANECKI: I have a question. 08:05PM 16 THE WITNESS: Yes. 08:05PM 17 MS. MIANECKI: You're showing bike 08:05PM 18 racks and you said they're going to be wall-mounted. 08:05PM 19 THE WITNESS: Yes. 08:05PM 20 MS. MIANECKI: On the ground floor. 08:05PM 21 Just -- I am a little confused, because 08:05PM 22 in your, I guess Z12, you're showing open -- on your 08:05PM 23 elevations, you're showing perforated metal panels, 08:05PM 24 but below it and above it you're showing it open to 08:06PM 25 the exterior. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	55 08:06PM 1 THE WITNESS: So this is in addition 08:06PM 2 to, is what I'm trying to say. This isn't -- we're 08:06PM 3 not using or taking any advantage of what any -- what 08:06PM 4 flood venting that may work with those perforated 08:06PM 5 panels. 08:07PM 6 MS. MIANECKI: Okay. I just thought 08:07PM 7 that they were going to have opening -- opened areas 08:07PM 8 and then the -- so the lower part of it is going to 08:07PM 9 be opened and then you were going to have those 08:07PM 10 panels between openings, so -- 08:07PM 11 THE WITNESS: Panels -- the idea of the 08:07PM 12 panels generally is to conceal the view of the cars. 08:07PM 13 Headlights of the cars. 08:07PM 14 So if I've got that wrong on the plan, 08:07PM 15 I can correct it. But that's the idea of the 08:07PM 16 perforated panels. 08:07PM 17 MS. MIANECKI: Okay. 08:07PM 18 THE WITNESS: And still allow 08:07PM 19 ventilation because this garage will likely be 08:07PM 20 naturally ventilated given the amount of wall space, 08:07PM 21 wall -- exterior wall area we've got. 08:07PM 22 MS. MIANECKI: Okay. And calculations 08:07PM 23 are going to be provided to show that you have enough 08:07PM 24 openings to wet flood proof the parking area. 08:07PM 25 THE WITNESS: Yes, and I think we've LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
54 08:06PM 1 THE WITNESS: The open exterior -- 08:06PM 2 sorry. 08:06PM 3 With the panels, and maybe I wasn't 08:06PM 4 clear enough, the panels are everywhere. There's no 08:06PM 5 place certainly in front of the facade that you can 08:06PM 6 see what's going on behind it. 08:06PM 7 So those metal panels that are 08:06PM 8 perforated to allow ventilation are there as well. 08:06PM 9 MS. MIANECKI: So there's no opening, 08:06PM 10 everything is going to get a metal panel from the top 08:06PM 11 to the bottom. 08:06PM 12 THE WITNESS: The metal panel is 08:06PM 13 perforated and it's an architectural feature that 08:06PM 14 will screen a good portion of the goings on behind, 08:06PM 15 which is in most cases the parking, but allow air and 08:06PM 16 water to go through where we need it. 08:06PM 17 MS. MIANECKI: So those panels are 08:06PM 18 going to be located within the special flood 08:06PM 19 elevation? 08:06PM 20 THE WITNESS: Yes. 08:06PM 21 We also have provided, and we didn't 08:06PM 22 include those panels as part of our calculation, but 08:06PM 23 the typical flood vents. Those are provided in all 08:06PM 24 those locations. I've got them on the plan. 08:06PM 25 MS. MIANECKI: Okay. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	56 08:07PM 1 got that here, but Zak may be able to speak to it in 08:07PM 2 more detail than I can. 08:07PM 3 MS. MIANECKI: Okay. 08:07PM 4 MS. CORRISTON: Can I just ask a 08:07PM 5 question? So is the -- is that instead of a wall, 08:07PM 6 you're just using that metal panel? 08:07PM 7 THE WITNESS: In particular areas. 08:07PM 8 MS. CORRISTON: Right. 08:07PM 9 THE WITNESS: Yeah, just as an 08:07PM 10 architectural feature. Yes. 08:07PM 11 MS. CORRISTON: Okay. 08:08PM 12 MS. MIANECKI: Just going back to that, 08:08PM 13 because I'm still a little bit -- so the perforated 08:08PM 14 metal panels are going to be on the west side of the 08:08PM 15 building as well. 08:08PM 16 THE WITNESS: In some cases. 08:08PM 17 We're -- on the -- let me think. Let 08:08PM 18 me get -- I'm calling -- you're asking about the 08:08PM 19 Garden State Plaza side. 08:08PM 20 MS. MIANECKI: No, the side facing 08:08PM 21 Sprout Brook. 08:08PM 22 THE WITNESS: Okay. Yes. 08:08PM 23 MS. MIANECKI: So that's your west 08:08PM 24 elevation. 08:08PM 25 THE WITNESS: Yes, and I -- LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

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08:08PM	1	MS. MIANECKI: That's where I'm looking
08:08PM	2	at your elevation and again, I'm confused, 'cause
08:08PM	3	you're showing a lot of areas open to the exterior.
08:08PM	4	THE WITNESS: The areas that are open
08:08PM	5	will -- at up to railing height, will be perforated
08:08PM	6	metal panels.
08:08PM	7	Again, the idea of that -- and if it's
08:08PM	8	not shown on the drawing, I can correct it. The idea
08:08PM	9	is to screen headlights, very simply. And allow
08:08PM	10	ventilation. It's really just an architectural
08:08PM	11	interesting material. That's why we used it.
08:08PM	12	MS. MIANECKI: Okay.
08:09PM	13	MS. GONCHAR: Is your question how much
08:09PM	14	is going to be opened and how much is going to be
08:09PM	15	enclosed?
08:09PM	16	MS. MIANECKI: Yes.
08:09PM	17	MS. GONCHAR: Is that what you're
08:09PM	18	trying to get?
08:09PM	19	MS. MIANECKI: Yes, yes.
08:09PM	20	MS. GONCHAR: Not what it looks like,
08:09PM	21	but what's the ratio of --
08:09PM	22	MS. MIANECKI: Right. Because, being
08:09PM	23	that it's below the flood hazard area, I was
08:09PM	24	expecting to see more open area and less area that's
08:09PM	25	going to be behind the metal panels. I could see
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08:09PM	1	them being for an architectural element, but by --
08:09PM	2	you're almost enclosing the whole building, so it's
08:09PM	3	not really opened anymore.
08:09PM	4	So that was one thing -- when I had
08:09PM	5	reviewed the plans I had looked at it and I think
08:09PM	6	that was one of my questions that I was -- was some
08:09PM	7	confusion, I guess maybe on my part. Because I
08:09PM	8	thought a lot of the areas were going to be staying
08:09PM	9	open.
08:09PM	10	THE WITNESS: We're not saying anything
08:09PM	11	different really. What is open -- so
08:09PM	12	architecturally, the -- from where the railing --
08:09PM	13	that is above is open. You can see in certain areas
08:09PM	14	what's going on behind it. The perforated metal
08:09PM	15	panel will be below that to conceal headlights from
08:09PM	16	the cars and screen, again, most of what's going on
08:09PM	17	in the garage.
08:09PM	18	We have provided flood vents in
08:10PM	19	addition to that. So we didn't take advantage of it.
08:10PM	20	I can look at the numbers again.
08:10PM	21	MS. MIANECKI: Okay.
08:10PM	22	THE WITNESS: Happy to do it.
08:10PM	23	MS. GONCHAR: So is it -- is the
08:10PM	24	testimony that the flood -- the vents that are
08:10PM	25	provided satisfy the requirement? Is this something
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08:10PM	1	we should be talking about with the engineer?
08:10PM	2	I'm advised that I should be asking the
08:10PM	3	more detailed calculation questions --
08:10PM	4	MS. MIANECKI: Yes.
08:10PM	5	MS. GONCHAR: -- of the engineer. And
08:10PM	6	we will bring back the architect if we haven't
08:10PM	7	addressed it or if you need a further detail visually
08:10PM	8	at a future time.
08:10PM	9	MS. MIANECKI: Okay.
08:10PM	10	MS. CORRISTON: Would it be helpful if
08:10PM	11	there is a rendering to show so that we can actually
08:10PM	12	see exactly what you're talking about? Because I
08:10PM	13	think there is some confusion.
08:10PM	14	THE WITNESS: Renderings don't do a
08:10PM	15	very good job of showing, they -- you can -- it looks
08:10PM	16	darker, but you really can't render something like
08:10PM	17	we're proposing without it looking opaque.
08:10PM	18	So in short of that, we don't show --
08:10PM	19	we call it out on the elevations as well as the
08:11PM	20	material board, but the renderings don't do a very
08:11PM	21	good job of describing what's going on there.
08:11PM	22	Of course, if approved, I can happily
08:11PM	23	detail a close-up of this so it's a bit more
08:11PM	24	understandable.
08:11PM	25	MS. GONCHAR: Can I ask you a question?
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08:11PM	1	If you can look at the small one that I
08:11PM	2	can pass around? And that's not to say we won't
08:11PM	3	bring a different one. But is the perforated panel
08:11PM	4	the area that I'm pointing to?
08:11PM	5	THE WITNESS: Yes.
08:11PM	6	MS. GONCHAR: And when you say
08:11PM	7	"perforated," so that is not a solid material.
08:11PM	8	THE WITNESS: Correct.
08:11PM	9	MS. GONCHAR: So let me just -- since
08:11PM	10	you're at a distance, I am just handing her, I marked
08:11PM	11	my 8-and-a-half by 11 and then you can tell us if we
08:11PM	12	need further. This is what he's referring to. That
08:11PM	13	this is not solid material. Those are open.
08:11PM	14	MS. MIANECKI: Okay.
08:11PM	15	MS. GONCHAR: That's just a miniature.
08:11PM	16	And I apologize, I really should have thought to
08:11PM	17	bring you 8-and-a-half by 11 of the -- the 11-by--17.
08:11PM	18	MS. MIANECKI: This is the, I guess the
08:11PM	19	side that's facing West Passaic Street?
08:11PM	20	THE WITNESS: Yes.
08:11PM	21	MS. MIANECKI: You're -- the same
08:11PM	22	materials are going to be used on all four sides or
08:11PM	23	three sides of the building.
08:11PM	24	THE WITNESS: It's the same on all
08:12PM	25	facades.
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08:12PM **1** MS. MIANECKI: So from this I could see

08:12PM **2** that you have the perforated metal panel towards the

08:12PM **3** lower part of it, and above it is going to be glass?

08:12PM **4** THE WITNESS: Open.

08:12PM **5** MS. MIANECKI: Open. Oh, I see it.

08:12PM **6** Okay.

08:12PM **7** MS. GONCHAR: The fact that you have to

08:12PM **8** lean that close with your glasses on means we will

08:12PM **9** get you a better rendering.

08:12PM **10** MALE AUDIENCE MEMBER: Here. This is

08:12PM **11** it.

08:12PM **12** MS. MIANECKI: Okay.

08:12PM **13** (Whereupon, an off-the-record

08:12PM **14** discussion is held.)

08:12PM **15** THE WITNESS: I can give you more

08:12PM **16** information on that.

08:12PM **17** I understand --

08:12PM **18** MS. GONCHAR: The question.

08:12PM **19** THE WITNESS: -- the confusion and the

08:12PM **20** question based on the drawings.

08:12PM **21** MS. GONCHAR: You have another one?

08:12PM **22** Give me the same one, I can pass it to the board.

08:12PM **23** THE WITNESS: I can pass the larger

08:12PM **24** rendering up if you'd like to see it.

08:12PM **25** MS. GONCHAR: Can we -- would that be

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08:12PM **1** helpful?

08:12PM **2** THE WITNESS: Does that help anyone.

08:12PM **3** MS. GONCHAR: Not to be -- do you want

08:12PM **4** us to -- so you can look at it more closely. It

08:12PM **5** looks just like a gray thing from where you're

08:12PM **6** sitting.

08:12PM **7** (Whereupon, an off-the-record

08:12PM **8** discussion is held.)

08:13PM **9** THE WITNESS: I'm just confirming that

08:13PM **10** what I had said was right and we didn't take into

08:13PM **11** consideration any of those openings as part of our

08:13PM **12** flood vent calculation. Zak will speak to it better

08:13PM **13** than I can in more detail.

08:13PM **14** MS. MIANECKI: I have a question.

08:13PM **15** You said you're going to move the

08:13PM **16** electric car charging stations to the second level,

08:14PM **17** but you left some behind on the first level.

08:14PM **18** THE WITNESS: I don't think so.

08:14PM **19** MS. GONCHAR: Can I just ask, I don't

08:14PM **20** mean to be rude, but I don't know that the board's

08:14PM **21** listening because we passed the plan out.

08:14PM **22** MS. MIANECKI: Oh, I'm sorry.

08:14PM **23** MS. GONCHAR: No, I just don't want

08:14PM **24** them to miss what you're --

08:14PM **25** MALE AUDIENCE MEMBER: I'm sorry, what

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08:14PM **1** did you say?

08:14PM **2** MS. MIANECKI: The car charging

08:14PM **3** stations for electric vehicles. I believe

08:14PM **4** Mr. Minervini mentioned that he had relocated them to

08:14PM **5** the second floor. That was one of my concerns that

08:14PM **6** they can't be below the flood hazard area.

08:14PM **7** THE WITNESS: They've all been located

08:14PM **8** -- relocated to the second floor. We had some on the

08:14PM **9** first, some on the second. They've all been

08:14PM **10** relocated to the second, as I described.

08:14PM **11** MS. MIANECKI: Okay. So there's none

08:14PM **12** on the first floor.

08:14PM **13** THE WITNESS: None on the first floor.

08:14PM **14** MS. MIANECKI: Okay, thank you.

08:14PM **15** COMMITTEEWOMAN IACOBUCCI: Can I ask

08:14PM **16** you a question?

08:14PM **17** THE WITNESS: Yes.

08:14PM **18** COMMITTEEWOMAN IACOBUCCI: I would

08:14PM **19** assume that you moved the mail and the charging

08:14PM **20** stations and everything because of the flood --

08:14PM **21** MALE AUDIENCE MEMBER: Speak up.

08:14PM **22** COMMITTEEWOMAN IACOBUCCI: -- being on

08:14PM **23** the first. What about the garbage on the first floor

08:14PM **24** and the recycling? That would create quite a mess if

08:14PM **25** it's flooded.

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08:14PM **1** THE WITNESS: It is permitted via DEP

08:14PM **2** to be on that ground floor, and it is much more

08:14PM **3** efficient to have our trash chute come down to that

08:15PM **4** first floor and be taken out. The building will be

08:15PM **5** maintained, it has building maintenance, and they

08:15PM **6** will be responsible for keeping that area clean.

08:15PM **7** COMMITTEEWOMAN IACOBUCCI: Is it flood

08:15PM **8** proof? Like, is there --

08:15PM **9** THE WITNESS: It is, it is wet flood

08:15PM **10** proof, meaning that all -- everything in there has to

08:15PM **11** be able to withstand water.

08:15PM **12** It has to be water resistant.

08:15PM **13** MS. GONCHAR: And it's enclosed.

08:15PM **14** THE WITNESS: It's enclosed. Yes, it

08:15PM **15** is enclosed within its own separate --

08:15PM **16** COMMITTEEWOMAN IACOBUCCI: And you have

08:15PM **17** vents for the water to come in?

08:15PM **18** THE WITNESS: Correct.

08:15PM **19** MS. GONCHAR: I -- I'm hearing you're

08:15PM **20** concerned that if there are vents to come in, if

08:15PM **21** there's water that it will take the garbage out.

08:15PM **22** COMMITTEEWOMAN IACOBUCCI: Or just

08:15PM **23** create a real mess.

08:15PM **24** MS. GONCHAR: But an enclosed mess

08:15PM **25** that's the applicant's responsibility to fix.

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08:15PM	1	COMMITTEEWOMAN IACOBUCCI: Right. So	
08:15PM	2	how does the water get out, I guess, if -- is that --	
08:15PM	3	MS. GONCHAR: Can you describe what --	
08:15PM	4	THE WITNESS: Yes. The flood vents are	
08:15PM	5	low near the floor and they only open with pressure	
08:15PM	6	from water. They're not open all the time. So they	
08:15PM	7	open when they need to be opened, based on water	
08:15PM	8	pressure from the exterior.	
08:15PM	9	MS. GONCHAR: And how is the garbage or	
08:16PM	10	recycling, whatever is in there, how is it maintained	
08:16PM	11	within it? Is it in containers?	
08:16PM	12	THE WITNESS: It is always within	
08:16PM	13	containers as you're connected to a trash compactor.	
08:16PM	14	So the compactor puts things into bags right away,	
08:16PM	15	it's sealed, and then that gets put into the	
08:16PM	16	containers.	
08:16PM	17	COMMITTEEWOMAN IACOBUCCI: Okay.	
08:16PM	18	THE WITNESS: So there's no point where	
08:16PM	19	you'll see open garbage, with the exception of a very	
08:16PM	20	small amount coming down the chute at a particular	
08:16PM	21	time.	
08:16PM	22	COMMITTEEWOMAN IACOBUCCI: Thank you.	
08:16PM	23	MS. GONCHAR: We're visualizing the	
08:16PM	24	little tied-off bag sitting in a bucket that --	
08:16PM	25	right, that's --	
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08:16PM	1	COMMITTEEWOMAN IACOBUCCI: We've had	
08:16PM	2	enough of that.	
08:16PM	3	MS. GONCHAR: Right. That's why I	
08:16PM	4	wanted him to clarify what it --	
08:16PM	5	COMMITTEEWOMAN IACOBUCCI: Thank you.	
08:16PM	6	MS. GONCHAR: -- what's it designed to	
08:16PM	7	accommodate.	
08:16PM	8	COMMITTEEWOMAN IACOBUCCI: Okay, I have	
08:16PM	9	another question.	
08:16PM	10	So what's going where the mailroom was.	
08:16PM	11	THE WITNESS: We increased the size of	
08:16PM	12	the utility space. So if -- we can't have electric	
08:16PM	13	meters there, but we can have gas meters and we can	
08:16PM	14	have water meters. We just increased the space	
08:16PM	15	there.	
08:16PM	16	MS. GONCHAR: We cut you off.	
08:17PM	17	MR. MAYO: No, no, no, I was being	
08:17PM	18	asked if there were more questions over here.	
08:17PM	19	MS. GONCHAR: Okay, I'm sorry. I	
08:17PM	20	didn't know if we stepped on you when we moved on.	
08:17PM	21	MR. MAYO: Yes. I wanted to make sure	
08:17PM	22	you were done, Monica.	
08:17PM	23	MS. MIANECKI: One more question. You	
08:17PM	24	just talked about the gas meters and water meters.	
08:17PM	25	THE WITNESS: Yes.	
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08:17PM	1	MS. MIANECKI: Are they going to be --	
08:17PM	2	what elevation are you going to be placing these	
08:17PM	3	meters at.	
08:17PM	4	THE WITNESS: They'll be -- so within	
08:17PM	5	that room, which is at 39 feet, approximately, mid	
08:17PM	6	38-and-a-half, we have to raise them up about	
08:17PM	7	4-and-a-half feet.	
08:17PM	8	MS. MIANECKI: So they're going to be	
08:17PM	9	elevated --	
08:17PM	10	THE WITNESS: Correct.	
08:17PM	11	MS. MIANECKI: -- above the flood point	
08:17PM	12	hazard area.	
08:17PM	13	THE WITNESS: Yes.	
08:17PM	14	Whereas the electric meters, we don't	
08:17PM	15	have that opportunity because they're wall-mounted	
08:17PM	16	and they go all the way down, so we made the decision	
08:17PM	17	to move all the electric meters upstairs.	
08:17PM	18	MS. MIANECKI: Okay. Thank you.	
08:17PM	19	MR. MAYO: Mr. Minervini, how are you	
08:17PM	20	doing?	
08:17PM	21	THE WITNESS: I'm doing well, thank	
08:17PM	22	you.	
08:17PM	23	MR. MAYO: I do have a few questions.	
08:17PM	24	I'd like to begin with the type of	
08:17PM	25	construction used structurally at each floor. I	
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08:17PM	1	don't see that really detailed on the plans. If you	
08:17PM	2	could just give the board an idea of how this	
08:18PM	3	building is being constructed.	
08:18PM	4	THE WITNESS: Of course.	
08:18PM	5	I will tell you that part of the	
08:18PM	6	building has yet to be determined, we have to do a	
08:18PM	7	cost analysis.	
08:18PM	8	But the first two floors will be	
08:18PM	9	cast-in-place concrete.	
08:18PM	10	So at your ground level and your second	
08:18PM	11	floor parking, that will be all cast-in-place	
08:18PM	12	concrete.	
08:18PM	13	So all the way up to the first	
08:18PM	14	residential floor. That's cast-in-place concrete.	
08:18PM	15	Above that, we have the opportunity to	
08:18PM	16	do either wood framing or steel-stud framing. We	
08:18PM	17	haven't yet determined what the cost will be because	
08:18PM	18	that's changing every day.	
08:18PM	19	So upstairs residential sections will	
08:18PM	20	be of a frame of either wood or steel. The lower	
08:18PM	21	floors, as I mentioned, specifically where the garage	
08:18PM	22	is, will be concrete.	
08:18PM	23	MR. MAYO: And this will, of course,	
08:18PM	24	meet the construction code.	
08:18PM	25	THE WITNESS: Yes.	
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08:18PM **1** MR. MAYO: Whichever you decide.

08:18PM **2** THE WITNESS: Absolutely.

08:18PM **3** We can't go any further than this if we

08:18PM **4** can't get by the construction office, so this will

08:19PM **5** meet all the current codes.

08:19PM **6** And by the way, either wood or steel

08:19PM **7** works given our height.

08:19PM **8** MR. MAYO: Let's stay on this same

08:19PM **9** thing. I don't believe I have seen plans for the

08:19PM **10** rooftop amenities. Were they included in your plan

08:19PM **11** set?

08:19PM **12** THE WITNESS: The landscape architect

08:19PM **13** will discuss that tonight. I have not designed that,

08:19PM **14** it's not part of my set.

08:19PM **15** MR. MAYO: Okay. The roof, of course,

08:19PM **16** the parking is, of course, covered by the amenities

08:19PM **17** and that's not contributing to your stormwater.

08:19PM **18** Of course, that rooftop is again going

08:19PM **19** to meet construction code, right?

08:19PM **20** THE WITNESS: Yes. Concrete, so it

08:19PM **21** would be the first two levels and the lower level of

08:19PM **22** residential will be concrete.

08:19PM **23** MR. MAYO: And the green roof that is

08:19PM **24** specified on your plans, this is not being used to

08:19PM **25** meet stormwater regs, is it?

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08:19PM **1** THE WITNESS: No, it's not.

08:19PM **2** And I confirmed with the civil

08:19PM **3** engineer. Although we have in other projects, it's

08:19PM **4** not used in this case.

08:20PM **5** MR. MAYO: And it's not required.

08:20PM **6** THE WITNESS: Correct. That's correct.

08:20PM **7** And I should be clear that the green

08:20PM **8** roof we're talking about is what's called an

08:20PM **9** extensive green roof. It's not walkable. You cannot

08:20PM **10** walk on it. It's just four inches of soil at the

08:20PM **11** most with a sedum on top of it. Requires very little

08:20PM **12** maintenance. It does slow down the amount of water

08:20PM **13** that goes into the stormwater detention system in a

08:20PM **14** heavy rainstorm.

08:20PM **15** MR. MAYO: Okay.

08:20PM **16** We were talking before about the

08:20PM **17** panels, and there are two specific issues for the

08:20PM **18** board to clarify.

08:20PM **19** There is, of course, on Monica's side,

08:20PM **20** flood protection. You need to make sure that the

08:20PM **21** forces within the building are balanced during a

08:20PM **22** flood event and that water doesn't build up pressure

08:20PM **23** and that's why you have flood vents.

08:20PM **24** But your vertical and your perforated

08:20PM **25** screening is there to provide protection from light

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08:20PM **1** intrusion.

08:20PM **2** THE WITNESS: That's, in essence, as

08:21PM **3** well as an architectural feature.

08:21PM **4** MR. MAYO: Can you clarify to the board

08:21PM **5** whether those lights will be protected all the way

08:21PM **6** around the building.

08:21PM **7** THE WITNESS: There will be no case --

08:21PM **8** there will be no condition on any of the parking

08:21PM **9** levels where the headlights will not be screened from

08:21PM **10** the exterior.

08:21PM **11** MR. MAYO: Thank you.

08:21PM **12** I -- you satisfied a number of

08:21PM **13** questions I had and just for confirmation, all the

08:21PM **14** tandem parking stalls will be assigned to a single

08:21PM **15** unit.

08:21PM **16** THE WITNESS: Correct.

08:21PM **17** MR. MAYO: Okay.

08:21PM **18** And the lighting plan, of course, you

08:21PM **19** will resubmit that for us to review for the lighting

08:21PM **20** requirements on the parking deck for the

08:21PM **21** redevelopment plan?

08:21PM **22** THE WITNESS: Yes.

08:22PM **23** MR. MAYO: All right.

08:22PM **24** I do believe that's all the questions I

08:22PM **25** have at this point.

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08:22PM **1** Thank you.

08:22PM **2** THE WITNESS: Thank you.

08:22PM **3** MR. BARREE: Okay.

08:22PM **4** I have a couple things as well.

08:22PM **5** First of all, comment No. 3 in my

08:22PM **6** report --

08:22PM **7** MS. GONCHAR: Can you -- you know what,

08:22PM **8** we didn't mention that. Can you just -- I didn't put

08:22PM **9** it on the record, the date of the report.

08:22PM **10** I don't think we referred to any of

08:22PM **11** them, I apologize.

08:22PM **12** MR. BARREE: My plan report is dated

08:22PM **13** September 15, 2021.

08:22PM **14** MS. GONCHAR: Thank you.

08:22PM **15** And which comment were you --

08:22PM **16** MR. BARREE: Comment No. 3 on page 6 of

08:22PM **17** 11, related to the breakdown of the affordable units

08:22PM **18** in the project.

08:22PM **19** I believe you testified five one-, five

08:22PM **20** three- and 14 two-bedroom units. Is that -- I think

08:22PM **21** that's consistent with what the plans show.

08:23PM **22** THE WITNESS: I will just confirm

08:23PM **23** that's the case.

08:23PM **24** So in total there's 24, as I mentioned;

08:23PM **25** five ones, 14 twos and five threes.

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73 08:23PM 1 MR. BARREE: Are you familiar with the 08:23PM 2 redevelopment agreement that this project is subject 08:23PM 3 to? 08:23PM 4 THE WITNESS: I am vaguely familiar 08:23PM 5 with it. 08:23PM 6 MR. BARREE: I mean, this may be also 08:23PM 7 something of an issue for your counsel, but if you 08:23PM 8 were required to provide six three-bedroom units and 08:23PM 9 four one-bedroom as part of the mix, would you be 08:23PM 10 able to handle that architecturally? 08:23PM 11 THE WITNESS: Architecturally, of 08:23PM 12 course. 08:23PM 13 Unrelated to any other issues. But in 08:23PM 14 terms of architecture, that can absolutely be 08:23PM 15 handled. 08:23PM 16 MS. GONCHAR: John, did the plan have a 08:23PM 17 different standard than the COAH? 08:23PM 18 MR. BARREE: This isn't from the 08:23PM 19 redevelopment agreement, Meryl. It's dated 08:23PM 20 March 10th, 2021, the first amendment. It's not the 08:23PM 21 redevelopment plan, itself. 08:23PM 22 So, typically, we wouldn't get into 08:23PM 23 the -- you know, we'd defer it to the administrative 08:24PM 24 agent and, you know -- 08:24PM 25 MS. GONCHAR: All right, we'll take a LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	75 08:24PM 1 design work on or is that just a potential 08:25PM 2 conceptual? 08:25PM 3 THE WITNESS: It was a placeholder at 08:25PM 4 the time. 08:25PM 5 As I understand it, and others can 08:25PM 6 speak to it better than me, it's been removed because 08:25PM 7 the entire property to our -- to the building's west 08:25PM 8 will be grass. 08:25PM 9 MR. BARREE: Okay. So that dog run 08:25PM 10 will be removed from future revisions. 08:25PM 11 THE WITNESS: Correct. 08:25PM 12 MR. BARREE: Okay. Could you -- you 08:25PM 13 mentioned that the delivery area, the loading area in 08:25PM 14 the southeastern corner of the building is double 08:25PM 15 height. 08:25PM 16 Can you define the height of that 08:25PM 17 space? 08:25PM 18 THE WITNESS: Yes. 08:25PM 19 I can do that by pulling up the 08:25PM 20 building elevations, which will be, I will get to the 08:25PM 21 specific sheet -- I can use Sheet Z11. 08:25PM 22 So it's 19-foot-2 from the ground floor 08:25PM 23 to the second parking level, and I imagine that that 08:26PM 24 second parking level will be 8 inches of concrete 08:26PM 25 plus an insulation, so you'll have 18 feet of clear LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
74 08:24PM 1 look at that. 08:24PM 2 MR. BARREE: I just want to make sure 08:24PM 3 that we're consistent on all fronts here, so if 08:24PM 4 that's the agreement that was entered into I want to 08:24PM 5 make sure that we're not -- the board is not 08:24PM 6 approving something that's inconsistent with that 08:24PM 7 agreement. 08:24PM 8 THE WITNESS: In terms of architecture, 08:24PM 9 we can accommodate that revision if required. 08:24PM 10 MR. BARREE: Okay. 08:24PM 11 MS. GONCHAR: We'll take a look. I 08:24PM 12 think every document that I brought with me, except 08:24PM 13 I'm not sure I have the first amendment to the 08:24PM 14 redevelopment. 08:24PM 15 MR. BARREE: Yes, I can e-mail it to 08:24PM 16 you if you need it. 08:24PM 17 MS. GONCHAR: I just mean I didn't 08:24PM 18 schlep it with me, not that -- but thank you. 08:24PM 19 MR. BARREE: No, I understand. 08:24PM 20 The next thing is related to point 08:24PM 21 No. 7, and this probably gets into testimony of 08:24PM 22 others as well, but your plan Sheet Z3 of the 08:24PM 23 submitted set shows a dog run area and it's roughly 08:24PM 24 the southwest corner of the building. 08:24PM 25 Is that something that you had any LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	76 08:26PM 1 space, so... 08:26PM 2 MR. BARREE: Plenty. 08:26PM 3 You described that area as -- and if 08:26PM 4 this is a question for someone else in terms of 08:26PM 5 operations, let me know. You described that area as 08:26PM 6 move in/move out. I know it's relatively close to 08:26PM 7 the garbage area as well. 08:26PM 8 Would you anticipate garbage collection 08:26PM 9 through that loading area. 08:26PM 10 THE WITNESS: It could be. We left 08:26PM 11 enough space for that to occur. I think others can 08:26PM 12 speak to it better than me, but it can work either 08:26PM 13 way. 08:26PM 14 Certainly it's better for the building 08:26PM 15 if the garbage is removed not in the main entry, at 08:26PM 16 the main entry. 08:26PM 17 MR. BARREE: Okay, I think that was 08:26PM 18 all. 08:26PM 19 Thank you. 08:26PM 20 THE WITNESS: Thank you. 08:26PM 21 MR. MAYO: I do have one last question. 08:26PM 22 It was involving truck access, and I am kind of like 08:26PM 23 torn between, but I'm going to go with the door 08:26PM 24 opening height with the architect. 08:27PM 25 What size were -- you said this is LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

77 08:27PM 1 basically going to be for moving in. 08:27PM 2 Are we expecting large tractor-trailer 08:27PM 3 moving vans to come and try to access this area? Do 08:27PM 4 we have door height for that? 08:27PM 5 THE WITNESS: We don't have door height 08:27PM 6 -- well, we have 16 feet for door height, so a 08:27PM 7 tractor-trailer could, but we don't expect 08:27PM 8 tractor-trailers, I don't think they'd be permitted 08:27PM 9 based on building management. They would not be 08:27PM 10 allowed. A large moving truck that we're all 08:27PM 11 familiar with would work in this space. 08:27PM 12 MR. MAYO: All right. So how would a 08:27PM 13 -- someone who had a large moving van -- I think 08:27PM 14 that's better -- I'll leave that for the engineer. 08:27PM 15 But we did get testimony on the door, 08:27PM 16 that's the architectural part of it. All right. 08:27PM 17 We'll continue that later. I think I am good for 08:27PM 18 now. 08:27PM 19 THE WITNESS: Thank you. 08:27PM 20 MS. GONCHAR: Thank you. 08:27PM 21 MR. BARREE: Sorry, I have one last 08:27PM 22 thing and then I think we're done. 08:28PM 23 And this may be a combination with the 08:28PM 24 site engineer as well, but we know that there is one 08:28PM 25 potential future phase of development for the overall LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	79 08:29PM 1 MS. GONCHAR: Right. 08:29PM 2 I just realized that we had three 08:29PM 3 letters. We didn't -- and I assume some of the 08:29PM 4 questions came out of the letters. 08:29PM 5 But we didn't put them on the record. 08:29PM 6 That's all I was saying. 08:29PM 7 MR. MAYO: Yes, we have answered a 08:29PM 8 number of items on -- would you like me to review the 08:29PM 9 ones we've had testimony on? 08:29PM 10 CHAIRMAN KANIEWSKI: Yes. Why don't 08:29PM 11 you just -- 08:29PM 12 MR. MAYO: Stick with the architect. 08:29PM 13 CHAIRMAN KANIEWSKI: -- do a checklist 08:29PM 14 of what's on the architectural and what you think is 08:29PM 15 resolved. 08:29PM 16 MR. MAYO: Sure. 08:29PM 17 MS. GONCHAR: I don't know if I heard 08:29PM 18 it, but the Boswell Engineering letter was dated 08:29PM 19 October 18, 2021. I don't know that we put the date 08:29PM 20 in, or maybe I missed it. 08:29PM 21 MR. MAYO: Yes, that is our stormwater 08:29PM 22 review. 08:29PM 23 MS. GONCHAR: Right. And then the -- 08:29PM 24 go ahead, I'm sorry, why don't you -- 08:29PM 25 MR. MAYO: That's okay. We have LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
78 08:28PM 1 redevelopment area. 08:28PM 2 Based on the building coverage 08:28PM 3 calculations that were submitted, there is probably 08:28PM 4 less than 3,000 square feet of building coverage 08:28PM 5 available before you abut the maximum. 08:28PM 6 In your opinion as an architect, is 08:28PM 7 that enough, roughly 2800 square feet, would that be 08:28PM 8 adequate to provide a retail component or do you 08:28PM 9 think that a future phase will be seeking variance 08:28PM 10 relief basically no matter what? 08:28PM 11 THE WITNESS: Certainly there could be 08:28PM 12 a tenant for 2800 square feet. Absolutely. 08:28PM 13 MR. BARREE: Okay. 08:28PM 14 THE WITNESS: And if someone wanted to 08:28PM 15 come in with more they'd have to get approval from 08:28PM 16 this board. 08:28PM 17 MR. BARREE: Okay, thank you. 08:28PM 18 CHAIRMAN KANIEWSKI: Okay. 08:29PM 19 You're done your questions. Do we also 08:29PM 20 need at some point to deal with your specific 08:29PM 21 letters? 08:29PM 22 MR. MAYO: Yes, we do. 08:29PM 23 I think most of mine is going to go 08:29PM 24 towards the engineer. 08:29PM 25 CHAIRMAN KANIEWSKI: Okay. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	80 08:29PM 1 September 17, 2021, for our site plan application 08:29PM 2 review. 08:30PM 3 MS. GONCHAR: Right. Okay. 08:30PM 4 MR. MAYO: All right. 08:30PM 5 The applicant has identified the 08:30PM 6 additional nonconformities we have identified as far 08:30PM 7 as the tandem parking stalls, direct access to 08:30PM 8 parking stalls, and those are -- that's relief the 08:30PM 9 board will have to consider, so... 08:30PM 10 MS. GONCHAR: I will say that I think 08:30PM 11 our planner will go through all of them to make sure 08:30PM 12 that we've covered the proofs for each of the waivers 08:30PM 13 or exceptions. 08:30PM 14 MR. MAYO: Okay. And I'm just 08:30PM 15 checking. I believe, again, a number of these were 08:30PM 16 going to be for the engineer and the landscape 08:30PM 17 architect. 08:30PM 18 Our first comment was a comment, we 08:30PM 19 talked about No. 23, the additional stalls and why 08:30PM 20 you're providing them. That is for flood hazard 08:30PM 21 options. And to save the building from being 08:31PM 22 elevated an additional 5 feet, to keep that 08:31PM 23 percentage of parking required out of the flood 08:31PM 24 hazard area. 08:31PM 25 So we're trying to utilize what would LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

81 08:31PM 1 be wasted space under there. 08:31PM 2 We will get into flood access and the 08:31PM 3 compact stalls, that's something we didn't really 08:31PM 4 discuss. I think you said they were in there and 08:31PM 5 you're requesting the smaller stall sizes. Your 08:31PM 6 testimony to that again was? 08:31PM 7 THE WITNESS: They're 8-by-18. And 08:31PM 8 they're inner-dispersed, but they don't have to be 08:31PM 9 included to the total. 08:31PM 10 MR. MAYO: They're outside the total. 08:31PM 11 THE WITNESS: They're outside the 08:31PM 12 total. 08:31PM 13 MR. MAYO: What percentage of those 18 08:31PM 14 are -- 08:31PM 15 THE WITNESS: Let me give that to you. 08:32PM 16 And I will say that 8-by-18, although technically it 08:32PM 17 is a compact space, that's not very, very small for a 08:32PM 18 residential application. 08:32PM 19 So we are at 23 percent of the overall 08:32PM 20 number, of the overall number. 08:32PM 21 MR. MAYO: And your overall number is 08:32PM 22 what percentage of the overall requirement? 08:32PM 23 THE WITNESS: That I don't have off 08:32PM 24 hand. 08:32PM 25 MR. MAYO: No, I get it. Does the LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	83 08:33PM 1 THE WITNESS: The number of compact is 08:33PM 2 69 in total; 21 at Level 1, 48 at Level 2. 08:33PM 3 CHAIRMAN KANIEWSKI: Next question 08:34PM 4 would be the tandem stalls, 42? 08:34PM 5 Is that correct. 08:34PM 6 THE WITNESS: Forty-two in total, yes. 08:34PM 7 CHAIRMAN KANIEWSKI: What are the 08:34PM 8 sizes? 08:34PM 9 THE WITNESS: They are full size. 08:34PM 10 CHAIRMAN KANIEWSKI: Okay. So that 08:34PM 11 would be what, 9-by-18? 08:34PM 12 THE WITNESS: 9-by-18, yes. 08:34PM 13 Pardon me, there is a small percentage 08:34PM 14 of the tandem that are compact. I'm looking at one 08:34PM 15 section here on the second level. It looks like 08:34PM 16 there's six. Yes, six of them. 08:34PM 17 MS. GONCHAR: Six of the -- 08:34PM 18 THE WITNESS: Of the total, and I'll 08:34PM 19 confirm that. 08:34PM 20 That's correct. So six of those tandem 08:34PM 21 are also compact. 08:34PM 22 CHAIRMAN KANIEWSKI: Okay. 08:34PM 23 MS. GONCHAR: So of the 42, six of 08:34PM 24 those. 08:34PM 25 THE WITNESS: Correct. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
82 08:32PM 1 board have any questions about that? They are 08:32PM 2 proposing some smaller size stalls, 8-by-18, which in 08:32PM 3 our experience are approved in other municipalities 08:32PM 4 for other uses, retail and residential. 08:32PM 5 But they're providing additional stalls 08:32PM 6 for flood options and flood safety. And the smaller 08:33PM 7 stalls are more inadequate to handle most cars today. 08:33PM 8 They might be exclusively, like you might be a little 08:33PM 9 -- park an Escalade or a Suburban, a full-size SUV in 08:33PM 10 those. 08:33PM 11 I personally don't think there's any 08:33PM 12 hazard associated with these smaller stalls, 08:33PM 13 especially being a small percentage of the required 08:33PM 14 parking on there. 08:33PM 15 But if the board has any questions, I 08:33PM 16 am willing to take them regarding the smaller-sized 08:33PM 17 stalls on there. 08:33PM 18 CHAIRMAN KANIEWSKI: I have one. I'm 08:33PM 19 confused with the numbers and the sizes. The compact 08:33PM 20 stalls, there are 69? Question for the architect. I 08:33PM 21 looked at John Barree's report and those stalls are 08:33PM 22 8-by-18. 08:33PM 23 Is that correct? 08:33PM 24 THE WITNESS: Yes, 8-by-18, correct. 08:33PM 25 CHAIRMAN KANIEWSKI: What's the number? LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	84 08:34PM 1 MR. MAYO: You would, of course, 08:34PM 2 require relief if any of those 8-by-18 stalls are 08:35PM 3 part of your parking requirement. 08:35PM 4 THE WITNESS: Okay. Understood. 08:35PM 5 MR. MAYO: Okay. 08:35PM 6 MS. GONCHAR: We have asked. We've 08:35PM 7 identified that as waiver relief. 08:35PM 8 Yes, okay. 08:35PM 9 MR. MAYO: Yes. 08:35PM 10 MS. GONCHAR: We have included it. 08:35PM 11 MR. MAYO: Yes. 08:35PM 12 So we should identify the number of 08:35PM 13 parking stalls being requested for that. 08:35PM 14 MS. GONCHAR: That will not be all that 08:35PM 15 -- you'll certainly hear testimony as to why that -- 08:35PM 16 from the other witnesses why, particularly in a 08:35PM 17 residential where you have assigned spaces, the 08:35PM 18 smaller spaces are generally acceptable as opposed 08:35PM 19 to, you know, in a shopping center where different 08:35PM 20 people come and go on an ongoing basis. 08:35PM 21 CHAIRMAN KANIEWSKI: One more question. 08:35PM 22 That leaves us with six ADA spaces? 08:35PM 23 THE WITNESS: Correct. 08:35PM 24 CHAIRMAN KANIEWSKI: What's the size of 08:35PM 25 those. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

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08:35PM 1 THE WITNESS: Those are 8-by-18 with a
08:35PM 2 side area of 5 feet. So those meet the minimum
08:35PM 3 requirement, too. Or the standard, I should say.
08:36PM 4 CHAIRMAN KANIEWSKI: Did you say
08:36PM 5 8-by-18?
08:36PM 6 THE WITNESS: Yes.
08:36PM 7 CHAIRMAN KANIEWSKI: Isn't the standard
08:36PM 8 9-by-18?
08:36PM 9 THE WITNESS: So -- pardon me, excuse
08:36PM 10 me, they're 9-by-18 with 9 feet between them, which
08:36PM 11 is even more than the standard.
08:36PM 12 So we've got ADA -- they're all ADA
08:36PM 13 van-sized and they don't necessarily have to be.
08:36PM 14 They're a bit bigger than they could be.
08:36PM 15 CHAIRMAN KANIEWSKI: Okay. And the
08:36PM 16 total was?
08:36PM 17 THE WITNESS: Six.
08:36PM 18 CHAIRMAN KANIEWSKI: For the whole
08:36PM 19 project?
08:36PM 20 THE WITNESS: For the whole project.
08:36PM 21 That's correct.
08:36PM 22 The requirement is 2 percent of your
08:36PM 23 overall number, and that's what the six takes up.
08:36PM 24 CHAIRMAN KANIEWSKI: What's the total
08:36PM 25 number? Is it 299?

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08:36PM 1 THE WITNESS: Two-hundred-ninety-nine
08:36PM 2 within the building, yes.
08:36PM 3 CHAIRMAN KANIEWSKI: Okay. All right.
08:36PM 4 THE WITNESS: Thirty-two surface.
08:36PM 5 CHAIRMAN KANIEWSKI: Okay. Thanks.
08:36PM 6 THE WITNESS: Sure.
08:36PM 7 CHAIRMAN KANIEWSKI: Anything
08:37PM 8 additional from the professionals?
08:37PM 9 If not, I will open it to questions to
08:37PM 10 the members of the board.
08:37PM 11 MR. ZOTOLLO: I have some questions
08:37PM 12 actually.
08:37PM 13 Now, just so I understand, the clarity
08:37PM 14 of the 5 feet dead area that was going to be there
08:37PM 15 before, now instead of having that dead space now
08:37PM 16 there's going to be parking taking that place.
08:37PM 17 But the building is being risen up to
08:37PM 18 now 64-foot-4.
08:37PM 19 THE WITNESS: Correct.
08:37PM 20 MR. ZOTOLLO: So what's the difference
08:37PM 21 then between the 64-foot-4 now and what it was
08:37PM 22 before?
08:37PM 23 THE WITNESS: It's that 5 feet,
08:37PM 24 approximately.
08:37PM 25 MR. ZOTOLLO: That's all it is --

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08:37PM 1 THE WITNESS: Approximately, yes.
08:37PM 2 MR. ZOTOLLO: -- is that 5 feet.
08:37PM 3 THE WITNESS: Well, it's a bit more
08:37PM 4 than that because once you make the determination
08:37PM 5 you're going to make it a full floor, then you've got
08:37PM 6 the 5-feet plus whatever the addition is.
08:37PM 7 MR. ZOTOLLO: That's what I'm saying.
08:37PM 8 It's -- okay.
08:37PM 9 The actual parking, is that at grade or
08:37PM 10 is that below grade?
08:37PM 11 THE WITNESS: It's at grade, with the
08:37PM 12 exception of the one section that abuts the --
08:37PM 13 MR. ZOTOLLO: On the west side?
08:37PM 14 THE WITNESS: Yes.
08:37PM 15 Sorry, the east side, that abuts the
08:37PM 16 Columbia Storage.
08:37PM 17 MR. ZOTOLLO: Right.
08:37PM 18 THE WITNESS: Because that's about
08:37PM 19 4-and-a-half feet higher in terms of elevation.
08:38PM 20 MR. ZOTOLLO: So that parking level
08:38PM 21 that goes under to the second floor.
08:38PM 22 THE WITNESS: Correct.
08:38PM 23 That was the reason we designed it that
08:38PM 24 way.
08:38PM 25 MR. ZOTOLLO: So that 5 feet of dead

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08:38PM 1 space was actually going to alleviate any cars being
08:38PM 2 in a flood zone because that was going to be high
08:38PM 3 enough above the flood elevation?
08:38PM 4 Is that how it was supposed to be?
08:38PM 5 THE WITNESS: Well, if we were to
08:38PM 6 design the entire building at 5 feet, so it's that
08:38PM 7 small section on the east side, pardon me, that would
08:38PM 8 be at approximately grade level.
08:38PM 9 The majority, the vast majority of the
08:38PM 10 rest of it is down at 38 and 39 feet. So there's a
08:38PM 11 high point where we meet Columbia Storage.
08:38PM 12 MR. ZOTOLLO: Right, okay. I guess the
08:38PM 13 question is does the parking spaces -- a bunch of
08:38PM 14 parking that's now in a flood area as opposed to --
08:38PM 15 THE WITNESS: Correct.
08:38PM 16 MR. ZOTOLLO: -- none -- a lot less now
08:38PM 17 in the flood.
08:38PM 18 THE WITNESS: We do have parking spaces
08:38PM 19 that would have been otherwise, of course, in the
08:38PM 20 flood area, yes.
08:38PM 21 MR. ZOTOLLO: Okay.
08:38PM 22 That's all I have.
08:38PM 23 MS. MUELLER: I have some questions.
08:38PM 24 CHAIRMAN KANIEWSKI: Go ahead.
08:38PM 25 MS. MUELLER: Ms. Mianecky here said

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89 08:39PM 1 that -- in her report on No. 9, it said that below 08:39PM 2 grade parking is prohibited. 08:39PM 3 Did they answer all your questions? 08:39PM 4 MS. MIANECKI: I was going to ask the 08:39PM 5 engineer that question. 08:39PM 6 MS. MUELLER: Okay. 08:39PM 7 MS. MIANECKI: I don't know if 08:39PM 8 Mr. Minervini -- 08:39PM 9 THE WITNESS: I think it's best for the 08:39PM 10 engineer. Although I have a sense of it, he'll do a 08:39PM 11 better job than I could. 08:39PM 12 MS. MUELLER: Okay. 08:39PM 13 Then Mr. -- our planner, he talked 08:39PM 14 about parking -- no, you didn't talk about parking, 08:39PM 15 I'm talking about parking. 08:39PM 16 In your plan -- I mean in your paper 08:39PM 17 here, there is discrepancy with the parking on 08:39PM 18 different plans. You've got -- you've got on this 08:39PM 19 plan you have 32 surface spaces, on Z3 you have 42 08:39PM 20 and on your wetlands -- no, not the wetlands, the 08:39PM 21 flood hazard permit you've got 53 on ground level, so 08:39PM 22 would it be -- but, you know... 08:40PM 23 THE WITNESS: As I described it is 08:40PM 24 accurate; 32 in total at surface. Ten of those are 08:40PM 25 adjacent to Columbia Self Storage and 22 are directly LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	91 08:41PM 1 So they're all -- 08:41PM 2 MS. MUELLER: Where's the second one -- 08:41PM 3 THE WITNESS: So they're all larger. 08:41PM 4 MS. MUELLER: Where's the second one on 08:41PM 5 the right? 08:41PM 6 THE WITNESS: There is two here, and 08:41PM 7 one, two, three, four here (indicating). 08:41PM 8 So on the right side if you're looking 08:41PM 9 at the plan of the main lobby and trash area, and on 08:41PM 10 the left side, directly adjacent to -- 08:41PM 11 MS. MUELLER: I'm talking about van, 08:41PM 12 van accessible. 08:41PM 13 THE WITNESS: Yes. Correct. 08:41PM 14 MS. MUELLER: All right. 08:41PM 15 I'm looking at the ramp coming down 08:41PM 16 from the -- by the storage facility. 08:41PM 17 THE WITNESS: Yes. 08:41PM 18 MS. MUELLER: On Z4. 08:41PM 19 What is all that vacant space there at 08:41PM 20 the top by the ramp? 08:41PM 21 THE WITNESS: Here (indicating)? 08:41PM 22 MS. MUELLER: No, but where the -- 08:41PM 23 where you're coming down the -- the ramp by the 08:42PM 24 storage area. 08:42PM 25 MS. GONCHAR: The ramp to the second LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
90 08:40PM 1 in front of our front residential entry. 08:40PM 2 Zak, the civil engineer, will describe 08:40PM 3 the discrepancy, but his drawing's been corrected as 08:40PM 4 well. 08:40PM 5 MS. MUELLER: Okay. Then I want to 08:40PM 6 just go through your plans here. You have no 08:40PM 7 handicapped parking on the outside at all? 08:40PM 8 I mean, you know, in front of the 08:40PM 9 building. 08:40PM 10 THE WITNESS: Let me refresh my memory. 08:40PM 11 I don't think we do in our drawing. Zak, do you -- 08:40PM 12 no, we don't. They're within the building. 08:40PM 13 MS. MUELLER: Okay. Now, you have six 08:40PM 14 handicapped parking inside, it says you have four van 08:40PM 15 accessible or something. 08:40PM 16 THE WITNESS: Yes, there's van 08:40PM 17 accessibility, yes. 08:40PM 18 MS. MUELLER: What is the four there? 08:40PM 19 THE WITNESS: I'll point them out on 08:40PM 20 the plan as well. 08:41PM 21 So at the ground floor level we've got 08:41PM 22 four here and two here (indicating). 08:41PM 23 They're all ADA van, which is a larger 08:41PM 24 standard than you would for a typical handicapped 08:41PM 25 parking space. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	92 08:42PM 1 level of parking? 08:42PM 2 MS. MUELLER: Yes, it's on the top of 08:42PM 3 the page, yeah. 08:42PM 4 As I am going up, yes. 08:42PM 5 THE WITNESS: Oh, here (indicating). 08:42PM 6 MS. MUELLER: Yes, I'm sorry. Yeah. 08:42PM 7 THE WITNESS: This is empty space. 08:42PM 8 It'll be walled off. 08:42PM 9 If you're asking what's underneath the 08:42PM 10 ramp? 08:42PM 11 MS. MUELLER: No, I'm just asking what 08:42PM 12 is that empty space is what I'm asking? 08:42PM 13 THE WITNESS: It's nothing. We're not 08:42PM 14 proposing it be used for anything. 08:42PM 15 MS. MUELLER: So the ramp is just 08:42PM 16 bypassing that empty space? 08:42PM 17 THE WITNESS: The ramp goes over it and 08:42PM 18 you've got void space probably about here. The rest 08:42PM 19 of this will be solid. So -- as opposed to putting 08:42PM 20 more parking there, we were going to wall that off so 08:42PM 21 it's secure. 08:42PM 22 MS. MUELLER: Okay. 08:42PM 23 And then the loading area, okay, the 08:42PM 24 truck goes in there, and then the idea is for them to 08:42PM 25 load whatever it is through a 5-foot-long hallway, LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

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08:42PM **1** down around into the, you know -- it's a very long

08:42PM **2** roundabout way, so if you're talking about somebody

08:42PM **3** loading their furniture, this is how they're going to

08:42PM **4** do it?

08:42PM **5** THE WITNESS: That is how they're going

08:42PM **6** to do it. And it's not uncommon to have your loading

08:43PM **7** zone be in the most efficient spot for the site while

08:43PM **8** having your main elevators core centralized there.

08:43PM **9** So for the amount of time that it's

08:43PM **10** used, again, probably monthly based on who's moving

08:43PM **11** in and out, that is absolutely acceptable.

08:43PM **12** MS. MUELLER: And that's -- and you

08:43PM **13** also said that's where the trash and the recycling --

08:43PM **14** THE WITNESS: Potentially.

08:43PM **15** I am not speaking to that specifically,

08:43PM **16** but it certainly could. I think that's a better

08:43PM **17** solution than having, of course, that garbage be

08:43PM **18** picked up in front of the building. We have private

08:43PM **19** carting, so, yes.

08:43PM **20** And Zak will speak to that as well, but

08:43PM **21** I will say that's likely the case.

08:43PM **22** MS. MUELLER: Yes, I don't think it

08:43PM **23** would be good right in front of the building because

08:43PM **24** you have to figure that out.

08:43PM **25** THE WITNESS: Understood.

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08:43PM **1** MS. MUELLER: I think that's all I have

08:43PM **2** right now, thanks.

08:43PM **3** THE WITNESS: Thank you.

08:43PM **4** COMMITTEEWOMAN IACOBUCCI: I have a

08:43PM **5** question.

08:43PM **6** CHAIRMAN KANIEWSKI: Yes. Sorry.

08:43PM **7** Do you have questions, Susan?

08:43PM **8** COMMITTEEWOMAN IACOBUCCI: Yes.

08:43PM **9** I remember during the redevelopment

08:43PM **10** discussions on affordable housing, I thought the

08:44PM **11** configuration of it was 12/8/4 at some point for the

08:44PM **12** 12.

08:44PM **13** MS. GONCHAR: The 12 meaning

08:44PM **14** one-bedroom?

08:44PM **15** COMMITTEEWOMAN IACOBUCCI: Right. 8/2.

08:44PM **16** MS. GONCHAR: We wouldn't have been

08:44PM **17** allowed to do that in any event. You're not allowed

08:44PM **18** to have more than 20 percent of the affordable units

08:44PM **19** as one-bedroom, and you're not allowed to have less

08:44PM **20** than 20 percent of the three-bedrooms. Those are by

08:44PM **21** the Uniform Housing Affordability, UHAC regulation

08:44PM **22** that governs the entire state.

08:44PM **23** That's not something that we can vary.

08:44PM **24** The question is whether we did the math right, I

08:44PM **25** think is the question. Because I did look at the

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08:44PM **1** agreement and it's 20, 20 and no less than 32.

08:44PM **2** But you can allocate between two and

08:44PM **3** three.

08:44PM **4** So unless we did the math wrong, but

08:44PM **5** I'll run that through, but that's not something we

08:44PM **6** could have -- we couldn't have agreed to that.

08:44PM **7** That's not within our power.

08:44PM **8** COMMITTEEWOMAN IACOBUCCI: I don't know

08:45PM **9** if this question is for the engineer.

08:45PM **10** On Z2, if you look to the left, that

08:45PM **11** says asphalt and pavement, paved off into the field

08:45PM **12** that's flood way. On my copy on Z2 it says paved

08:45PM **13** asphalt.

08:45PM **14** THE WITNESS: That would be a question

08:45PM **15** for the engineer.

08:45PM **16** COMMITTEEWOMAN IACOBUCCI: Okay. I'll

08:45PM **17** wait.

08:45PM **18** Thank you.

08:45PM **19** THE WITNESS: I'll defer.

08:45PM **20** CHAIRMAN KANIEWSKI: There's no other

08:45PM **21** questions from the board?

08:45PM **22** MR. ZOTOLLO: Just one last question.

08:45PM **23** I thought the ADA spaces were wider.

08:45PM **24** They're still 9 feet?

08:45PM **25** THE WITNESS: That's correct.

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08:45PM **1** MR. ZOTOLLO: Just deeper?

08:45PM **2** THE WITNESS: They're 9 feet with the

08:45PM **3** loading space between them.

08:45PM **4** The length is the same.

08:45PM **5** MR. ZOTOLLO: Okay. Gotcha.

08:45PM **6** CHAIRMAN KANIEWSKI: Anyone else on the

08:45PM **7** board have questions?

08:45PM **8** (No response.)

08:45PM **9** CHAIRMAN KANIEWSKI: Okay. I'll pop in

08:45PM **10** with a few.

08:45PM **11** In coming up with the parking mix, the

08:46PM **12** parking space mix, how did you specifically arrive at

08:46PM **13** -- how did you come up with that particular mix?

08:46PM **14** MS. GONCHAR: When you say, "mix," you

08:46PM **15** mean between the full size and the 9 by --

08:46PM **16** CHAIRMAN KANIEWSKI: Yes, 182, 69, 42

08:46PM **17** and six.

08:46PM **18** THE WITNESS: I can tell you -- it's

08:46PM **19** not we made a decision to start.

08:46PM **20** As you start laying out -- I am sorry,

08:46PM **21** you don't make the decision at the start for that

08:46PM **22** mix.

08:46PM **23** As you start laying things out and you

08:46PM **24** see what comes, facing you've got that you can

08:46PM **25** predict and how the lobby area and all -- and every

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08:46PM **1** other space, ancillary space that affects the
 08:46PM **2** parking, it evolves to that.
 08:46PM **3** CHAIRMAN KANIEWSKI: So it was
 08:46PM **4** determined by the physical spacing and not by the
 08:46PM **5** economics and what might be necessary to market the
 08:46PM **6** project?
 08:46PM **7** THE WITNESS: Correct.
 08:46PM **8** CHAIRMAN KANIEWSKI: So it purely --
 08:46PM **9** THE WITNESS: I had no involvement in
 08:46PM **10** any of that. I did have involvement, of course, in
 08:46PM **11** the parking design what was not related to economics.
 08:46PM **12** CHAIRMAN KANIEWSKI: Okay.
 08:46PM **13** In preparing your -- or in coming up
 08:47PM **14** with these numbers, did you consult at all any of the
 08:47PM **15** statistics of automobile and vehicle sales to
 08:47PM **16** determine what the normative amount is of what type
 08:47PM **17** of vehicle.
 08:47PM **18** THE WITNESS: No.
 08:47PM **19** We do have a traffic engineer who could
 08:47PM **20** probably speak to those specifics more than I could.
 08:47PM **21** CHAIRMAN KANIEWSKI: Wouldn't the
 08:47PM **22** traffic engineer talk about entering and exiting the
 08:47PM **23** project and not about the building?
 08:47PM **24** Isn't that your job?
 08:47PM **25** THE WITNESS: He can do that as well.

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08:47PM **1** CHAIRMAN KANIEWSKI: Okay.
 08:47PM **2** Okay. What size of -- let me rephrase
 08:47PM **3** it. Would it be fair to say your client is marketing
 08:47PM **4** this project as a luxury project?
 08:47PM **5** THE WITNESS: I don't know that answer.
 08:47PM **6** I can tell you that we designed as a luxury project,
 08:47PM **7** certainly the facades.
 08:47PM **8** CHAIRMAN KANIEWSKI: Okay, I will
 08:47PM **9** accept your answer.
 08:47PM **10** When you were designing the parking
 08:47PM **11** spaces did you take into account the fact that there
 08:47PM **12** are people who drive pickup trucks, transit vans or
 08:48PM **13** other similar vehicles who are in the blue collar
 08:48PM **14** trades?
 08:48PM **15** THE WITNESS: Did we take into account
 08:48PM **16** those specifics, no. We took into account what codes
 08:48PM **17** and ordinances give us to rely on.
 08:48PM **18** And I will tell you that building based
 08:48PM **19** -- we've done many buildings like this. This mix is,
 08:48PM **20** kind of, typical because it works and it's efficient.
 08:48PM **21** Did we specifically think about pickup trucks, no,
 08:48PM **22** but we did understand that in a 9-foot space an
 08:48PM **23** Escalade could fit in there, which is approximately
 08:48PM **24** the same size as a pickup truck.
 08:48PM **25** CHAIRMAN KANIEWSKI: Okay. Your

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08:48PM **1** company did the Adams Street project in Hoboken?
 08:48PM **2** THE WITNESS: Which? We've done many
 08:48PM **3** on Adams Street, that's why I'm asking.
 08:48PM **4** CHAIRMAN KANIEWSKI: I think it's 1417
 08:48PM **5** Adams Street.
 08:48PM **6** THE WITNESS: 217 Adams?
 08:48PM **7** CHAIRMAN KANIEWSKI: 1417 Adams Street.
 08:48PM **8** THE WITNESS: That is correct, yes.
 08:48PM **9** CHAIRMAN KANIEWSKI: Okay. It's a
 08:48PM **10** six-story building and it was one-to-one -- almost
 08:48PM **11** one-to-one spaces; is that correct, about 57 units
 08:48PM **12** and about 66 cars.
 08:48PM **13** THE WITNESS: That's correct. That's
 08:49PM **14** correct.
 08:49PM **15** CHAIRMAN KANIEWSKI: What -- if you
 08:49PM **16** remember, what was the mix of vehicles in that, full
 08:49PM **17** size or compact?
 08:49PM **18** THE WITNESS: The mix of the spacing?
 08:49PM **19** The spaces?
 08:49PM **20** CHAIRMAN KANIEWSKI: The sizes.
 08:49PM **21** THE WITNESS: I don't think we had any
 08:49PM **22** compact there because we did propose and it's being
 08:49PM **23** constructed a mechanical parking system.
 08:49PM **24** So with that, the spaces are a little
 08:49PM **25** smaller. They don't require the same tolerances in

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08:49PM **1** terms of size space in a mechanical parking system.
 08:49PM **2** MS. GONCHAR: And just for the record,
 08:49PM **3** obviously the -- Hoboken has a different -- they have
 08:49PM **4** a parking standard. I think actually that Hoboken
 08:49PM **5** had a waiver on RSIS from the State.
 08:49PM **6** THE WITNESS: It does. Hoboken --
 08:49PM **7** MS. GONCHAR: So they have a different
 08:49PM **8** parking ratio and I'm not sure about the size there.
 08:49PM **9** THE WITNESS: The space requirements
 08:49PM **10** for a standard size space is 8-foot-6-by-18 rather
 08:49PM **11** than the 9 foot as we're talking about tonight.
 08:49PM **12** CHAIRMAN KANIEWSKI: You testified that
 08:49PM **13** you were trying to harmonize your building with the
 08:50PM **14** adjacent storage building.
 08:50PM **15** About, if you remember, about what
 08:50PM **16** point in time did you decide to do that? Could you
 08:50PM **17** give us a timeframe, if you remember?
 08:50PM **18** MS. GONCHAR: I'm sorry, could you just
 08:50PM **19** -- I missed the first part of that. Could you --
 08:50PM **20** CHAIRMAN KANIEWSKI: I wanted to find
 08:50PM **21** out the timeframe -- he had testified that he had --
 08:50PM **22** he was harmonizing this building with the adjacent
 08:50PM **23** storage building.
 08:50PM **24** THE WITNESS: I don't know the
 08:50PM **25** timeline. I can tell you, I think is where you are

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08:50PM **1** going with the question is initially we had a

08:50PM **2** different color of the brick because, in terms of

08:50PM **3** architecture, I don't necessarily think that they

08:50PM **4** have to, although they can be complimentary colors, I

08:50PM **5** don't think you have to.

08:50PM **6** We changed the colors in response to

08:50PM **7** some comments, which I still think -- everything I

08:50PM **8** testified to is absolutely as I think.

08:50PM **9** CHAIRMAN KANIEWSKI: One of the

08:50PM **10** questions that comes up, at least in my mind, is

08:50PM **11** we've now seen all of the renditions and the pretty

08:51PM **12** pictures.

08:51PM **13** What guarantees do we have that the

08:51PM **14** buildings that are presented will be the buildings

08:51PM **15** that are built.

08:51PM **16** MS. GONCHAR: I don't think that is a

08:51PM **17** question for the architect.

08:51PM **18** CHAIRMAN KANIEWSKI: Who is it a

08:51PM **19** question for?

08:51PM **20** MS. GONCHAR: I think that the answer

08:51PM **21** to that is that the -- whatever the board approves,

08:51PM **22** the municipal inspectors are going to be watching the

08:51PM **23** entire development and they're going to be monitoring

08:51PM **24** to make sure that what's being built is what was

08:51PM **25** approved by the board.

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08:51PM **1** CHAIRMAN KANIEWSKI: Okay.

08:51PM **2** MS. GONCHAR: We only have the right to

08:51PM **3** build what's built, but when you're saying what

08:51PM **4** guarantee, my response is the reason that there's --

08:51PM **5** CHAIRMAN KANIEWSKI: Well, the question

08:51PM **6** is are there going to be any changes to the project

08:51PM **7** after the presentations are made.

08:51PM **8** MS. GONCHAR: Only if there --

08:51PM **9** CHAIRMAN KANIEWSKI: And if so, would

08:51PM **10** it come back to the board.

08:51PM **11** MS. GONCHAR: Only if they're further

08:51PM **12** approved or if the municipality has a tolerance for

08:51PM **13** field changes, which are approved by someone the

08:51PM **14** municipality would have to authorize to make that.

08:51PM **15** That is not a decision the developer or the builder

08:51PM **16** makes.

08:51PM **17** CHAIRMAN KANIEWSKI: Okay.

08:51PM **18** In occasion was that -- or your

08:52PM **19** testimony was that you hadn't decided between steel

08:52PM **20** framing and wood framing.

08:52PM **21** Is that correct?

08:52PM **22** THE WITNESS: That's correct.

08:52PM **23** CHAIRMAN KANIEWSKI: Is there a

08:52PM **24** difference in price between steel framing and wood

08:52PM **25** framing?

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08:52PM **1** THE WITNESS: Yes, but it fluctuates.

08:52PM **2** CHAIRMAN KANIEWSKI: Okay.

08:52PM **3** THE WITNESS: Yes. So that's why there

08:52PM **4** hasn't -- decision been made yet.

08:52PM **5** CHAIRMAN KANIEWSKI: Okay. Would it be

08:52PM **6** fair to say that generally is wood is less expensive?

08:52PM **7** THE WITNESS: I would have said that a

08:52PM **8** year-and-a-half ago. I would say today that's not

08:52PM **9** necessarily the case.

08:52PM **10** CHAIRMAN KANIEWSKI: Okay, okay.

08:52PM **11** With respect to -- I don't know if the

08:52PM **12** technical term is right, wood framing, light wood

08:52PM **13** framing. Is that the correct term for that?

08:52PM **14** THE WITNESS: It's not light wood, you

08:52PM **15** wouldn't call it light wood. Your light gauge, you

08:52PM **16** could call that in the steel portion of the possible

08:52PM **17** structure. It's -- similar to how a house is built

08:52PM **18** except the floor systems are engineered lumber. And

08:52PM **19** some of the wall systems are engineered lumber, too,

08:52PM **20** but they're wood.

08:53PM **21** CHAIRMAN KANIEWSKI: Let me just

08:53PM **22** clarify again, I should have asked this earlier. The

08:53PM **23** testimony was you hadn't decided between wood and

08:53PM **24** steel. Is that wood and steel with concrete or steel

08:53PM **25** with wood or something else?

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08:53PM **1** THE WITNESS: The concrete portion of

08:53PM **2** the building will only be the three levels that I

08:53PM **3** talked about. Above -- once the residential starts,

08:53PM **4** the ceiling of the residential, at that point above

08:53PM **5** it will be either a steel light gauge joist at a --

08:53PM **6** likely a 24-inch increment, or a wood composite joist

08:53PM **7** at that same increment. But there won't be concrete

08:53PM **8** involved, no.

08:53PM **9** CHAIRMAN KANIEWSKI: All right.

08:53PM **10** Could we -- since wood is one of the

08:53PM **11** choices, could we go over a couple of issues that

08:53PM **12** occur with wood and tell me how you would address

08:53PM **13** them or treat them, one of which, start with -- how

08:53PM **14** about fire resistance?

08:53PM **15** THE WITNESS: So the structure itself,

08:54PM **16** the wood is not fire resistant. It's how it's

08:54PM **17** concealed and surrounded gives you the fire

08:54PM **18** resistance in wood. Construction codes -- IBC is

08:54PM **19** what New Jersey is governed by, International

08:54PM **20** Building Code, New Jersey Edition. It's very, very,

08:54PM **21** very strict when it comes to wood structures.

08:54PM **22** In any case, this building will be

08:54PM **23** served by a fire suppression system as well.

08:54PM **24** CHAIRMAN KANIEWSKI: Is the fire

08:54PM **25** suppression -- excuse me for interrupting. Is the

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08:54PM	1 fire suppression system just in the attic?
08:54PM	2 THE WITNESS: No, the entire building
08:54PM	3 will be fire suppressed. And if I -- I think I know
08:54PM	4 where you're going; you're thinking of a particular
08:54PM	5 project, right.
08:54PM	6 CHAIRMAN KANIEWSKI: We're going to
08:54PM	7 Edgewater.
08:54PM	8 THE WITNESS: Edgewater, yes.
08:54PM	9 And that was done at a different time
08:54PM	10 and the codes have since changed. We are not -- the
08:54PM	11 issue there is that there was an attic and there were
08:54PM	12 prefabricated joists that weren't -- that area wasn't
08:54PM	13 suppressed. This is not the case here.
08:54PM	14 CHAIRMAN KANIEWSKI: Okay.
08:54PM	15 Types of fire walls that you would use
08:54PM	16 if the building was wood?
08:54PM	17 THE WITNESS: The fire wall comes from
08:54PM	18 the application of gyp board or other materials to
08:55PM	19 give you a fire rating.
08:55PM	20 So, generally speaking, the floors here
08:55PM	21 will be -- anywhere you're separating a residence
08:55PM	22 from a residence, it's a one-hour rating, meaning
08:55PM	23 that the wall or the floor system has to stay intact
08:55PM	24 and safe for one hour.
08:55PM	25 Where you're separating the other uses, LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

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08:55PM	1 the biggest one here would be the parking, that is a
08:55PM	2 two-hour rating, but we get even more than that with
08:55PM	3 a consider structure.
08:55PM	4 CHAIRMAN KANIEWSKI: Okay. I guess
08:55PM	5 related to that would be sound insulation in a wood
08:55PM	6 building.
08:55PM	7 THE WITNESS: Uh-huh.
08:55PM	8 CHAIRMAN KANIEWSKI: How is that?
08:55PM	9 THE WITNESS: The requirement from the
08:55PM	10 IBC is an STC rating of 50 for floor systems. Same
08:55PM	11 with wall systems that are demised walls between
08:55PM	12 units. This building will easily meet that.
08:55PM	13 And I will tell you that the
08:55PM	14 construction drawings that we will prepare eventually
08:55PM	15 will have to show that and the construction office
08:55PM	16 will make sure that is the case.
08:55PM	17 CHAIRMAN KANIEWSKI: Okay. One of the
08:55PM	18 issues with wood has been durability, moisture,
08:56PM	19 mildew, et cetera. You have some things happening on
08:56PM	20 the roof. What protective actions are being taken to
08:56PM	21 prevent any leaks that might result in mildew, water
08:56PM	22 damage and attendant health problems?
08:56PM	23 THE WITNESS: The building has to be
08:56PM	24 designed correctly. The roof system has to be
08:56PM	25 specified correctly and it has to be built correctly. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

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08:56PM	1 Other than that, the architect can't
08:56PM	2 control if there's a leak because of some strange
08:56PM	3 condition that happens. It would be part of the
08:56PM	4 building maintenance to make sure the building
08:56PM	5 doesn't leak.
08:56PM	6 CHAIRMAN KANIEWSKI: Okay.
08:56PM	7 THE WITNESS: But the building will be
08:56PM	8 designed and all the items and parts specified so
08:56PM	9 that does not happen.
08:56PM	10 And we are required to do that by
08:56PM	11 construction code. I can't go in there and put a
08:56PM	12 shingle roof system that I know won't meet the
08:56PM	13 requirements that we're talking about. This has to
08:56PM	14 be fully designed and meet current requirements.
08:56PM	15 CHAIRMAN KANIEWSKI: Okay. Let's --
08:56PM	16 since we did Edgewater, let's go south and go to
08:56PM	17 Surfside, Florida. What's the relation between the
08:56PM	18 architect and the people that do the construction?
08:57PM	19 One of the issues I think that came up in Surfside
08:57PM	20 was the plans seemed to be okay, but the building
08:57PM	21 wasn't.
08:57PM	22 What is the relationship between you
08:57PM	23 and, is it the contractor? Is that the correct term?
08:57PM	24 THE WITNESS: Sure.
08:57PM	25 It would be the construction manager, LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

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08:57PM	1 whoever is in charge of the construction site.
08:57PM	2 So a project like this, I, as the
08:57PM	3 architect, or someone from my team, as well as a
08:57PM	4 structural engineer and mechanical engineer will be
08:57PM	5 contracted with the -- there's a construction
08:57PM	6 administration contract.
08:57PM	7 So typically once a month, we are
08:57PM	8 required to walk through the building, make sure in
08:57PM	9 general if it's conforming to what the plans show.
08:57PM	10 And that happens throughout the process. And I
08:57PM	11 wouldn't take on a project if we weren't allowed to
08:57PM	12 do that.
08:57PM	13 CHAIRMAN KANIEWSKI: Okay. Thank you.
08:57PM	14 I don't have anything additional at
08:57PM	15 this time. I'd like to reserve the right on my own
08:57PM	16 behalf and on behalf of the board and the
08:57PM	17 professionals to ask additional questions.
08:57PM	18 With that, I will open the floor up to
08:57PM	19 any members of the public who would like to ask
08:57PM	20 questions. You can come forward and identify
08:58PM	21 yourself.
08:58PM	22 MS. GONCHAR: Questions of just --
08:58PM	23 relating to the architect.
08:58PM	24 CHAIRMAN KANIEWSKI: Yes, questions
08:58PM	25 related to the testimony of the architect. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

109 1 MR. VERHASSELT: Gentlemen, ladies. I 2 have a number of questions. 3 My name is -- 4 THE COURT REPORTER: Can you state your 5 name? 6 MR. VERHASSELT: If you weren't 7 interrupting, you would have heard. 8 My name is Bob Verhasselt, 40 Forest 9 Place, Rochelle Park. 08:58PM 10 Congratulations. I admire an architect 08:58PM 11 that can build a building like that in a puddle. All 08:58PM 12 of my questions address that. 08:58PM 13 THE WITNESS: I'll answer what I can. 08:58PM 14 MR. VERHASSELT: I understand. You're 08:58PM 15 in a tough spot. 08:58PM 16 THE WITNESS: I can handle it. 08:58PM 17 MR. VERHASSELT: This one would go to 08:58PM 18 your engineers, but let's just say it's 5:00 in the 08:58PM 19 morning. You come downstairs, want to get your 08:58PM 20 bicycle off the rack from the first floor parking 08:58PM 21 zone. You're in the elevator. The elevator lowers 08:59PM 22 into 4 foot of water. 08:59PM 23 Describe that. 08:59PM 24 THE WITNESS: The elevator would not 08:59PM 25 lower into 4 feet of water. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	111 09:00PM 1 impact on the residents? 09:00PM 2 THE WITNESS: I don't know how -- 09:00PM 3 MR. VERHASSELT: Wider doorways, 09:00PM 4 anything -- access for emergency vehicles, anything 09:00PM 5 like that? 09:00PM 6 THE WITNESS: I don't know if I could 09:00PM 7 answer that directly, other than to say that we met 09:00PM 8 all the very strict DEP requirements. 09:00PM 9 MR. VERHASSELT: Okay. 09:00PM 10 The pool, that's something new. What 09:00PM 11 grade level is that at? 09:00PM 12 THE WITNESS: It's at the third floor. 09:00PM 13 MR. VERHASSELT: Oh, so it's well above 09:00PM 14 the 4-foot level. 09:00PM 15 THE WITNESS: Yes. 09:00PM 16 MR. VERHASSELT: That was presented -- 09:00PM 17 'cause that wasn't too clear what we could see. 09:00PM 18 During construction, are there any 09:00PM 19 things that you guys would do differently considering 09:00PM 20 that this is in a 4-foot-deep floodplain? 09:00PM 21 THE WITNESS: I don't know the answer 09:00PM 22 to that. I think we've -- 09:00PM 23 MR. VERHASSELT: Do you dam it off? Do 09:00PM 24 you do contra dams, anything? 09:00PM 25 THE WITNESS: I don't -- I don't think LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
110 08:59PM 1 MR. VERHASSELT: Are there mitigation 08:59PM 2 factors you put -- 08:59PM 3 THE WITNESS: Absolutely. As part of 08:59PM 4 the elevator system there are sensors that -- 08:59PM 5 MR. VERHASSELT: Is that electric or a 6 hydraulic elevator? 7 THE WITNESS: This would be hydraulic. 8 Light hydraulic. It doesn't have to be, so -- 9 MR. VERHASSELT: And the hydraulics 10 would be below grade? 11 THE WITNESS: Well, there's two ways to 12 do it. Below grade likely wouldn't happen here 13 because of our site condition. We can do an adjacent 14 hydraulic cylinder. Or more likely in this building, 08:59PM 15 and it seems to be more common in buildings of this 08:59PM 16 size, electrically operated side motor. 08:59PM 17 MR. VERHASSELT: From the top down? 08:59PM 18 THE WITNESS: Correct. 08:59PM 19 MR. VERHASSELT: Pardon me while I go 08:59PM 20 through my notes. You guys, like I say, you put out 08:59PM 21 a lot of information, so there's a number of 08:59PM 22 questions. 08:59PM 23 Post construction have you determined 08:59PM 24 that any help would be needed for the town that you 08:59PM 25 can design into the building to alleviate the flood LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	112 09:00PM 1 I'm qualified to answer that question. 09:00PM 2 MR. VERHASSELT: Okay. 09:01PM 3 Tandem parking. This question would 09:01PM 4 then go towards the board. 09:01PM 5 Does the board have any experience with 09:01PM 6 tandem parking in Rochelle Park? 09:01PM 7 CHAIRMAN KANIEWSKI: I would say you 09:01PM 8 should be directing it to the witnesses. 09:01PM 9 MR. VERHASSELT: Well, but I'm asking 09:01PM 10 has the board had any previous developers in -- 09:01PM 11 CHAIRMAN KANIEWSKI: I don't recall. 09:01PM 12 MR. VERHASSELT: Okay. 09:01PM 13 You addressed it lightly about why the 09:01PM 14 change was made from the 5-foot dead zone external 09:01PM 15 parking to incorporate two levels of parking. 09:01PM 16 Was there any ground cover issue part 09:01PM 17 of that or was it strictly to use the 5-foot dead 09:01PM 18 space for parking? 09:01PM 19 THE WITNESS: I never testified to, nor 09:01PM 20 was it the case, that we were taking outdoor surface 09:01PM 21 parking and moving it inside. That wasn't the case. 09:01PM 22 It was always inside. 09:01PM 23 So the perimeter hasn't changed. It is 09:01PM 24 very simply what would have been a dead space is now 09:02PM 25 parking. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

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09:02PM 1 MR. VERHASSELT: But you needed --

09:02PM 2 clarify for me, because it sounds like there's

09:02PM 3 roughly 150 parking spaces, and I'm not trying to

09:02PM 4 hold you to a particular number, 80 on one level, 80

09:02PM 5 on the other, roughly?

09:02PM 6 THE WITNESS: I can give you the exact

09:02PM 7 numbers. It's not that, but I can --

09:02PM 8 MR. VERHASSELT: So what was it before

09:02PM 9 compared to that? Compared to whatever the correct

09:02PM 10 numbers were?

09:02PM 11 THE WITNESS: It was never designed so

09:02PM 12 that --

09:02PM 13 MR. VERHASSELT: So this was the first

09:02PM 14 itineration [sic].

09:02PM 15 THE WITNESS: Well, we -- this is --

09:02PM 16 it's certainly an evolved version of the parking

09:02PM 17 because many things happened along the design

09:02PM 18 process, but very early on in the process we look at

09:02PM 19 it and we make determination about height with our

09:02PM 20 engineers and we have discussion and look at what's

09:02PM 21 the best way to handle the particular situation.

09:02PM 22 This case, as I described, as opposed

09:02PM 23 to having that dead space, we provided more parking.

09:02PM 24 MR. VERHASSELT: Okay.

09:02PM 25 Going back to the question about the

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09:02PM 1 poor guy in the elevator, he comes out, he can't get

09:02PM 2 out of the building.

09:02PM 3 If you go out the ramp, this ramp

09:03PM 4 around the back, this new ramp paralleling Plaza Way

09:03PM 5 into the parking area --

09:03PM 6 THE WITNESS: I'm not understanding.

09:03PM 7 MR. VERHASSELT: The guy in the

09:03PM 8 morning, it's 5:00, he's trying to go to work and

09:03PM 9 there's 4 foot of water around the building.

09:03PM 10 THE WITNESS: I think --

11 MR. VERHASSELT: Is there a moat?

12 THE WITNESS: I would say I'll defer to

13 our civil engineer.

14 MR. VERHASSELT: I will talk to him.

15 THE WITNESS: He'll do a much better

16 job than I could answering that.

17 MR. VERHASSELT: Zak.

18 THE WITNESS: Zak.

19 You're in trouble, Zak.

20 MS. GONCHAR: Uh-oh.

09:03PM 21 MR. VERHASSELT: During the flood, you

09:03PM 22 -- we just found out today that there's going to be

09:03PM 23 gas service to this property.

09:03PM 24 THE WITNESS: Potentially. That has

09:03PM 25 yet --

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09:03PM 1 MR. VERHASSELT: Potentially. I know

09:03PM 2 it's not been designed yet.

09:03PM 3 THE WITNESS: Yes.

09:03PM 4 MR. VERHASSELT: Going forward, will

09:03PM 5 the board make considerations about a gas hazard to a

09:03PM 6 building that is now inaccessible to the fire

09:03PM 7 department? Because it's surrounded by 4 foot of

09:03PM 8 water?

09:03PM 9 CHAIRMAN KANIEWSKI: I don't know that

09:03PM 10 the board can answer that question.

09:03PM 11 But that --

09:03PM 12 MR. VERHASSELT: I wanted to make you

09:03PM 13 aware, it's something that --

09:03PM 14 CHAIRMAN KANIEWSKI: It's obviously a

09:03PM 15 real concern. I mean, you've --

09:03PM 16 MR. VERHASSELT: Wayne comes to mind,

09:04PM 17 if you're going to name a particular project, where

09:04PM 18 the building burned because of access.

09:04PM 19 CHAIRMAN KANIEWSKI: Galveston during

09:04PM 20 the floods down in Texas where there was building

09:04PM 21 water, if you recall, because the gas mains had

09:04PM 22 broken in the houses and they were flooded, so that's

09:04PM 23 a concern.

09:04PM 24 MR. VERHASSELT: Right.

09:04PM 25 MS. GONCHAR: That's obviously not in

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09:04PM 1 the record, but that -- that it will happen here.

09:04PM 2 And I don't think that there's been testimony also to

09:04PM 3 indicate that there will not be emergency access to

09:04PM 4 the property in the event of a flood condition.

09:04PM 5 MR. VERHASSELT: Well, you --

09:04PM 6 MS. GONCHAR: We haven't gotten to

09:04PM 7 that.

09:04PM 8 MR. VERHASSELT: You have testified

09:04PM 9 that you negotiated in good faith and you were

09:04PM 10 supposed to provide the board with your negotiations

11 with Plaza Way.

12 Have you provided them yet?

13 MS. GONCHAR: We have the information.

14 MR. VERHASSELT: Have you provided the

15 board with it?

16 MS. GONCHAR: No, we have not.

17 MR. VERHASSELT: I see.

18 THE WITNESS: There's other people

19 speaking that will answer those questions.

20 MR. VERHASSELT: Okay. I'm --

21 MS. GONCHAR: But again, I will

22 reiterate that we have not yet provided testimony

09:04PM 23 with regard to emergency access to the building.

09:04PM 24 MR. VERHASSELT: Okay.

09:04PM 25 Last question for you. You've designed

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09:05PM **1** many buildings like this, you've testified to that.

09:05PM **2** THE WITNESS: Absolutely.

09:05PM **3** MR. VERHASSELT: Did you ever design

09:05PM **4** one in a floodplain like this?

09:05PM **5** THE WITNESS: Absolutely.

09:05PM **6** MR. VERHASSELT: Which -- where is it?

09:05PM **7** THE WITNESS: My office is in Hoboken.

8 I live in Hoboken.

9 MR. VERHASSELT: Oh, yeah.

10 THE WITNESS: And I am well aware and

11 sympathize with everything we're talking about in

12 terms of floods.

13 MR. VERHASSELT: Okay. Thank you very

14 much.

15 THE WITNESS: Yes.

09:05PM **16** MR. VERHASSELT: Good luck.

09:05PM **17** Do your job.

09:05PM **18** THE WITNESS: Thank you.

09:05PM **19** CHAIRMAN KANIEWSKI: I'll try. And if

09:05PM **20** I don't, you'll keep me in line.

09:05PM **21** Okay. Additional questions from any

09:05PM **22** residents?

09:05PM **23** MR. DAVIDSON: Hi. Bob Davidson,

09:05PM **24** D-A-V-I-D-S-O-N, from Bob Davidson Lexington Avenue.

09:05PM **25** Just 'cause I haven't been able to see

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09:05PM **1** the plans themselves, with reference to recycling and

09:05PM **2** garbage, are these vehicles, the trucks going to be

09:05PM **3** able to get access into the parking area or will they

09:05PM **4** be doing all the pickup from the exterior?

09:05PM **5** THE WITNESS: We -- and I testified to

09:05PM **6** this, you may have missed it, there is a large

09:05PM **7** loading zone --

09:05PM **8** MR. DAVIDSON: I was making sure it was

09:05PM **9** inside.

09:05PM **10** THE WITNESS: It's inside, yes.

09:06PM **11** MR. DAVIDSON: Okay. So will the

09:06PM **12** garbage truck -- the reason why I'm asking is because

09:06PM **13** we have a similar type of setup here in town right

09:06PM **14** now where the garbage truck or recycling vehicle

09:06PM **15** cannot get into the building, itself, so that's why

09:06PM **16** I'm just wondering if you're going to have enough

09:06PM **17** height for the vehicles to get in.

09:06PM **18** THE WITNESS: We have prepared for that

09:06PM **19** exactly.

09:06PM **20** MR. DAVIDSON: Okay. The other thing

09:06PM **21** is that I may have misheard you say this, reference

09:06PM **22** to the tandem parking. I heard you say either they

09:06PM **23** could be rented or sold, but I'm not sure if I heard

09:06PM **24** that correctly. And the reason I'm asking is, is

09:06PM **25** there any potential for this building to be sold as a

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09:06PM **1** condo at some point in time in the future?

09:06PM **2** THE WITNESS: I don't know that answer

09:06PM **3** and I only say that because at this point the

09:06PM **4** building could be rental, could be condo. I don't

09:06PM **5** know the answer. Someone else perhaps can answer it,

09:06PM **6** so --

09:06PM **7** MR. DAVIDSON: I'm just wondering,

09:06PM **8** 'cause I heard that and wanted to make sure I heard

09:06PM **9** it correctly.

09:06PM **10** THE WITNESS: And we can go into this

09:06PM **11** more, but generally speaking, a building like this is

09:06PM **12** rental.

09:06PM **13** MR. DAVIDSON: Okay.

09:07PM **14** And then the third thing which may not

09:07PM **15** have to do with you, but the -- the ground level for

09:07PM **16** the parking, what material will you be using? Is it

09:07PM **17** going to be just strictly macadam or is it going to

09:07PM **18** be something that --

09:07PM **19** THE WITNESS: It will be concrete.

09:07PM **20** MR. DAVIDSON: Be concrete.

09:07PM **21** Is there any way, because, being

09:07PM **22** sensitive to the fact that it's in a flood zone, that

09:07PM **23** this is something that you could build where the

09:07PM **24** water will be able to seep through.

09:07PM **25** THE WITNESS: No, the way this is

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09:07PM **1** designed, and it's one of our requirements, is that

09:07PM **2** the water be -- in the parking area be allowed to

09:07PM **3** come in and then recede.

09:07PM **4** So there is a series of flood vents in

09:07PM **5** all the exterior walls and internal walls to that

09:07PM **6** space, so allowing the water to come in and then

09:07PM **7** recede.

09:07PM **8** MR. DAVIDSON: Okay. I was just

09:07PM **9** wondering if that --

09:07PM **10** THE WITNESS: Understood.

09:07PM **11** MR. DAVIDSON: Okay, thank you.

09:07PM **12** THE WITNESS: Thank you.

09:07PM **13** CHAIRMAN KANIEWSKI: I have a follow-up

09:07PM **14** question to Counsel.

09:07PM **15** The issue was raised of the garbage.

09:07PM **16** Are you going to have testimony and

09:07PM **17** whether that will be township pickup or whether there

09:07PM **18** will be a private service to the facility.

09:08PM **19** MS. GONCHAR: We can discuss that, I

09:08PM **20** assume it's in part of this.

09:08PM **21** But I guess my comment would be if

09:08PM **22** residential properties have municipal service, then I

09:08PM **23** would expect so would any residential. I'm assuming

09:08PM **24** that that's governed by your ordinances.

09:08PM **25** CHAIRMAN KANIEWSKI: Well, I believe

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121 09:08PM 1 we've had complexes where they've had private and 09:08PM 2 it's certainly buildings where they've had private 09:08PM 3 removal of garbage. I believe there is an Asian 09:08PM 4 market that has, I think, private removal services 09:08PM 5 and I am not sure -- 09:08PM 6 MS. GONCHAR: You mean a commercial 09:08PM 7 establishment. 09:08PM 8 CHAIRMAN KANIEWSKI: I believe -- I 09:08PM 9 thought it had -- 09:08PM 10 MS. GONCHAR: I don't know the answer 09:08PM 11 to it, but it -- 09:08PM 12 CHAIRMAN KANIEWSKI: I think there are 09:08PM 13 places that do it. 09:08PM 14 I mean, there is a question obviously 09:08PM 15 about the size of a municipal truck if you're going 09:08PM 16 to get municipal services and if you're not, then 09:08PM 17 maybe that question is less important. 09:08PM 18 MS. GONCHAR: But I think they designed 09:08PM 19 it to a standard garbage pickup, you know, a truck, 09:08PM 20 to be able to -- I think you said 16 feet was the 09:09PM 21 height. 09:09PM 22 THE WITNESS: The door. It's 18 feet 09:09PM 23 to the -- to the ceiling. 09:09PM 24 MS. GONCHAR: Okay. And the door is 09:09PM 25 16, so it would -- I think the idea was designed so LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	123 09:10PM 1 I just want to reference my initial 09:10PM 2 memo dated July 13, 2021. 09:10PM 3 MS. GONCHAR: Thank you. 09:10PM 4 I was going to say, I don't think 09:10PM 5 either one -- I don't know that we had the date. 09:10PM 6 MS. MIANECKI: Right. 09:10PM 7 But in particular July 13, 2021, I had 09:10PM 8 two comments. No. 13 indicated automatic shut-off 09:10PM 9 valves for natural gas and water sensors to turn off 09:10PM 10 electricity should be provided. I don't know if you 09:10PM 11 want to provide any testimony to that. 09:10PM 12 THE WITNESS: We agree to that. 09:10PM 13 MS. MIANECKI: You agree to that, 09:10PM 14 great. 09:10PM 15 And the next comment had to do with the 09:10PM 16 elevators, where I wrote -- that was No. 15. 09:10PM 17 "The passenger and freight elevators 09:10PM 18 and their components should be designed to 09:10PM 19 comply with the appropriate construction codes 09:10PM 20 pertaining to elevators and structures in a 09:10PM 21 special flood hazard area. 09:10PM 22 "FEMA Technical Bulletin 4 dated 09:10PM 23 November 2010, titled Elevator Installations 09:10PM 24 for Buildings Located in Special Flood Hazard 09:10PM 25 Areas in accordance with the National Flood LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
122 09:09PM 1 it could. 09:09PM 2 The reason I -- I don't know how it's 09:09PM 3 handled, but I don't think that you can single out a 09:09PM 4 multifamily or under municipal services, if we had 09:09PM 5 private then there might be some reimbursement 09:09PM 6 requirement. 09:09PM 7 CHAIRMAN KANIEWSKI: Okay. 09:09PM 8 MS. GONCHAR: So that their taxes were 09:09PM 9 not, you know, skewed. 09:09PM 10 CHAIRMAN KANIEWSKI: I'll keep asking 09:09PM 11 the question, though, anyway. The -- because I think 09:09PM 12 it's a good one. The garbage from the project, what 09:09PM 13 do you envision that, how do you envision that being 09:09PM 14 removed? Are we talking single cans to a dumpster or 09:09PM 15 something else? 09:09PM 16 MS. GONCHAR: No, no, I think you 09:09PM 17 testified to what's in the garbage room. 09:09PM 18 THE WITNESS: It's a trash compactor 09:09PM 19 that automatically will compact trash, leave it in 09:09PM 20 bags that can then be put into wheeled containers to 09:09PM 21 take outside. 09:09PM 22 CHAIRMAN KANIEWSKI: Right, thanks. 09:09PM 23 Anything additional from any members of 09:09PM 24 the public? 09:10PM 25 MS. MIANECKI: I do. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	124 09:10PM 1 Insurance Program should be used as a guidance 09:10PM 2 document." 09:10PM 3 So I don't know if you want to provide 09:10PM 4 testimony that -- regarding the elevators. 09:10PM 5 THE WITNESS: Our elevators will 09:11PM 6 comply. 09:11PM 7 MS. MIANECKI: Okay. 09:11PM 8 And then you have to -- I guess the 09:11PM 9 last one was No. 21: 09:11PM 10 "An elevation certificate for the 09:11PM 11 building and flood-proofing certificate for 09:11PM 12 the elevators must be prepared at the 09:11PM 13 completion of the building and prior to the 09:11PM 14 issuance of the Certificate of Occupancy." 09:11PM 15 THE WITNESS: We'll comply with that 09:11PM 16 comment as well. 09:11PM 17 MS. MIANECKI: Okay, thank you. 09:11PM 18 MS. GONCHAR: Something we're familiar 09:11PM 19 with from Hoboken. 09:11PM 20 CHAIRMAN KANIEWSKI: The question I'd 09:11PM 21 like to ask now is do we want to take care of the 09:11PM 22 letters and go through them and -- 09:11PM 23 THE WITNESS: I think we have. 09:11PM 24 MS. GONCHAR: Well, I think what our 09:11PM 25 goal was, and that's why I wanted to make sure all LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

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09:11PM **1** the letters were put in the record, 'cause I think we

09:11PM **2** had started referring to them without actually citing

09:11PM **3** to them.

09:11PM **4** But I think we have now.

09:11PM **5** Our goal was, since we had the letters

09:11PM **6** in advance, we tailored our testimony. Those items

09:11PM **7** in each of the letters, we tried to work that into

09:11PM **8** our direct.

09:11PM **9** So I think, unless your consultants say

09:11PM **10** otherwise, we've certainly not covered the whole

09:12PM **11** letter, but at least the ones that would be within

09:12PM **12** the purview of the architect. Much of the other --

09:12PM **13** many of the other items, I think, are not going to be

09:12PM **14** dealt with until we get to the civil engineer.

09:12PM **15** CHAIRMAN KANIEWSKI: Okay. Can --

09:12PM **16** because I worry about things like this, can we just

09:12PM **17** go through the letter and check off what's been

09:12PM **18** answered, just so we know what's done?

09:12PM **19** MS. GONCHAR: Yes, I think that was

09:12PM **20** part of what you were just telling me which items you

09:12PM **21** thought we didn't -- however you want to go through

09:12PM **22** them is fine. That was -- I was, kind of, checking

09:12PM **23** them off as you identified them, but -- because there

09:12PM **24** weren't that many actually that were covered by

09:12PM **25** architecture.

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09:12PM **1** MS. MIANECKI: Do you just want me to

09:12PM **2** indicate the ones that Mr. Minervini has addressed in

09:12PM **3** his testimony?

09:12PM **4** CHAIRMAN KANIEWSKI: Let's just go,

09:12PM **5** check off as done or not done.

09:12PM **6** MS. GONCHAR: Are you starting with

09:12PM **7** your -- which letter are you starting with?

09:12PM **8** MS. MIANECKI: July 13, 2021.

09:12PM **9** MS. GONCHAR: Got it.

09:12PM **10** MS. MIANECKI: So I will just indicate

09:12PM **11** the ones where testimony has been provided, if that's

09:13PM **12** okay.

09:13PM **13** So No. 7 regarding the mail/package

09:13PM **14** room. Testimony has been provided that it's being

09:13PM **15** relocated to the second floor.

09:13PM **16** THE WITNESS: Correct.

09:13PM **17** MS. MIANECKI: Okay.

09:13PM **18** No. 8, architectural plans regarding

09:13PM **19** the facade openings and perforated metal panels. I

09:13PM **20** think you have clarified that as well. So No. 8 is

09:13PM **21** addressed.

09:13PM **22** No. 11, the car charging stations.

09:13PM **23** They were shown on the first level of the parking

09:13PM **24** deck, they have been relocated to the second floor.

09:13PM **25** THE WITNESS: That's correct.

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09:13PM **1** MS. MIANECKI: No. 12, the gas meters

09:13PM **2** to be located on the first level of the parking deck.

09:13PM **3** The gas meters should be elevated at a minimum of one

09:13PM **4** foot above the base plot elevation.

09:13PM **5** THE WITNESS: We agree to that as well.

09:13PM **6** MS. MIANECKI: No. 13, the automatic

09:13PM **7** shut-off valves for natural gas and water sensors to

09:13PM **8** turn off electricity should be provided.

09:13PM **9** THE WITNESS: Agreed.

09:13PM **10** MS. MIANECKI: And No. 15, the

09:13PM **11** elevators.

09:13PM **12** And lastly, No. 21, the elevation

09:13PM **13** certificate and flood-proofing certificate for the

09:14PM **14** elevators.

09:14PM **15** THE WITNESS: I think we've answered

09:14PM **16** all those.

09:14PM **17** MS. MIANECKI: And as well as that, I

09:14PM **18** had another memo dated October 5th, 2021.

09:14PM **19** And the numbers -- it was the first

09:14PM **20** item of that memo, but it referenced No. 7, because

09:14PM **21** that also pertained to the mail/package room and you

09:14PM **22** have addressed that as well.

09:14PM **23** THE WITNESS: Thank you.

09:14PM **24** MS. MIANECKI: I think I covered it.

09:14PM **25** CHAIRMAN KANIEWSKI: Okay. That one

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09:14PM **1** was circulated previously?

09:14PM **2** MS. MIANECKI: October 5, 2021? I hope

09:14PM **3** so. That was prepared after a conversation with Zak

09:14PM **4** Chaplain, the design engineer, and one of the items

09:14PM **5** in that item pertained to the relocation of the

09:14PM **6** mailroom.

09:15PM **7** CHAIRMAN KANIEWSKI: Could you send me

09:15PM **8** a copy of that.

09:15PM **9** MS. WELLS: Yes, we didn't get it.

09:15PM **10** MS. GONCHAR: What about Item 7 on July

09:15PM **11** 13th.

09:15PM **12** MS. MIANECKI: Item 7.

09:15PM **13** MS. GONCHAR: Five, sorry.

09:15PM **14** CHAIRMAN KANIEWSKI: You have a copy of

09:15PM **15** the --

09:15PM **16** MS. GONCHAR: I do. I do have one.

09:15PM **17** The October 5, thank you, yes.

09:15PM **18** Was that covered or no?

09:15PM **19** MS. MIANECKI: Maybe I can ask a

09:15PM **20** question on that.

09:15PM **21** I had indicated on my memo of July 13,

09:15PM **22** No. 5, and it reads:

09:15PM **23** "The plans indicate that the front of

09:15PM **24** the building will be wet flood-proof with

09:15PM **25** flood vents and the west and north sides of

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09:15PM	1	the building would be left open so as to allow
09:15PM	2	flood waters to enter and exit freely.
09:16PM	3	"This differed from the architectural
09:16PM	4	elevations which show open areas between
09:16PM	5	columns with a band appropriated metal panels.
09:16PM	6	The location of the flood vents should be
09:16PM	7	added to the plans, as well as a calculation
09:16PM	8	of the area for which they're providing
09:16PM	9	protection."
09:16PM	10	So I don't think that -- I don't know
09:16PM	11	if you want to put additional testimony to that or if
09:16PM	12	that's something for the design engineer?
	13	THE WITNESS: Do you want to speak to
	14	that.
	15	MALE AUDIENCE MEMBER: It's a
	16	combination.
	17	THE WITNESS: It is a combination. And
09:16PM	18	I can certainly look at our calculation again that we
09:16PM	19	do together.
09:16PM	20	But I will testify that we will meet
09:16PM	21	the minimum requirements. Certainly.
09:16PM	22	MS. MIANECKI: Okay.
09:16PM	23	CHAIRMAN KANIEWSKI: Okay. Just to --
09:16PM	24	anything further?
09:16PM	25	MS. MIANECKI: No, that's it.
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09:16PM	1	CHAIRMAN KANIEWSKI: Okay. Just to
09:16PM	2	close the loop on that, if anyone has any questions,
09:16PM	3	this is limited questions with regard to the -- this
09:16PM	4	specific letter and the answers, so it's just limited
09:16PM	5	to the discussion of Monica Mianeki.
09:16PM	6	Anybody has any questions on that
09:16PM	7	specific issue? If not, any members of the public
09:17PM	8	have any questions on that specific issue?
09:17PM	9	Okay, so that is closed. Okay.
09:17PM	10	MS. GONCHAR: Boswell? Do we want to
09:17PM	11	go onto the Boswell, just to confirm which of the
09:17PM	12	items you think have been addressed? Is that how you
09:17PM	13	wanted to work through them?
09:17PM	14	CHAIRMAN KANIEWSKI: Yes, let's just
09:17PM	15	get an idea.
09:17PM	16	MS. GONCHAR: Okay.
09:17PM	17	CHAIRMAN KANIEWSKI: I'd like to find
09:17PM	18	out what's done.
09:17PM	19	MS. GONCHAR: And there are multiple
09:17PM	20	letters there also, yes.
09:17PM	21	CHAIRMAN KANIEWSKI: Yes.
09:17PM	22	MR. MAYO: You'll only be dealing with
09:17PM	23	the September 17th letter.
09:17PM	24	MS. GONCHAR: Right.
09:17PM	25	I keep going to the flood, sorry,
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09:17PM	1	right.
09:17PM	2	MR. MAYO: And we can begin at page 4,
09:17PM	3	comment 23. We have addressed identification of the
09:17PM	4	variances, so we did talk about the requirement of
09:17PM	5	the stalls, the compact stalls are not required to
09:18PM	6	meet the minimum, and I believe we've had testimony
09:18PM	7	to satisfy that. That you're not really using that
09:18PM	8	to meet your requirement, you're going to provide us
09:18PM	9	updated calculations --
09:18PM	10	THE WITNESS: Correct.
09:18PM	11	MR. MAYO: -- to demonstrate how many
09:18PM	12	stalls you need relief from.
09:18PM	13	THE WITNESS: Yes.
09:18PM	14	MS. GONCHAR: Can I just ask, No. 22,
09:18PM	15	was that just a comment? Were you asking for
09:18PM	16	something -- I mean, yeah, No. 22 on page 4.
09:18PM	17	MR. MAYO: Twenty-two is a comment.
09:18PM	18	MS. GONCHAR: Okay. I just want to
09:18PM	19	check anything that we don't have open.
09:18PM	20	MR. MAYO: That was just a description
09:18PM	21	for the board, yep.
09:18PM	22	MS. GONCHAR: Okay.
09:18PM	23	MR. MAYO: Twenty-four, we're going to
09:18PM	24	look to the engineer for.
09:18PM	25	Twenty-five we have addressed with the
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09:18PM	1	total number of bicycle stalls proposed.
09:19PM	2	And then -- that was 26, I was going to
09:19PM	3	bring that up with the engineer, but we can talk
09:19PM	4	about signs and perhaps -- are there any other
09:19PM	5	additional signs proposed than the address sign that
09:19PM	6	we've seen on the plans?
09:19PM	7	THE WITNESS: There are not.
09:19PM	8	MR. MAYO: Okay. Comment 27 and 28
09:19PM	9	would again go to the engineer for the site design.
09:19PM	10	Twenty-nine is a comment.
09:19PM	11	MS. GONCHAR: Thank you.
09:19PM	12	MR. MAYO: We did talk -- again, we're
09:19PM	13	going to talk about lighting with the engineer.
09:19PM	14	So we can go to comment No. 32 you've
09:20PM	15	given us testimony on and told us that you would be
09:20PM	16	submitting plans of the parking decks with the
09:20PM	17	minimum length requirements met.
09:20PM	18	Thirty-three again would go to the
09:20PM	19	engineer.
09:20PM	20	And 34 was a comment for the town,
09:20PM	21	pretty standard comment.
09:20PM	22	Stormwater management, utilities, I
09:20PM	23	think we will leave that again for the engineer.
09:20PM	24	Landscaping plan, we have a landscape
09:20PM	25	architect providing testimony.
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09:20PM **1** Traffic and circulation, this again is

09:20PM **2** going to be the engineer.

09:20PM **3** What we did -- again, 63 is redundant.

09:21PM **4** I try to not have that, but we did talk about the

09:21PM **5** number of bicycle stalls again.

09:21PM **6** We can -- No. 57. Would you like to

09:21PM **7** provide testimony on meeting ADA requirements

09:21PM **8** throughout the site?

09:21PM **9** THE WITNESS: I did say as part of my

09:21PM **10** summary that the building will be fully ADA

09:21PM **11** compliant. That includes the apartments, access to

09:21PM **12** the apartments, parking, garage, everything.

09:21PM **13** MR. MAYO: And as-built drawings will

09:21PM **14** be required as needed for -- okay. I believe we've

09:21PM **15** gone through --

09:21PM **16** MS. GONCHAR: Item 62, has that been --

09:21PM **17** MR. MAYO: Let me check.

09:21PM **18** MS. GONCHAR: It's just location of the

09:21PM **19** electric vehicles that were moved up.

09:22PM **20** MR. MAYO: Oh, yes, that was -- yes,

09:22PM **21** very good.

09:22PM **22** Thank you. That was also addressed.

09:22PM **23** We moved all the electric vehicle charging stations

09:22PM **24** outside of the flood hazard zone.

09:22PM **25** THE WITNESS: Yes, we moved that.

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09:22PM **1** MS. GONCHAR: I think item -- I am not

09:22PM **2** sure what 61 relates to.

09:22PM **3** Is that a comment again.

09:22PM **4** MR. MAYO: Yes, that is a comment

09:22PM **5** regarding the methodologies you're using.

09:22PM **6** MS. GONCHAR: Okay. Just as long as

09:22PM **7** it's not something we have to make sure gets worked

09:22PM **8** into the direct testimony.

09:22PM **9** MR. MAYO: Yep. Okay?

09:22PM **10** THE WITNESS: Thank you.

09:22PM **11** MS. GONCHAR: Thank you.

09:22PM **12** MR. MAYO: Thank you.

09:22PM **13** MS. GONCHAR: And then --

09:22PM **14** MR. BARREE: Shall I hit the points on

09:22PM **15** mine as well?

09:22PM **16** CHAIRMAN KANIEWSKI: Yes, why don't we

09:22PM **17** do that.

09:22PM **18** MR. BARREE: And, again, for the

09:22PM **19** record, this is the memo of September 15, 2021.

09:22PM **20** Item No. 3 we discussed. That's about

09:22PM **21** the bedroom mix of the affordable units. And I -- I

09:22PM **22** sent an e-mail showing exactly the document I'm

09:23PM **23** referring to you and to you, Meryl, so we can --

09:23PM **24** MS. GONCHAR: We'll look at that.

09:23PM **25** MR. BARREE: -- review that again.

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09:23PM **1** No. 4, we talked about the potential

09:23PM **2** constraints on the future retail component of the

09:23PM **3** project. We heard testimony about that from an

09:23PM **4** architectural perspective.

09:23PM **5** Item No. 6 we didn't talks about, but I

09:23PM **6** was leaving it to the engineer because I assume the

09:23PM **7** transformer pad is more of a site issue than a

09:23PM **8** building issue, but do you have any testimony about

09:23PM **9** the location of the ground-mounted transformers?

09:23PM **10** THE WITNESS: We had, on our drawings,

09:23PM **11** the transformers shown at the same location but

09:23PM **12** rotated. We have since corrected it. The

09:23PM **13** engineering drawings are correct.

09:23PM **14** MR. BARREE: Okay, thank you.

09:23PM **15** Seven, we talked about the dog run.

09:23PM **16** That's gone.

09:23PM **17** Fifteen was more just about the general

09:23PM **18** request for renderings showing comparison to the

09:23PM **19** self-storage facility, which we got, so that was

09:23PM **20** addressed.

09:24PM **21** Nineteen is a few general parking

09:24PM **22** comments and I think that they have been addressed.

09:24PM **23** The comment about consistency with the civil set and

09:24PM **24** the testimony we heard regarding the architectural

09:24PM **25** set will be mirrored in the civil so the numbers are

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09:24PM **1** the same.

09:24PM **2** I had a couple questions about parking

09:24PM **3** operational things. Are those traffic engineer kind

09:24PM **4** of questions in terms of access for visitors,

09:24PM **5** distribution of spaces?

09:24PM **6** I am not sure who's on that.

09:24PM **7** MS. GONCHAR: We have another witness

09:24PM **8** who will address that.

09:24PM **9** MR. BARREE: Yes.

09:24PM **10** MS. GONCHAR: Can I just go back, John?

09:24PM **11** In Item 12 under environmental, just so we can check

09:24PM **12** off -- or 11 or 12, since those were comments about

09:24PM **13** addressing another professional's -- are those --

09:24PM **14** MR. BARREE: No. 12, you're referring

09:25PM **15** to the floodplain manager reviews, 13 and 14 is the

09:25PM **16** board Engineer? In there?

09:25PM **17** MS. GONCHAR: I just meant 12, are you

09:25PM **18** satisfied, 'cause that was just your comment that we

09:25PM **19** needed to address her comments, right?

09:25PM **20** MR. BARREE: Yes, I wasn't sure if

09:25PM **21** Ms. Miannecki would be at the meeting when I wrote

09:25PM **22** this letter, so I just wanted to make sure --

09:25PM **23** MS. GONCHAR: Got it. I'm trying to

09:25PM **24** check off 4, that's all.

09:25PM **25** MR. BARREE: If she has more comments

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09:25PM 1 then I'm not satisfied with it.

09:25PM 2 MS. GONCHAR: Okay, I'll take back my

09:25PM 3 check.

09:25PM 4 MR. BARREE: We got -- let's see where

09:25PM 5 we are. We're on parking still. The electric

09:25PM 6 vehicle charging we discussed. We discussed the

09:25PM 7 reason for the parking change in the two levels of

09:25PM 8 parking.

09:25PM 9 Just on the electric vehicle, we have

09:25PM 10 16 spaces that are being delineated now. In a future

09:25PM 11 where there's dramatically more spaces needed, will

09:25PM 12 the building be able to adapt to that need?

09:25PM 13 THE WITNESS: Yes.

09:25PM 14 MR. BARREE: Twenty-one we talked

09:25PM 15 about, the loading area in the garage length.

09:25PM 16 Twenty-two, we talked about the

09:25PM 17 drop-off area and its adequacy for deliveries at the

09:26PM 18 front of the building.

09:26PM 19 And then 23 was signage, we just hit on

09:26PM 20 that.

09:26PM 21 Twenty-six was lighting in the garage,

09:26PM 22 we got that.

09:26PM 23 And I think that was everything I had

09:26PM 24 for architectural.

09:26PM 25 THE WITNESS: Thank you.

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09:26PM 1 CHAIRMAN KANIEWSKI: So that's it for

09:26PM 2 the professionals? Okay.

09:26PM 3 I would like to ask, any limited

09:26PM 4 questions, if anybody has any questions regarding the

09:26PM 5 specific testimony about the letters from our two

09:26PM 6 professionals at this time that you'd like to pose?

09:26PM 7 (No response.)

09:26PM 8 CHAIRMAN KANIEWSKI: And if not, any

09:26PM 9 members of the public have any questions regarding

09:26PM 10 these specific letters and the testimony about them?

09:26PM 11 (No response.)

09:26PM 12 CHAIRMAN KANIEWSKI: Okay. And if not,

09:26PM 13 that's concluded.

09:26PM 14 MS. GONCHAR: That would conclude our

09:26PM 15 architecture, architectural testimony for now.

09:26PM 16 There were some items that we indicated

09:26PM 17 we would provide, so we'll work that out in terms of

09:27PM 18 the timing and what we need to get to you.

09:27PM 19 CHAIRMAN KANIEWSKI: I'd like to

09:27PM 20 reserve the right on behalf of myself, the board, the

09:27PM 21 professionals and the public, to ask additional

09:27PM 22 questions of the architect if necessary.

09:27PM 23 MS. GONCHAR: Subject to his

09:27PM 24 availability when we have a hearing, obviously.

09:27PM 25 CHAIRMAN KANIEWSKI: Fine. Okay.

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09:27PM 1 THE WITNESS: Thank you, everyone.

09:27PM 2 CHAIRMAN KANIEWSKI: I just didn't want

09:27PM 3 to foreclose that.

09:27PM 4 MS. GONCHAR: No, it's not our

09:27PM 5 intention to foreclose it. I just don't want to

09:27PM 6 commit to something at the moment that I don't know

09:27PM 7 what we're committing to if I don't have his

09:27PM 8 availability.

09:27PM 9 THE WITNESS: I'm here for the rest of

09:27PM 10 the meeting.

09:27PM 11 MS. GONCHAR: If you think of it quick,

09:27PM 12 he's here.

09:27PM 13 CHAIRMAN KANIEWSKI: Okay.

09:27PM 14 THE WITNESS: Thank you.

09:27PM 15 MS. GONCHAR: We're going to move on.

09:27PM 16 CHAIRMAN KANIEWSKI: Move on to the

09:27PM 17 next witness at this point? Do you want to move on

09:27PM 18 to the next witness?

09:27PM 19 MS. GONCHAR: Can we take a break?

09:27PM 20 CHAIRMAN KANIEWSKI: Let's take a

09:27PM 21 break.

09:27PM 22 MS. GONCHAR: Fifteen minutes? I'd

09:27PM 23 rather not kill my court reporter, it's rude.

09:27PM 24 CHAIRMAN KANIEWSKI: We usually try to

09:27PM 25 finish sometime around 10:00, but we'll try to maybe

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09:27PM 1 allow a little extra time, just be a little flexible

09:28PM 2 on that and we'll try to finish around then and start

09:28PM 3 wrapping down, so...

09:28PM 4 MS. GONCHAR: Okay.

09:28PM 5 CHAIRMAN KANIEWSKI: We're adjourned

09:28PM 6 for about five minutes.

09:28PM 7 MS. GONCHAR: Thank you.

09:28PM 8 (Brief recess.)

09:28PM 9 MS. GONCHAR: Everybody's good.

09:28PM 10 Thank you.

09:46PM 11 In recognition of the limited time,

09:46PM 12 rather than starting with our civil engineer now we

09:46PM 13 thought we would do our landscape architect who is

09:46PM 14 going to limit his testimony to the amenity space

09:46PM 15 that was described to you by the architect.

09:46PM 16 So Michael Dwyer is our landscape

09:46PM 17 architect, and if we can have him sworn and

09:46PM 18 qualified.

09:46PM 19 What he is distributing to you is a

09:46PM 20 document that was not part of the record. That is an

09:46PM 21 exhibit that was prepared for this evening and we'll

09:46PM 22 be marking it as A-7.

09:46PM 23 He'll identify what it is and any dates

09:46PM 24 and other relevant information.

09:46PM 25 So if we can have him sworn.

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09:46PM	1	MS. CORRISTON: Can you raise your
09:46PM	2	right hand.
09:46PM	3	Do you swear or affirm that the
09:46PM	4	testimony you're about to give is the truth, the
09:46PM	5	whole truth and nothing but the truth, so help you
09:46PM	6	God?
09:46PM	7	MR. DWYER: I do.
09:46PM	8	M I C H A E L D W Y E R, LA
09:46PM	9	35 Technology Drive, Warren, New Jersey, having
09:46PM	10	been duly sworn, testifies as follows:
09:46PM	11	MS. CORRISTON: Can you state your name
09:46PM	12	for the record, please.
09:46PM	13	MR. DWYER: Sure.
09:46PM	14	It's Michael Dwyer, D-W-Y-E-R.
09:46PM	15	MS. CORRISTON: Thank you.
09:46PM	16	Do you want to qualify him.
09:46PM	17	MS. GONCHAR: Sure.
09:46PM	18	VOIR DIRE EXAMINATION
09:46PM	19	BY MS. GONCHAR:
09:46PM	20	Q. Can you just advise the board with whom
09:47PM	21	you're associated and provide them with any licenses
09:47PM	22	that you hold and your educational and professional
09:47PM	23	background.
09:47PM	24	A. Sure.
09:47PM	25	I graduated from Rutgers University LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

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09:47PM	1	with a bachelor of science in landscape architecture
09:47PM	2	in 2006.
09:47PM	3	I have been working in the industry for
09:47PM	4	15 years with Bohler, and currently I am an assistant
09:47PM	5	project manager.
09:47PM	6	Q. And you hold a license in landscape
09:47PM	7	architecture which is current and active in New
09:47PM	8	Jersey?
09:47PM	9	A. Yes.
09:47PM	10	MS. GONCHAR: We would ask that he be
09:47PM	11	accepted as an expert in the field of landscape
09:47PM	12	architecture.
09:47PM	13	CHAIRMAN KANIEWSKI: Anyone have any
09:47PM	14	questions?
09:47PM	15	(No response.)
09:47PM	16	CHAIRMAN KANIEWSKI: If not, you are
09:47PM	17	accepted as an expert and you can proceed.
09:47PM	18	MS. GONCHAR: Thank you.
09:52PM	19	(Whereupon, First Outdoor Amenity
09:52PM	20	Space is marked as Exhibit A-7 for
09:52PM	21	identification.)
09:52PM	22	DIRECT EXAMINATION
09:52PM	23	BY MS. GONCHAR:
09:47PM	24	Q. Can you just identify the exhibit that
09:47PM	25	we've referenced as A-7, tell us what it is and if LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

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09:47PM	1	there's a date on it?
09:47PM	2	A. Yes, sure.
09:47PM	3	So this is titled, "First Floor
09:47PM	4	Courtyard Amenities," and the date is September 10th,
09:47PM	5	2021. It's prepared by Bohler.
09:47PM	6	Q. And when you say, "first floor," just
09:47PM	7	to -- it's the first residential level, is that --
09:48PM	8	A. Yes.
09:48PM	9	Q. -- how we're -- okay. Just so that
09:48PM	10	we're all speaking from the same place. All right.
09:48PM	11	And were the amenities that you're
09:48PM	12	going to be describing, these are all within the
09:48PM	13	charge of Bohler Engineering; this is what you --
09:48PM	14	your contribution to the project?
09:48PM	15	A. Yes.
09:48PM	16	Q. Can you describe for us what's proposed
09:48PM	17	maybe with some more detail than our architect
09:48PM	18	testified previously?
09:48PM	19	A. Yes, sure.
09:48PM	20	And I'd just like to note, too, that
09:48PM	21	this is a conceptual level plan. Colors and
09:48PM	22	materials have not been chosen yet, so this is really
09:48PM	23	just to give you a clear depiction of what the space
09:48PM	24	will entail of.
09:48PM	25	So with that, as I refer to the plan LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

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09:48PM	1	orientation I'll refer to north as the top of the
09:48PM	2	sheet.
09:48PM	3	So with that, the overall space
09:48PM	4	provides a number of elements. In the center of the
09:48PM	5	space you have a outdoor kitchen and bar.
09:49PM	6	And then surrounding that will be a
09:49PM	7	number of other spaces that can be used by the
09:49PM	8	residents, which would be inclusive of seating
09:49PM	9	spaces, table and chairs with umbrellas, fire pits,
09:49PM	10	and an outdoor gathering space with flexible seating.
09:49PM	11	The courtyard can be accessed from the
09:49PM	12	south with the two double doors from the interior
09:49PM	13	amenity space, as well as to the east from the single
09:49PM	14	door that leads into the interior hallway.
09:49PM	15	Oh, excuse me. Also including a large
09:49PM	16	pool to the north of this plan. That's been oriented
09:49PM	17	based on the sun rotation, as well as placed in the
09:49PM	18	middle of this space to distance, itself, from the
09:49PM	19	residential units.
09:50PM	20	The walking surface materials may
09:50PM	21	consist of concrete pavers which would be constructed
09:50PM	22	on pedestal. Similar to that would be a decking on
09:50PM	23	the pedestal system, as well as synthetic turf. The
09:50PM	24	synthetic turf can be found up in the northeast
09:50PM	25	corner of this plan. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

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09:50PM	1	And that would be the gathering space
09:50PM	2	with flexible seating and so forth that could be used
09:50PM	3	for, you know, social events, larger gatherings and
09:50PM	4	so forth.
09:50PM	5	The landscape would consist of shrub
09:50PM	6	materials, smaller trees, colorful plantings that
09:50PM	7	will be thrown -- excuse me, that will be planted
09:50PM	8	throughout the perimeter of the space, and also
09:50PM	9	within those spaces as well in planters.
09:50PM	10	So lighting will consist of a variety
09:50PM	11	of different types of lights, low-level lighting to
09:51PM	12	provide an ambient, kind of, intimate feel which
09:51PM	13	could consist of bollard lighting, wall scones and
09:51PM	14	overhead string lighting.
09:51PM	15	I also want to mention that the center
09:51PM	16	of the space contains an overhead structure like a
09:51PM	17	pergola that would be placed over the outdoor kitchen
09:51PM	18	and bar space.
09:51PM	19	And then the images that we have at the
09:51PM	20	bottom of the plan are to provide just a -- again,
09:51PM	21	like a character, a look and feel of what the space
09:51PM	22	-- of the design intent that we're trying to achieve.
09:51PM	23	Q. And the comment that you made initially
09:51PM	24	is to say that, for example, the bottom drawing to
09:51PM	25	the far right not representing that there's going to
		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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09:51PM	1	be a gray couch with a gray table, but that's to give
09:51PM	2	an impression of the type of seating that might be
09:51PM	3	provided?
09:51PM	4	A. Correct.
09:51PM	5	Q. Is that accurate?
09:51PM	6	A. Yes.
09:51PM	7	Q. And I guess I didn't note previously
09:51PM	8	that Exhibit A-7, what we've marked as A-7 is
09:52PM	9	actually -- the small one that we gave you is two
09:52PM	10	sheets, but I think there is a second board, isn't
09:52PM	11	there?
09:52PM	12	A. Yes.
09:52PM	13	Q. So we'll -- even though they're stapled
09:52PM	14	together we'll mark them as two exhibits rather than
09:52PM	15	confuse the record.
09:52PM	16	And why don't we move on then to the
09:52PM	17	second amenity -- the second outdoor amenity space.
09:52PM	18	And if we can mark this as A-8.
09:52PM	19	(Whereupon, Second Outdoor Amenity
09:52PM	20	Space is marked as Exhibit A-8 for
09:52PM	21	identification.)
09:52PM	22	BY MS. GONCHAR:
09:52PM	23	Q. And if you can identify, starting with
09:52PM	24	what's being shown here, where is this amenity space
09:52PM	25	located on the building?
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09:52PM	1	A. Sure.
09:52PM	2	This amenity space is located on the
09:52PM	3	roof deck.
09:52PM	4	As Mr. Minervini has testified to, this
09:52PM	5	will be an amenity space surrounded by a green roof
09:52PM	6	as well. And I will not be testifying to that, it
09:52PM	7	will just be within the parameters of the amenity
09:53PM	8	space itself.
09:53PM	9	So this is titled Roof Deck Amenity.
09:53PM	10	It's to be used as a conceptual exhibit. It is dated
09:53PM	11	September 10th, 2021, prepared by Bohler.
09:53PM	12	Q. If you could just walk us around in
09:53PM	13	terms of what is proposed or what's the type of
09:53PM	14	amenities that are proposed for up there, if not the
09:53PM	15	exact ones.
09:53PM	16	A. Sure.
09:53PM	17	Similar to the courtyard, you're going
09:53PM	18	to have a number of lounge seating areas that include
09:53PM	19	outdoor sofas, coffee tables, table and chairs, as
09:53PM	20	well as an overhead pergola that would be placed for
09:53PM	21	shade.
09:53PM	22	And then you have, to the east you will
09:53PM	23	have another synthetic lawn area that would be used
09:53PM	24	for any sort of outdoor, you know, recreation,
09:53PM	25	cornhole and stuff, for flexible seating, gathering.
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09:53PM	1	It can be accessed from the north, the vestibule that
09:54PM	2	would lead to the elevator and stairs.
09:54PM	3	This will also include walking surface
09:54PM	4	materials, again similar to the courtyard, which
09:54PM	5	would be -- have some pavers, decking and synthetic
09:54PM	6	lawn.
09:54PM	7	Landscape would be limited to just the
09:54PM	8	perimeter. This would just entail, you know,
09:54PM	9	evergreen, deciduous shrubs and colorful plantings,
09:54PM	10	perhaps perennials and so forth to give it some
09:54PM	11	variety.
09:54PM	12	There will be a variety of lighting,
09:54PM	13	again, low-level lighting to give an ambient,
09:54PM	14	intimate feel, consisting of, you know, wall scones,
09:54PM	15	string lights and bollards as necessary to provide
09:54PM	16	what would be -- to achieve our design intent.
09:55PM	17	And the images at the bottom of the
09:55PM	18	sheet again are just to give some character to the
09:55PM	19	space as to what we're trying to propose here, so...
09:55PM	20	And with that, I can take questions or
09:55PM	21	if you'd like to clarify anything else.
09:55PM	22	Q. Just for this -- this is the space that
09:55PM	23	faces which street?
09:55PM	24	A. This -- so to the south would be West
09:55PM	25	Passaic.
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09:55PM	1	Q.	So this is the -- it's the U-shape --
09:55PM	2	A.	So the U-shape is in the northernmost
09:55PM	3		part of the sheet here.
09:55PM	4	Q.	What you're pointing to now is the
09:55PM	5		other amenity space; right, where your hand is, that
09:55PM	6		would be --
09:55PM	7	A.	Yes.
09:55PM	8	Q.	-- on the lower level? Okay.
09:55PM	9	A.	And that would be facing towards Plaza
09:55PM	10		Way.
09:55PM	11	Q.	Thank you.
09:55PM	12		MS. GONCHAR: That's really what we
09:55PM	13		have on direct. I know there may have been some
09:55PM	14		comments in some of the review letters that we can
09:55PM	15		address.
09:55PM	16		CHAIRMAN KANIEWSKI: I'll start with
09:56PM	17		the -- well, I'll start with counsel.
09:56PM	18		Do you have any questions?
09:56PM	19		MS. CORRISTON: No, not right now.
09:56PM	20		CHAIRMAN KANIEWSKI: Okay. I'll start
09:56PM	21		with the professionals. Monica?
09:56PM	22		MS. MIANECKI: I don't have any
09:56PM	23		questions.
09:56PM	24		CHAIRMAN KANIEWSKI: Okay. The fire
09:56PM	25		pits aren't going to flood.
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09:56PM	1		Mr. Mayo?
09:56PM	2		MR. MAYO: I'm sorry, I didn't get your
09:56PM	3		name.
09:56PM	4		THE WITNESS: Michael Dwyer.
09:56PM	5		MR. MAYO: Michael, thank you.
09:56PM	6		With relation to the elevator shaft and
09:56PM	7		the rooftop amenities, will all of these objects
09:56PM	8		comply with the building height and were they all
09:56PM	9		included in the building height regulations?
09:56PM	10		THE WITNESS: Yes, the overhead
09:56PM	11		structure will go no higher than the bulkhead.
09:56PM	12		MR. MAYO: Okay. And do we have
09:57PM	13		construction details for these rooftop amenities,
09:57PM	14		which would be the pedestals and planting areas that
09:57PM	15		you're --
09:57PM	16		THE WITNESS: We do not have that at
09:57PM	17		this time. This is a preliminary conceptual level
09:57PM	18		layout.
09:57PM	19		MR. MAYO: Okay. I guess that would be
09:57PM	20		it until we get further detail on it, but my big
09:57PM	21		question there was building height and rooftop
09:57PM	22		amenities, and we have testimony that they will
09:57PM	23		comply.
09:57PM	24		THE WITNESS: Yes.
09:57PM	25		MR. MAYO: Thank you.
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09:57PM	1		MR. BARREE: The courtyard deck within
09:57PM	2		the U-shaped area, everything -- you don't have to
09:57PM	3		switch the boards.
09:57PM	4		THE WITNESS: Okay.
09:57PM	5		MR. BARREE: Everything is labeled as
09:57PM	6		ADA. There's some very clear ADA accessible
09:57PM	7		features. Is the roof, the upper rooftop deck
09:57PM	8		similarly ADA accessible?
09:57PM	9		THE WITNESS: Yes.
09:58PM	10		MR. BARREE: Okay.
09:58PM	11		You mentioned the light features, and I
09:58PM	12		understand what you're talking about, but just for
09:58PM	13		the board and the public, will these light features
09:58PM	14		be visible from ground level, from adjacent
09:58PM	15		properties?
09:58PM	16		Will there be any glare visible atop
09:58PM	17		the roof?
09:58PM	18		THE WITNESS: So there potentially will
09:58PM	19		be -- be able to be visible; however, you know, based
09:58PM	20		on hours of operation of the spaces, you know, we
09:58PM	21		wouldn't anticipate them being on all night to be a
09:58PM	22		conflict with, you know, visibility.
09:58PM	23		MR. BARREE: Are you able to provide
09:58PM	24		testimony about the hours of operation for the roof
09:58PM	25		deck?
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09:58PM	1		THE WITNESS: I am not.
09:58PM	2		MR. BARREE: Perhaps somebody else can
09:58PM	3		address that at the appropriate time.
09:58PM	4		I don't think I have anything else.
09:58PM	5		These are pretty common amenity
09:58PM	6		packages for new buildings like this, just for the
09:59PM	7		board's knowledge. We haven't seen a project quite
09:59PM	8		like this in Rochelle Park, but we see this kind of
09:59PM	9		stuff all over the place.
09:59PM	10		MS. CORRISTON: I just have a quick
09:59PM	11		question.
09:59PM	12		Are there mechanicals on the roof?
09:59PM	13		MS. GONCHAR: Yes.
09:59PM	14		MS. CORRISTON: Are they screened, or
09:59PM	15		how are they screened?
09:59PM	16		THE WITNESS: I can't speak to how
09:59PM	17		they're screened, you know, relative to where they're
09:59PM	18		placed. But we will have perimeter landscaping
09:59PM	19		around the amenity space, you know, relatively 4- to
09:59PM	20		4-feet height, so when someone is sitting they're not
09:59PM	21		necessarily looking at a, you know, a component of
09:59PM	22		the mechanicals on top of the roof.
09:59PM	23		MS. CORRISTON: So from the street you
09:59PM	24		wouldn't be able to see the mechanicals.
09:59PM	25		THE WITNESS: I wouldn't be able to
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09:59PM **1** speak to that, that will have to be a question for

09:59PM **2** the architect.

09:59PM **3** MS. CORRISTON: I should have asked the

09:59PM **4** architect.

09:59PM **5** MS. GONCHAR: No, but -- I'm sorry,

09:59PM **6** that's what I was asking. I think when they -- when

09:59PM **7** he described the HVAC and the other utilities were on

10:00PM **8** the wings. So they're not next to -- they're not on

10:00PM **9** the same side as these amenities are.

10:00PM **10** I think -- and we can confirm that.

10:00PM **11** They are on the, what he called the wings, the other

10:00PM **12** parts of the U. We'll get that confirmed for that.

10:00PM **13** MS. CORRISTON: Okay, thank you.

10:00PM **14** MR. BARREE: One last question. In

10:00PM **15** your capacity as landscape architect for the project,

10:00PM **16** you were limited just to these spaces, nothing with

10:00PM **17** the site landscaping?

10:00PM **18** THE WITNESS: Correct.

10:00PM **19** MR. BARREE: Okay, thank you.

10:00PM **20** MS. GONCHAR: We have another -- one of

10:00PM **21** the other witnesses will cover that.

10:00PM **22** MR. BARREE: Yes.

10:00PM **23** CHAIRMAN KANIEWSKI: Okay. Before

10:00PM **24** opening to the public, are we going to get testimony

10:00PM **25** on any issues of licensing and operations? A bar and

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10:00PM **1** restaurant are mentioned in there, so...

10:00PM **2** MS. GONCHAR: No, we don't -- I think

10:00PM **3** he said that there --

10:00PM **4** CHAIRMAN KANIEWSKI: He's just

10:00PM **5** testifying as to landscaping, I just didn't

10:00PM **6** understand that.

10:00PM **7** MS. GONCHAR: No, no, but I think he --

10:00PM **8** let me clarify. There is an outdoor kitchen area; is

10:01PM **9** that what -- it's on the lower deck?

10:01PM **10** THE WITNESS: Um-hmm.

10:01PM **11** MS. GONCHAR: Can you just show us

10:01PM **12** that.

10:01PM **13** I don't think he was talking about

10:01PM **14** operating a commercial enterprise, I think it's an

10:01PM **15** amenity for the residents.

10:01PM **16** CHAIRMAN KANIEWSKI: Okay.

10:01PM **17** MS. GONCHAR: I'll clarify that from

10:01PM **18** someone in operations, but just if you can describe,

10:01PM **19** the area that you described when you come off the

10:01PM **20** core through the double doors.

10:01PM **21** THE WITNESS: Sure, yes.

10:01PM **22** Going from south to north if you're

10:01PM **23** coming centrally through the space, you'll be greeted

10:01PM **24** by an overhead structure, a U-shaped bar top and

10:01PM **25** behind that would be a bar top with grills, you know,

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10:01PM **1** typical --

10:01PM **2** MS. GONCHAR: But I -- and again, we'll

10:01PM **3** clarify that, not operating a business up there, but

10:01PM **4** as an amenity for the --

10:01PM **5** CHAIRMAN KANIEWSKI: I'm looking for

10:01PM **6** some testimony. I understand you're testifying to

10:01PM **7** the physical aspects, but I --

10:01PM **8** MS. GONCHAR: Physical. Okay.

10:01PM **9** CHAIRMAN KANIEWSKI: -- have concerns

10:01PM **10** on the operational aspects.

10:01PM **11** MS. GONCHAR: We will get that

10:01PM **12** information for you.

10:01PM **13** CHAIRMAN KANIEWSKI: Okay.

10:01PM **14** Any questions from any members of the

10:02PM **15** board at this point?

10:02PM **16** MR. ZOTOLLO: I have one just out of

10:02PM **17** curiosity. What's the capacity for the rooftop as

10:02PM **18** far as people?

10:02PM **19** THE WITNESS: The number of people, I

10:02PM **20** don't know if I can answer that.

10:02PM **21** MS. GONCHAR: We can --

22 MR. MINERVINI: I can answer.

23 Should I come up?

24 MS. GONCHAR: Sure. You're still under

25 oath. Somebody can remind him -- remind you that

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1 you're still under oath.

2 Ms. Corriston?

3 MS. CORRISTON: You're still under

4 oath.

5 MR. MINERVINI: Thank you.

10:02PM **6** It has yet to be determined, but it's

10:02PM **7** based on square footage. And we have provided three

10:02PM **8** means of egress so it could be larger, but the deck

10:02PM **9** itself is not -- well, in this case it's larger, but

10:02PM **10** upstairs is not that large. So it's based purely on

10:02PM **11** square footage. I don't know the answer, though.

10:02PM **12** MR. ZOTOLLO: Okay.

10:02PM **13** MR. MINERVINI: But we've prepared for

10:02PM **14** it with egress and it certainly won't be more people

10:02PM **15** than live in the building.

10:02PM **16** MR. ZOTOLLO: That was the question.

10:02PM **17** Out of 60 units, how many people will be able to fit

10:02PM **18** up there.

10:02PM **19** Again, I'm just, out of curiosity,

10:02PM **20** asking how that works.

10:02PM **21** MR. MINERVINI: Understood.

10:02PM **22** And if you've noticed, the design has

10:02PM **23** spread things out so there's not a lot of

10:02PM **24** concentration to take that into account.

10:02PM **25** MR. ZOTOLLO: Different areas of

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10:03PM	1 amenities, yes.
10:03PM	2 Thank you.
10:03PM	3 CHAIRMAN KANIEWSKI: Anything
10:03PM	4 additional from the board?
10:03PM	5 If not, any questions from any members
10:03PM	6 of the public.
10:03PM	7 Okay. I have a plan copy up here if
10:03PM	8 somebody wants to look at that, just raise your hand,
10:03PM	9 I'll get it to you.
10:03PM	10 (No response.)
10:03PM	11 CHAIRMAN KANIEWSKI: No? Okay.
10:03PM	12 All right. So nothing from the public.
10:03PM	13 Anything additional from anyone? John?
10:03PM	14 MR. MAYO: Yes.
10:03PM	15 MS. GONCHAR: I was just --
10:03PM	16 MR. MAYO: Go ahead.
10:03PM	17 MS. GONCHAR: I was going to ask if we
10:03PM	18 should be checking off the items that were covered in
10:03PM	19 the letters again, but --
10:03PM	20 MR. MAYO: I don't think we received
10:03PM	21 this plan.
10:03PM	22 MR. BARREE: We did not.
10:03PM	23 I have one general comment because the
10:03PM	24 architectural plan said reference the landscape
10:03PM	25 architecture plan, so Item No. 16 of my review we can LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

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10:03PM	1 check off.
10:03PM	2 MS. GONCHAR: Thank you.
10:03PM	3 MR. BARREE: That's the original
10:03PM	4 landscaping plan.
10:04PM	5 MR. MAYO: And we -- if we can have
10:04PM	6 Mr. Minervini respond, if we can get one more
10:04PM	7 response regarding the rooftop mechanicals; are they
10:04PM	8 going to be screened from public view?
10:04PM	9 MR. MINERVINI: They're not screened
10:04PM	10 but they are all set back from the building edges.
10:04PM	11 So unless you're 60-feet high you won't
10:04PM	12 see them from the street for sure. But they're set
10:04PM	13 back from the edge of the building.
10:04PM	14 MR. MAYO: About how far are they set
10:04PM	15 back, approximately?
10:04PM	16 MR. MINERVINI: I don't recall, but
10:04PM	17 typically the minimum we would use is 10 feet, and I
10:04PM	18 can represent that's the minimum, but it will likely
10:04PM	19 be more.
10:04PM	20 MR. MAYO: Thank you.
10:04PM	21 CHAIRMAN KANIEWSKI: So at this point
10:04PM	22 we need to review -- you need more time to review
10:04PM	23 this because you haven't seen it, correct?
10:05PM	24 MR. BARREE: No, I think the testimony
10:05PM	25 that was provided is satisfactory to my point of LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

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10:05PM	1 view.
10:05PM	2 CHAIRMAN KANIEWSKI: Anybody need --
10:05PM	3 MR. MAYO: I would agree. It would
10:05PM	4 have to meet all construction codes, building
10:05PM	5 township, building construction code. The officials
10:05PM	6 will be looking at that.
10:05PM	7 CHAIRMAN KANIEWSKI: Okay.
10:05PM	8 MS. CORRISTON: So will the applicant
10:05PM	9 agree to satisfying all of the requirements?
10:05PM	10 MS. GONCHAR: The building will be
10:05PM	11 built to all applicable codes.
10:05PM	12 MS. CORRISTON: Thank you.
10:05PM	13 MS. GONCHAR: That's our intention and
10:05PM	14 that will be, I'm sure, the testimony of each of the
10:05PM	15 witnesses. That's -- that's all I can say. That
10:05PM	16 it's our intention to build to all code requirements.
10:05PM	17 And, obviously, if there are fire codes or whatever
10:05PM	18 that limit, whatever those guidance are we'll comply
10:05PM	19 with.
10:05PM	20 CHAIRMAN KANIEWSKI: Thank you.
10:05PM	21 MR. MAYO: Load capacities and --
	22 MS. GONCHAR: Obviously.
	23 MR. MAYO: -- number of occupants that
	24 would be allowed on the roof.
	25 MS. GONCHAR: Right. You're right. I LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

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	1 was thinking room -- that's why I said fire code.
10:05PM	2 You're right. If there's a load capacity limit,
10:05PM	3 obviously we'd comply with that as well. That's why
10:06PM	4 I said fire code, sorry.
10:06PM	5 MR. MAYO: That's all right.
10:06PM	6 MR. ZOTOLLO: I have one more question.
10:06PM	7 How high is the bulkhead then from the ground to the
10:06PM	8 height of the --
10:06PM	9 THE WITNESS: I believe it's 9 feet.
10:06PM	10 MR. ZOTOLLO: So nothing will be above
10:06PM	11 9 feet roughly.
10:06PM	12 THE WITNESS: And what's on the top of
10:06PM	13 the -- just overhead structure really.
10:06PM	14 MR. ZOTOLLO: There's no glass, it's
10:06PM	15 just open space. I see that -- concrete structure
10:06PM	16 there. So it's just a wall around the whole thing
10:06PM	17 pretty much, it seems, as far as the top goes.
10:06PM	18 THE WITNESS: Essentially, yeah. And
10:06PM	19 then meeting from the bulkhead from around there will
10:06PM	20 be landscaping and beyond that would be the parapet.
10:06PM	21 MR. MAYO: Is there any fall protection
10:06PM	22 required up on that upper rooftop amenity? Is that
10:06PM	23 detailed on the plan?
10:06PM	24 MR. MINERVINI: I don't know if it's
10:06PM	25 detailed on this plan, but there is a -- pardon me, I LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

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10:07PM **1** should come up.

10:07PM **2** MS. GONCHAR: Yes.

10:07PM **3** MR. MINERVINI: There's a requirement

10:07PM **4** around any of the habitable spaces of a 42-inch

10:07PM **5** railing, and then there's a fire department

10:07PM **6** requirement of 5 feet off of the edge of the building

10:07PM **7** which is just some pipe system. This will have both.

10:07PM **8** It's required to have it. So we will design it as

10:07PM **9** part of the construction drawings. If you need a

10:07PM **10** detail, I could happily provide it.

10:07PM **11** MR. MAYO: Thank you.

10:07PM **12** Please provide the detail.

10:07PM **13** MR. MINERVINI: Sure.

10:07PM **14** MS. GONCHAR: I'm keeping a list of

10:07PM **15** what we have to do.

10:07PM **16** CHAIRMAN KANIEWSKI: Anything

10:07PM **17** additional for the professionals.

10:07PM **18** MR. MAYO: No, I'm good.

10:07PM **19** Thank you.

10:07PM **20** CHAIRMAN KANIEWSKI: Okay, John, set?

10:07PM **21** Anything else from the board or the

10:07PM **22** public for this witness? As usual, I'd like to

10:07PM **23** reserve the right to ask additional questions.

10:07PM **24** MS. GONCHAR: We agree, again, subject

10:07PM **25** to their availability.

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10:07PM **1** CHAIRMAN KANIEWSKI: Okay.

10:08PM **2** Anything else?

10:08PM **3** MS. GONCHAR: Not tonight. We sort of

10:08PM **4** met your timing.

10:08PM **5** CHAIRMAN KANIEWSKI: Thanks very much.

10:08PM **6** MS. GONCHAR: And so what we would ask

10:08PM **7** is we would ask that the board carry the matter and

10:08PM **8** announce no further notices requirement to the next

10:08PM **9** meeting and we'll bring as many witnesses as we hope

10:08PM **10** to get through. I know there's some other matters on

10:08PM **11** your agenda.

10:08PM **12** CHAIRMAN KANIEWSKI: Counsel, you want

10:08PM **13** to do that?

10:08PM **14** MS. CORRISTON: Yes.

10:08PM **15** So the next meeting is October 28th, so

10:08PM **16** this matter will be continued to that meeting date.

10:08PM **17** And no further notice is going to be required, so

10:08PM **18** this is the notice that's given of the next hearing.

10:08PM **19** MS. GONCHAR: It's going to be held

20 here, same place --

21 MS. CORRISTON: Same place, same

22 time --

23 MS. GONCHAR: 7:00. Thank you.

24 MS. CORRISTON: -- 7:00. Sorry about

25 that.

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10:08PM **1** MS. GONCHAR: Thank you.

10:08PM **2** CHAIRMAN KANIEWSKI: Okay, thank you.

10:09PM **3** So everybody in the public understands,

10:09PM **4** this hearing is going to continue to next week, which

10:09PM **5** is our regular Planning Board regular hearing. So

10:09PM **6** there will be additional witnesses at that point.

7 Thank you.

8 (Whereupon, this matter is continuing

9 at a future date. Time noted: 10:09 p.m.)

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1 C E R T I F I C A T E

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4 I, LAURA A. CARUCCI, C.C.R., R.P.R., a Notary

5 Public of the State of New Jersey, Notary

6 ID.#50094914, Certified Court Reporter of the State

7 of New Jersey, and a Registered Professional

8 Reporter, hereby certify that the foregoing is a

9 verbatim record of the testimony provided under oath

10 before any court, referee, board, commission or other

11 body created by statute of the State of New Jersey.

12 I am not related to the parties

13 involved in this action; I have no financial

14 interest, nor am I related to an agent of or employed

15 by anyone with a financial interest in the outcome of

16 this action.

17 This transcript complies with

18 regulation 13:43-5.9 of the New Jersey Administrative

19 Code.

20

21

22

23

24

25

LAURA A. CARUCCI, C.C.R., R.P.R.
License #XI02050, and Notary Public
of New Jersey #50094914, Notary
Expiration Date December 3, 2023

17 Dated: _____

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