

READINGTON TOWNSHIP PLANNING BOARD MINUTES
REGULAR MEETING
July 8, 2024

The Meeting was called to order by Chair Villa at 7:00 p.m. stating that the requirements of the Open Public Meetings Act have been met and that this meeting had been duly advertised.

ROLL CALL

Board Members in Attendance

Allen
Barton
Becker
Hendrickson
Izzo
John
Mueller
Panico
Villa
Hindle

Mr. Mueller moved, and Mr. Panico seconded a motion to excuse the absence of Board Member John from the June 24, 2024 meeting. The motion carried unanimously.

Others Present

Board Attorney Jonathan Drill, Board Planner James Clavelli, Board Conflict Planner Tom Behrens, Board Engineer Rob O'Brien, Board Environmental Consultant Sean Walsh, Board Traffic Engineer Jay Troutman, and Board Secretary Ann Marie Lehberger.

APPROVAL OF MINUTES

Mr. John abstained.

Mr. Becker moved, and Ms. Allen seconded a motion to approve the June 24, 2024, minutes. The motion carried unanimously.

ADOPTION OF RESOLUTIONS

There were no resolutions presented for Board consideration.

ADJOURNMENTS OF ANY SCHEDULED HEARINGS OR MOTIONS

There were none.

TRC UPDATE

Chair Villa stated that they will be adding an additional member of the TRC when the alternate vacancy is filled.

NEW BUSINESS

Ordinance Referral from the Township Committee

Ordinance#22-2024

An Ordinance of the Township of Readington amending Section 121 (Enforcement) of Chapter 148 (Land Development) to delegate enforcement power to additional individuals

It was noted that this ordinance will allow the Zoning inspector to also write violations. Chair Villa moved, and Ms. Allen seconded, a motion to advise the Township Committee

that the Board finds Ordinance #22-2024 to be not inconsistent with the Master Plan. The roll call vote follows:

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Allen		X	X					
Barton			X					
Becker			X					
Hendrickson			X					
Izzo			X					
John			X					
Mueller			X					
Panico			X					
Villa	X		X					
Hindle							X	

PUBLIC HEARINGS

Ahmed Jamal Khan

Appl# PB23-013- Block 25 Lot 52- 29 Dreahook Road

Conditional Use for Tree Removal

Attorney Kara Kaczynski was present on behalf of the applicant. Ms. Kaczynski stated that the applicant is present this evening for a conditional use application for the subject property which consists of 4.91 acres of vacant wooded land. She explained that the property is located in the Township’s SRR (Special Resource Residential) zone which allows for single family residential dwellings but requires conditional use approval for the removal of more than two existing living trees. Ms. Kaczynski reviewed the conditions that must be met per section 148-46 of the Township ordinance as follows:

- The applicant shall provide a tree removal plan indicating the location, size, and number of trees to be removed
- A soil erosion and sedimentation control plan adequately reducing soil erosion and sedimentation to the satisfaction of the Township Engineer or other agency with jurisdiction
- A planting plan providing adequate vegetation cover to prevent erosion or excessive stormwater runoff
- The Planning Board shall discourage clear cutting of any lot

Ms. Kaczynski referred to the memo dated 2/27/27 from Board Planner James Clavelli that confirms that the applicant has satisfactorily met all of the conditions. She noted that a variance is required for lot circle nonconformity which is a preexisting condition. She stated that there can be no development of the property without the removal of more than two trees noting that the applicant is minimizing the number of trees to be removed.

Theodore Bayer, PE, the applicant’s engineer was sworn in and accepted by the Board as an expert witness. Board Planner James Clavelli and Board Planner Rob O’Brien were also sworn in.

EXECUTIVE SESSION RESOLUTION

WHEREAS N.J. S.A. 10:4-12 (the Open Public Meeting Act) authorizes this Board to exclude the public from that portion of a meeting at which this Board discusses certain matters;

WHEREAS, the Board is about to discuss such a matter, specifically a matter falling within the attorney-client privilege where confidentiality is required for the Board Attorney to exercise his ethical duties as a lawyer with respect to attorney-client privileged legal advice he wishes to give the Board regarding the Apartments at Three Bridges Holdings LLC application.

WHEREAS this Board believes the public should be excluded from this discussion and advice.

NOW, THEREFORE, be it resolved by the Readington Township Planning Board on July 8, 2024 that this Board now go into closed session and the public be excluded and that the Board believes that the discussions conducted in the closed session may not be disclosed to the public because they will involve attorney-client privileged advice and information.

Mr. Panico moved, and Mr. Mueller seconded to adopt this resolution. The motion carried unanimously.

Mr. Panico moved, and Mr. Mueller seconded a motion to come out of closed session. The motion carried unanimously.

Apartments at Three Bridges Holdings LLC c/o Conifer
Appl# PB24-005-Block 81 Lot 1-702 Route 202
Preliminary & Final Major Site Plan- Multi-Family Development

Board Members Mueller and Panico recused themselves from the application and left the meeting.

Attorney Katherine Coffey was present on behalf of the applicant.

The following professionals were present and sworn in on behalf of the applicant:
Michael Weseloski, PE, applicant's engineer

Mr. Weseloski was accepted by the Board as an expert witness.

The following professionals were present and sworn in on behalf of the Township:
Tom Behrens, PP, Board Conflict Planner
Rob O'Brien, PE, Board Engineer
Sean Walsh, PE, Board Environmental Consultant
Jay Troutman, PE, Board Traffic Engineer

The following exhibits were presented:

- A-1 Aerial Image
- A-2 Site Rendering
- A-3 Overall Layout Plan
- A-4 Sign Detail/Construction Detail
- A-5 Image Depicting proposed Hydrant Locations
- A-6 Sheet Showing Dimensions to Block 84 Lot 1

The following members of the public were present and spoke:

1. Attorney Jeffrey Kantowitz representing Flemington Associates
2. Lisa Routel
3. Andrew Kelco
4. Linda Taylor
5. Megan Castellano
6. Alina Coelho
7. Maria Birardi
8. David Somonski

Attorney Drill announced that the application will be carried to the meeting on July 22, 2024 at 7:00 p.m. without further notice. He also stated that the Board has reserved both July 29th and July 30th at 7:00 p.m. for additional hearings on the application if they are needed.

For full detail of the hearing, please see the attached transcript prepared by Laura P. Ream of Hudson Court Reporting and Video.

OLD BUSINESS

Chair Villa reviewed and provided updates on the old business as follows:

1. Municipal Climate Resilience Planning-Ongoing
2. Application Checklists-Ongoing
5. Subcommittee Updates-Ongoing

OTHER DISCUSSIONS

There were no other discussions.

PUBLIC COMMENT

There were no comments from the public.

ADJOURNMENT

Ms. Allen moved, and Mr. Hendrickson seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 11:35 p.m.

Respectfully submitted,
Ann Marie Lehberger
Planning Board Secretary

READINGTON TOWNSHIP
 PLANNING BOARD
 APPLICATION #PB23-013
 BLOCK 25, LOT 52-59 DREAHOOK ROAD
 JULY 8, 2024
 7:00 P.M.

TOWNSHIP OF READINGTON
 509 Route 523
 Whitehouse Station, New Jersey 08889

BOARD MEMBERS:
 CRAIG VILLA, CHAIR
 NEIL HENDRICKSON
 JACQUELINE HINDLE
 ANNA BARTON
 VINCE PANICO
 CHRIS JOHN
 ADAM MUELLER
 JULIA ALLEN
 ROBERT BECKER
 TREVOR IZZO
 ANN MARIE LEHBERGER, BOARD SECRETARY

PROFESSIONALS:
 JAY TROUTMAN, TRAFFIC ENGINEER
 ROB O'BRIEN, TOWNSHIP ENGINEER
 TOM BEHRENS, TOWNSHIP PLANNER
 SEAN WALSH, ENVIRONMENTAL CONSULTANT

HUDSON COURT REPORTING & VIDEO (732) 906-2078

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1	APPEARANCES:
2	
3	STICKEL, KOENIG, SULLIVAN & DRILL, LLC
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6	Cedar Grove, New Jersey 07009
7	Tel: 973-239-8800
8	Planning Board Attorney
9	
10	DAY PITNEY, LLP
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12	One Jefferson Road
13	Parsippany, New Jersey 07054
14	Tel: 973-966-8323
15	E-mail: Kcoffey@daypitney.com
16	Representing the Applicant
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1 CHAIRMAN VILLA: Next on our
 2 agenda is the application for Apartments
 3 At Three Bridges Holding, LLC, Care of
 4 Conifer, Application PB24-005-Block 81,
 5 Lot 1-702, Route 202. It's an
 6 application for Preliminary and Final
 7 Site Plan For a Multi-Family
 8 Development.
 9 Can you please enter your
 10 appearance.
 11 MS. COFFEY: Thank you,
 12 Mr. Chairman. I'm Katie Coffey from
 13 Pitney Day. Can everyone hear me okay?
 14 CHAIRMAN VILLA: Yes.
 15 MR. DRILL: You're on behalf of
 16 the applicant, correct?
 17 MS. COFFEY: Pardon me?
 18 MR. DRILL: On behalf of the
 19 applicant?
 20 MS. COFFEY: I'm here on behalf of
 21 the applicant.
 22 MR. DRILL: Before things get
 23 rolling here, I have given legal advice
 24 for Class 1 and Class 3 member that
 25 because the township owns this property,

1 AUDIENCE MEMBER: I'm sorry, what
 2 was the conflict for them?
 3 MR. DRILL: It's an appearance of
 4 a conflict because Class 1 is the mayor
 5 or the mayor's designee and Class 3 is a
 6 member of the governing body. The
 7 township owns this property.
 8 AUDIENCE MEMBER: Right.
 9 MR. DRILL: They are
 10 representatives of the owner. So they
 11 are intimately involved with the
 12 application. Therefore, they have an
 13 appearance of a conflict.
 14 It's not like they just voted to
 15 rezone a piece of property for an
 16 inclusionary development, where the
 17 township doesn't own the property. They
 18 can vote on new ordinance, they can also
 19 sit on the planning board on a site plan
 20 application.
 21 The appearance of conflict here is
 22 that because they're representatives of
 23 the township and the township's the
 24 owner of the property, that's an
 25 appearance of a conflict in my opinion.

1 technically, and the township has not
 2 conveyed it to the applicant and will
 3 not convey it to the applicant until
 4 after, if there's an approval, I have
 5 advised the Class 1 and Class 3 members
 6 to recuse themselves because since
 7 they're going to sit on the governing
 8 body, they have an appearance of a
 9 conflict.
 10 And they've agreed, so they're
 11 going to leave and go home.
 12 COMMISSIONER PANICO: So can we
 13 stay in the room? Is that your advice?
 14 MR. DRILL: My advice is if you
 15 want to listen, go in the side room,
 16 crack the door, but I'd rather not have
 17 any board members see your faces or
 18 anything like that, just so no one could
 19 raise any issues.
 20 COMMISSIONER PANICO: Got it.
 21 Thank you, sir.
 22 (Mr. Panico and Mr. Mueller left
 23 the hearing.)
 24 MR. DRILL: So that's Procedural
 25 Issue No. 1.

1 That's why they recused. It doesn't
 2 have to be an actual conflict. And I
 3 didn't say actual, and in my opinion,
 4 probably not an actual, but it's most
 5 definitely, in my opinion, an appearance
 6 of a conflict under the applicable case
 7 law.
 8 Now, second issue. We got a
 9 letter today from Attorney Jeff
 10 Kantowitz, who's out in the audience.
 11 We're going to ask him to come up to the
 12 podium.
 13 And Mr. Kantowitz, on behalf of
 14 the next door lot, Block 81, Lot 1, has
 15 requested that the Board adjourn the
 16 hearing to give them the opportunity to
 17 engage professionals, and they'd like
 18 time to review the documents.
 19 And we're going to ask
 20 Mr. Kantowitz to please read the letter
 21 sentence by sentence, because they have
 22 not gotten it. After you read it, it's
 23 already been placed in the Board file,
 24 it's a public document, and then we'll
 25 give copies to the planning board.

1 MR. KANTOWITZ: Okay. Thank you,
 2 Mr. Drill. Nice to see you again, a
 3 long time. And good evening,
 4 Mr. Chairman, and members of the Board.
 5 My name is Jeffrey Kantowitz. I'm
 6 with the law firm of Abe Rappaport
 7 Attorney At Law, and I represent
 8 Flemington Associates. I penned a
 9 July 8th letter.
 10 And by the way, your capable
 11 Secretary, Ms. Lehberger, advised me
 12 that she received it. It was not made
 13 part of the -- circulated to the Board,
 14 may be part of the file however, and I
 15 will read it now.
 16 MR. DRILL: Now, do you -- is
 17 Flemington Associates at this point an
 18 interested party and an objector, or
 19 what are they?
 20 MR. KANTOWITZ: We are an abutting
 21 property owner, have comments, and may
 22 have objections based upon what we hear
 23 during the hearing.
 24 MR. DRILL: So right now, they're
 25 an interested party, but they could

1 become an objector, depending on what
 2 you hear during the hearing?
 3 MR. KANTOWITZ: That's correct.
 4 And there are a couple of issues I have,
 5 and I've spoken to Ms. Coffey. I don't
 6 know how far you're going to get
 7 tonight. I've spoken to Ms. Coffey.
 8 The issues that we have, based
 9 upon some professional advice we expect
 10 to receive, I may be able to discuss
 11 with Ms. Coffey the issues that we have.
 12 But let me read the letter. If
 13 there are any further questions, I'll
 14 certainly answer them. As I said,
 15 Ms. Lehberger, very capable and promptly
 16 advised me of what was going to happen.
 17 It's sent via e-mail to Ms. Ann
 18 Marie Lehberger, Secretary of Readington
 19 Township Planning Board, Township of
 20 Readington Municipal Building, 509
 21 Route 523, Whitehouse Station 08889, and
 22 it's regarding the application of
 23 Apartments At Three Bridges Holding,
 24 LLC, Care of Conifer, Application
 25 No. PB24-005, Block 81, Lot 1-702,

1 Route 202, Preliminary and Final Major
 2 Site Plan Multi-family Development.
 3 And I write, "Dear Ms. Lehberger:"
 4 I hope I'm pronouncing your name
 5 correctly.
 6 BOARD SECRETARY LEHBERGER: It's
 7 Lehberger.
 8 MR. KANTOWITZ: Lehberger, I'm
 9 sorry. Thank you:
 10 Dear Ms. Lehberger: We represent
 11 Flemington Associates, which owns
 12 property Block 81, Lot 2, abutting the
 13 property Block 81, Lot 1, that is the
 14 subject of the captioned application of
 15 Apartments At Three Bridges Holding,
 16 LLC, Care of Conifer," which I have
 17 abbreviated and will refer to in the
 18 rest of the letter as Apartments at
 19 Three Bridges.
 20 "Last week, Flemington Associates
 21 received a copy of a notice of hearing
 22 on July 8, 2024, at 7:00 p.m. before the
 23 Readington Township Planning Board on
 24 the Apartments at Three Bridges'
 25 application.

1 "We visited the Board's website
 2 and observed the documents that are
 3 referenced in the agenda for the July 8,
 4 2024, meeting of the Board for this
 5 application. Contained in a Dropbox
 6 file, they are voluminous. They include
 7 several reports from experts in
 8 different disciplines and subjects.
 9 "Ideally, we would request that
 10 the Board adjourn the hearing to afford
 11 Flemington Associates the opportunity to
 12 engage professionals who would have time
 13 to review these documents and who (or at
 14 least some of whom) could be present at
 15 the start of the hearing, in order to
 16 present, ultimately, an informed
 17 position in a public hearing.
 18 (Scheduling in July and August presents
 19 certain challenges to engage experts,
 20 especially on short notice.) However,
 21 we recognize the applicant's interest to
 22 pursue its application, and we
 23 understand this is the first scheduled
 24 public hearing on this application.
 25 "Consequently, if the hearing on

1 the application proceeds on July 8, we
2 respectfully request that the hearing
3 not be closed or concluded at the July 8
4 meeting, but that the hearing be
5 continued to a future meeting to afford
6 Flemington Associates the opportunity to
7 consult with and engage experts in order
8 to present an informed position to the
9 Board at a future public hearing."

10 And I cite two cases: See
11 Woodland Civic Association v. Brick
12 Homes, Inc., 144 N.J. Super 78, 85-86.
13 I also cited in 364 A.2d 574, 578 (Law
14 Division case, 1976.) And I also cite
15 Mercurio v. Delvecchio, 285 N.J. Super
16 328. I also cited at 666 A.2d 1368.
17 (Appellate division 1996), certification
18 denied by the Supreme Court at 144 N.J.
19 377, 676 A.2d 1092 (1996).

20 "In any event, as things stand, I
21 expect to be present at the July 8
22 hearing. If you have any questions, I
23 can be reached by e-mail
24 jeffrey.kantowitz@gmail.com or on my
25 cell phone at 201-446-3148, and on my

1 MR. KANTOWITZ: May I say
2 something? Having sat in your chair
3 years ago, having sat, respectively, in
4 the Chairman's chair years ago on a
5 different planning board, I respect the
6 time that the volunteers put in,
7 especially on a summer evening.

8 So I think, having heard you say
9 that we're not going to conclude
10 tonight, that we're going to set some
11 further dates going out, I don't need to
12 ask for a complete adjournment.

13 MR. DRILL: That's excellent.

14 MR. KANTOWITZ: I think I want to
15 be cooperative. I understand the time
16 and effort put in. They have a slew of
17 experts. I work on the other side as
18 well, so I'm aware of that.

19 MR. DRILL: Just so you know --

20 MR. KANTOWITZ: So you understand
21 where I'm coming from.

22 MR. DRILL: Just so you know,
23 these are recorded.

24 MR. KANTOWITZ: Yes.

25 MR. DRILL: And you can get copies

1 office number, 973-785-1799.

2 "We appreciate the Board's
3 courtesy and consideration. Thank you
4 very much." It's signed, "Very truly
5 yours, I'm Jeffrey Kantowitz."

6 Copies e-mailed to Jonathan Drill,
7 Esquire, planning board attorney via
8 e-mail. The e-mail address listed for
9 Catherine Coffee, Esquire, attorney for
10 Apartments at Three Bridges, with her
11 e-mail listed as well, and a cc to my
12 client, Flemington Associates.

13 MR. DRILL: So, I guess, as a
14 preliminary matter, I can't imagine
15 that -- assuming the hearing starts
16 tonight, I can't imagine this thing
17 finishing tonight.

18 In fact, I have -- I believe that
19 we should set continued hearing dates
20 because I think that this application is
21 going to go at least two, maybe three,
22 and hopefully not, but maybe even four
23 hearing sessions.

24 So, before the Board addresses the
25 adjournment request --

1 of recordings of these and send out to
2 any experts you want.

3 MR. KANTOWITZ: I was going to add
4 that I've seen on your website videos
5 and recordings. So the idea of someone
6 not physically being in the room is not
7 as crucial, particularly since what you
8 just said.

9 So let me modify what I said. I
10 don't have an issue -- I'm not going to
11 ask -- I'm going to --

12 MR. DRILL: You're going to
13 withdraw your request --

14 MR. KANTOWITZ: I'm going to
15 withdraw my request that the Board
16 adjourn tonight. But I would like, at
17 some point, whatever housekeeping chores
18 are appropriate, that we set up some
19 sort of schedule so that I can go --

20 MR. DRILL: Yeah. I want to do
21 that right now, okay, before we go any
22 further. So generally this planning
23 board meets on the second and fourth
24 Monday of every month.

25 I generally attend the first

1 Monday meeting, and someone else from my
 2 office attends the fourth Monday
 3 meeting.
 4 In this particular application, I
 5 would attend the first and the fourth
 6 Monday meeting, so that means we don't
 7 even have to set a special meeting for
 8 July 22, except with Ann Marie, there's
 9 nothing on the agenda.
 10 So, let's just say that this
 11 application is going to commence
 12 tonight. And, again, I can't imagine it
 13 completing tonight. The next hearing
 14 date's going to be July 22.
 15 Now, I want, for safety purposes,
 16 and to be conservative about it, I wanna
 17 pick two other hearing dates. And we
 18 are very fortunate, because in the month
 19 of July, we have some fifth days of the
 20 month.
 21 Now, why is that significant, a
 22 fifth day of the month? Because most
 23 board professionals, like myself, and
 24 the planner, and the engineer, and the
 25 traffic engineer, and our environmental

1 expert, are booked. I am booked Monday
 2 through Thursday for the first four
 3 weeks of every single month of every
 4 single year, unless the Board doesn't
 5 meet.
 6 But I have Monday, July 29, and
 7 Tuesday, July 30, open. And I assume,
 8 unless any of the Board experts are
 9 going on vacation, you guys are good
 10 with 7/29 and 7/30? They're shaking
 11 their head yes.
 12 So, I'm going to say to the
 13 applicant, 7/29 and 7/30. My suggestion
 14 is that the Chair say right now that
 15 this hearing will be held without any
 16 further notice tonight, July 22,
 17 July 29, and July 30.
 18 CHAIRMAN VILLA: I so recommend,
 19 and I'm so determined.
 20 MR. DRILL: So determined in your
 21 capacity as Chair?
 22 CHAIRMAN VILLA: Yes.
 23 MR. DRILL: Does someone wanna
 24 vote to overrule him on a majority vote?
 25 (No response.)

1 MR. DRILL: No. So, that's the
 2 schedule.
 3 So, Mr. Kantowitz, tell whoever
 4 you want to review things, that's going
 5 to be the immediate schedule for July.
 6 Now, just so you know, the
 7 planning board has had, I believe, two
 8 other -- well, they had two other --
 9 well, I know they had a 100% affordable
 10 housing project, it seem so long ago and
 11 it may have been so long ago, and the
 12 Board did the same thing. They just --
 13 they plowed through it to finish it.
 14 And so that's what my suggestion is
 15 going to be again.
 16 So with all that said, that's all
 17 I have to say.
 18 MR. KANTOWITZ: So we're
 19 definitely not going to conclude
 20 tonight.
 21 MR. DRILL: Well, put it this way,
 22 do you have all of your experts here?
 23 MS. COFFEY: All our rights are
 24 here.
 25 MR. KANTOWITZ: I mean, the

1 premise of my withdrawal was that we're
 2 not going to conclude tonight based on
 3 what --
 4 MR. DRILL: Do you agree you're
 5 not concluding tonight?
 6 MS. COFFEY: Well, we're going to
 7 do our best to cover as much as we can,
 8 but my expectation is that we'll be back
 9 on at least the 22nd.
 10 MR. DRILL: Put it this way --
 11 MS. COFFEY: And Mr. Kantowitz
 12 will have an opportunity.
 13 MR. DRILL: Right. So
 14 September -- so July 22 is a definite,
 15 correct?
 16 MS. COFFEY: Yes.
 17 MR. DRILL: Okay. A definite.
 18 MR. KANTOWITZ: Okay.
 19 MR. DRILL: Thank you very much.
 20 MR. KANTOWITZ: Thank you,
 21 Mr. Drill, Mr. Chairman, and members of
 22 the Board.
 23 MR. DRILL: So that's the
 24 housekeeping. Generally, in these type
 25 of applications you have housekeeping at

1 the beginning of each hearing. And I
 2 try to deal with the housekeeping up
 3 front.
 4 Mr. Chairman, take it away.
 5 CHAIRMAN VILLA: I should also
 6 mention that it's our intent not to
 7 really take any new testimony after
 8 10 o'clock, because it's been our
 9 policies, and we'll try to see how that
 10 works tonight.
 11 MR. KANTOWITZ: Excuse me,
 12 Counsel, would you like me to hand those
 13 copies of my letter.
 14 MR. DRILL: We'll e-mail them.
 15 Does anyone want a paper copy of this
 16 letter, or do you just want it e-mailed?
 17 If you want a paper copy, raise your
 18 hand.
 19 MR. KANTOWITZ: I'll give one to
 20 the reporter. She's indicating she'd
 21 like one.
 22 I'll give you these.
 23 MR. DRILL: Give them to Ann
 24 Marie.
 25 MR. KANTOWITZ: Thank you. All

1 redevelopment plan, which supersedes the
 2 underlying zoning.
 3 As the Chairman indicated, we are
 4 seeking preliminary and final site plan
 5 approval to develop the property with 80
 6 affordable units. The property is
 7 approximately 19.752 acres, has frontage
 8 along Route 202, as well as frontage
 9 along Railroad Avenue to what we think
 10 of as the rear of the property. The
 11 property is currently vacant, it's
 12 heavily wooded, and it is currently
 13 owned by the township, as Mr. Drill
 14 indicated previously.
 15 The applicant is proposing to
 16 construct a 100% affordable development
 17 with 80 units that consists of seven
 18 multi-family buildings, a clubhouse for
 19 the residents' use, a shed, off-street
 20 parking, lighting, landscaping, storm
 21 water, and related site improvements.
 22 The township amended its sewer
 23 service area so as to include portions
 24 of this property within the sewer
 25 service area, so it would be eligible to

1 right, then. Thank you very much.
 2 CHAIRMAN VILLA: We're back in the
 3 hands of Ms. Coffey to start her
 4 application.
 5 MR. DRILL: Let me just do one
 6 other preliminary. Are there any other
 7 attorneys that want to enter an
 8 appearance on behalf of anybody in the
 9 room? Not that we're partial to
 10 attorneys, but if someone's there, we
 11 want to find out about it to see if
 12 anyone else is represented.
 13 (No response.)
 14 MS. COFFEY: Okay. Everyone can
 15 still hear me hopefully. Okay.
 16 So good evening, everyone,
 17 Mr. Chairman. I'm Kate Coffey from Day
 18 Pitney. I'm here this evening on behalf
 19 of the applicant, Apartments At Three
 20 Bridges Holding, LLC.
 21 As you indicated, the property
 22 that we're speaking about this evening
 23 is located at 702 US Highway Route 202.
 24 The property is Block 81, Lot 1. It's
 25 subject to the township's Block 81

1 have sewer extended to the property.
 2 This is a project that is part of
 3 the township's 2019 settlement agreement
 4 with the Fair Share Housing Center to
 5 meet its third-round affordable housing
 6 obligation. There is a redevelopment
 7 agreement also in place on the property.
 8 With me this evening, I have
 9 Michael Wesoloski, who's sitting next to
 10 me, from Shorepoint Engineering. He's
 11 the project engineer. He'll be
 12 reviewing the overall area of the
 13 property, as well as walking you through
 14 the proposed improvements.
 15 MR. DRILL: When you introduce
 16 each person, can you please spell their
 17 last name?
 18 MS. COFFEY: Certainly.
 19 So, our engineer's last name is
 20 spelled W-E-S-E-L-O-S-K-I.
 21 MS. COFFEY: Okay. And How do you
 22 pronounce that?
 23 MR. MICHAEL WESOLOSKI: Wesoloski.
 24 MR. DRILL: If people refer to you
 25 as "the engineer," are you going to be

1 insulted?
 2 MR. MICHAEL WESOLOSKI: Not at
 3 all.
 4 MR. DRILL: Okay.
 5 MS. COFFEY: Okay. Our second
 6 witness is Julie Disston, D-I-S-S-T-O-N.
 7 She's from WRT LLC, and she's the
 8 project architect. And she's going to
 9 be reviewing the proposed structures
 10 this evening with the Board.
 11 MR. DRILL: Okay. Whoever that it
 12 is, can you raise your hand? And if we
 13 call you "the architect," you're not
 14 going to be insulted by that?
 15 MS. JULIE DISSTON: Not at all.
 16 MR. DRILL: Okay.
 17 MS. COFFEY: Okay. Another
 18 housekeeping item that I wanted to touch
 19 on is we did receive a number of review
 20 memoranda from the Board's
 21 professionals.
 22 The board's planner had flagged
 23 two potential variances associated with
 24 the application. I just wanted to touch
 25 on those briefly so they're not hanging

1 assume he's going to say yes, but we'll
 2 do that after we get everyone sworn in.
 3 MS. COFFEY: Yup.
 4 MR. DRILL: What's the next one?
 5 MS. COFFEY: The next one is with
 6 regard to illumination of the property
 7 at lot lines. We reviewed the
 8 redevelopment plan, and the
 9 redevelopment plan does have an
 10 exception to the illumination
 11 requirements with regard to driveways
 12 and roadways, because of course you need
 13 to have them safely located for traffic.
 14 So we believe that we do comply
 15 with the redevelopment plan
 16 requirements.
 17 MR. DRILL: I'll also be asking
 18 him that. Do you know which provision
 19 in the redevelopment plan?
 20 MS. COFFEY: Hold on.
 21 MR. BEHRENS: It's 5B2.
 22 MR. DRILL: 5B2.
 23 MR. BEHRENS: Page 11.
 24 MR. DRILL: Page 11. Thank you.
 25 So, again, I'm going to end up

1 over everybody's heads.
 2 MR. DRILL: Okay. Can you give us
 3 the date of the planner's report and the
 4 particular number at issue?
 5 MS. COFFEY: Sure. The date of
 6 the planner's report is July 3, 2024.
 7 MR. DRILL: Page 4?
 8 MS. COFFEY: Oh, I'm sorry, the
 9 year was 2024.
 10 MR. DRILL: Right. At page 4?
 11 MS. COFFEY: You're ahead of me.
 12 Hang on. I believe you're correct, but
 13 let me get there. Yeah, page 4 flags
 14 two potential variances:
 15 The first of those is with respect
 16 to a requirement that tree islands be
 17 installed within the parking aisles, or
 18 planting islands, I should say, and the
 19 applicant will update its plan so as to
 20 comply with that requirement. And our
 21 engineer can speak further to how it's
 22 proposed to address that.
 23 MR. DRILL: And I'm asking our
 24 planner, once I swear everyone in, if
 25 that eliminates the variance, and I

1 asking the Board's planner, once I get
 2 him sworn in, but I assume he's going to
 3 say, yeah, that exception applies,
 4 therefore there's no variance needed for
 5 that.
 6 MS. COFFEY: Mr. Drill, just a
 7 point of clarification, I believe the
 8 citation is 5B Roman at 3.
 9 MR. DRILL: Three. Okay, 3.
 10 Still page 11?
 11 MS. COFFEY: Still page 11.
 12 MR. DRILL: Okay, thank you. What
 13 else do you have by introduction?
 14 MS. COFFEY: That's it for
 15 introduction.
 16 MR. DRILL: Okay. So let me get
 17 everyone sworn in, the two witnesses
 18 that you've mentioned, and all the Board
 19 experts. Can all the Board experts
 20 stand up, first, so we can see who you
 21 are, okay? And the applicant's two
 22 experts stand up, and everyone raise
 23 your right hand.
 24 I'm going to ask a question and
 25 you'll going to go like this, and yes,

1 yes, yes, yes.
 2 ---
 3 JAY TROUTMAN, BOB O'BRIEN, TOM
 4 BEHRENS, SEAN WALSH, MICHAEL WESOLOSKI,
 5 and JULIE DISSTON, were duly sworn
 6 according to law by the Officer:
 7 ---
 8 (All members collectively answered
 9 "I do.")
 10 MR. DRILL: You already have you
 11 guys identified. Ms. Coffey did that.
 12 Let's start right over here, right?
 13 Identify yourself, your area of
 14 expertise, and your connection to the
 15 Board.
 16 MR. BEHRENS: Sure. Good evening,
 17 Tom Behrens, board conflict planner with
 18 the firm Burgess Associates.
 19 MR. TROUTMAN: I'm Jay Troutman,
 20 licensed professional engineer, board
 21 traffic consultant from the firm of
 22 McDonough & Rea Associates.
 23 MR. WALSH: Sean Walsh,
 24 professional engineer, storm engineer
 25 for the Board. I work at Princeton

1 Hydro.
 2 MR. DRILL: Okay, so you're the
 3 storm water engineering expert?
 4 MR. WALSH: Yes.
 5 MR. O'BRIEN: Rob O'Brien, board
 6 engineer, work for Van Cleef
 7 Engineering.
 8 MR. DRILL: So you're doing all
 9 civil engineering other than storm
 10 water, which Sean's doing?
 11 MR. O'BRIEN: Correct.
 12 MR. DRILL: Okay. All right.
 13 That's our cast of experts so far.
 14 MS. COFFEY: Okay. So I'm going
 15 to ask Mr. Wesoloski to please introduce
 16 himself to the Board and the public and
 17 tell them about his experience and
 18 credentials.
 19 MR. MICHAEL WESOLOSKI: Good
 20 evening, officially. As you heard, my
 21 name is Michael Wesoloski. I'm a
 22 licensed professional engineer in the
 23 State of New Jersey. I'm a principal
 24 engineer with Shore Point Engineering.
 25 I've been practicing with my

1 license since 2010. My license is
 2 current and in good standing. I've
 3 provided testimony in front of land use
 4 boards throughout the state, but not
 5 this board.
 6 CHAIRMAN VILLA: Does the public
 7 have any questions regarding
 8 Mr. Wesoloski's qualifications?
 9 (No response.)
 10 MR. DRILL: None.
 11 CHAIRMAN VILLA: Hearing none, We
 12 will accept you as an engineer expert.
 13 MR. MICHAEL WESOLOSKI: Thank you.
 14 MS. COFFEY: Okay. Thank you,
 15 Mr. Chairman.
 16 EXAMINATION
 17 BY MS. COFFEY:
 18 Q. Mr. Wesoloski, can you please orient
 19 us to the property that we're speaking about
 20 and also tell us about what you have up on the
 21 screen here.
 22 A. Absolutely. So the exhibit, which
 23 is our first this evening, that you see before
 24 you is titled "Aerial Image."
 25 MR. DRILL: Okay. So is this

1 going to be Exhibit A1?
 2 MS. COFFEY: Yes.
 3 MR. DRILL: Okay, do we have a
 4 paper copy of it?
 5 MS. COFFEY: I believe so.
 6 MR. MICHAEL WESOLOSKI: I do have
 7 a map of the property.
 8 MR. DRILL: Yeah, so let's get --
 9 I'd like to get paper copies marked and
 10 get them to the Board office. So I'm
 11 going to ask for every -- each exhibit
 12 you have, I'm going to ask if you have a
 13 paper copy.
 14 MS. COFFEY: We do.
 15 MR. DRILL: So we can bring it to
 16 the table.
 17 MS. COFFEY: Okay. So let's just
 18 mark this before we get going.
 19 MR. DRILL: And let's be
 20 consistent. So let's do all the
 21 marking, let's say, the lower right-hand
 22 corner, A1 with today's date. And then
 23 after you mark it, we'll have the
 24 engineer identify it for the record.
 25 ---

1 (Exhibit A-1 was marked for
 2 identification purposes.)
 3 BY MS. COFFEY:
 4 Q. So the exhibit that's marked A1 for
 5 today's date of July 8, 2024, is what,
 6 Mr. Wesoloski?
 7 A. So this exhibit is titled "Aerial
 8 Image," and it's the image of Three Bridges at
 9 Readington. And it's exactly that, it's an
 10 aerial image of the subject property in the
 11 approximate center of the screen, in a bit of a
 12 more zoomed-out view than you might customarily
 13 see, intentionally, in order to provide an
 14 overview of not just the project site, but the
 15 immediately surrounding area.
 16 MR. DRILL: Okay. Now, this might
 17 seem nit picky. That exhibit is
 18 attached to that board. Yes?
 19 MR. MICHAEL WESOLOSKI: Correct.
 20 MR. DRILL: So I'm going to ask
 21 you tomorrow, whenever, later in the
 22 week, every single exhibit you have
 23 attached to a board, I want you to swap
 24 out, I want you to have folded up, so it
 25 can fit in the file, and take that thing

1 on the Board out of here. It just takes
 2 up space in the planning file.
 3 Okay. Keep on going. We're going
 4 to have an easel just with the exhibits
 5 showing out to the public.
 6 MS. COFFEY: I think we have an
 7 easel.
 8 MR. MICHAEL WESOLOSKI: I can
 9 prepare it.
 10 MR. DRILL: Oh, you have an easel?
 11 Great.
 12 MR. MICHAEL WESOLOSKI: Yeah,
 13 yeah. Yeah, we do. Sorry.
 14 How would you like it oriented?
 15 MR. DRILL: Out that way,
 16 because...
 17 BOARD SECRETARY LEHBERGER: Maybe
 18 you can put it behind the podium so
 19 everyone can see it.
 20 MR. DRILL: Yeah, put it in there.
 21 Yeah. So as you discuss each exhibit,
 22 we'll put that exhibit up on the easel.
 23 MS. COFFEY: Uh-huh. I'll have it
 24 here. Can you all still see the screen?
 25 MR. DRILL: Yeah, we can see the

1 screen. We just wanna make sure the
 2 public, if they have trouble with the
 3 screen, they can see that.
 4 MS. COFFEY: Great.
 5 BY MS. COFFEY:
 6 Q. Okay. So we have exhibit A1, which
 7 is the aerial image. Can you please tell us
 8 what we're looking at?
 9 A. Sure. So, again, in the approximate
 10 center of the image is the subject property, to
 11 whom Ms. Coffey introduced, Block 81, Lot 1.
 12 It's where my cursor's indicated here.
 13 This property is approximately 20
 14 acres in size. It possesses primary frontage
 15 along US Highway 202 to the north, Railroad
 16 Avenue to the south, at secondary frontage. To
 17 the east lie existing residential areas and
 18 High Street, and to the west lies existing
 19 additional wooded areas and vacant lands.
 20 I will just point out for ease of
 21 presentation as we move forward, north here is
 22 oriented generally to the upper right-hand
 23 corner. For ease of presentation, we'll assume
 24 north is right.
 25 Continuing with this exhibit, I'd

1 like to introduce and discuss a bit of the
 2 existing conditions on the site as well as the
 3 environmental constraints.
 4 First, the topography of the
 5 property generally slopes from bottom right or
 6 northeast to top left, southwest, from
 7 elevation 175 to 125. So the subject property
 8 has 50 feet of grade change across it, which is
 9 rather substantial, in my opinion.
 10 And the tributary to the south
 11 branch Raritan River generally meanders along
 12 the western property line. Wetlands also exist
 13 in this area and generally follow that stream
 14 corridor. This stream possesses a flood hazard
 15 area and a -- excuse me -- an anticipated
 16 50-foot right-of-way zone.
 17 We have a pending application with
 18 NJ DEP for a flood hazard area verification as
 19 well as an individual permit. The individual
 20 permit that we require is strictly for a storm
 21 water connection within the Railroad Avenue
 22 right-of-way. I'll get into that in a bit more
 23 detail later on, but just keep that in your
 24 mind.
 25 So no disturbance is proposed to

1 any of these environmentally sensitive areas.
 2 No conservation easements are there or
 3 proposed. However, with the small exception
 4 that following receipt of any flood hazard area
 5 verification from the state, we would file a
 6 deed restriction of that area.
 7 Q. Can you next tell us about the
 8 proposed layout that's part of the afternoon
 9 plan?
 10 A. Certainly.
 11 MR. DRILL: Okay. So this is
 12 going to be A-2, correct?
 13 MS. COFFEY: Yes.
 14 MR. DRILL: Let's get A-2 up on
 15 the easel, please. It's going to be A-2
 16 along the usual route.
 17 While I'm marking this as A-2, You
 18 can start telling me what road we're
 19 looking at here.
 20 (Exhibit A-2 was marked for
 21 identification purposes.)
 22 MR. MICHAEL WESOLOSKI: So Exhibit
 23 A-2 is titled "Site Rendering, Three
 24 Bridges at Readington." This is a
 25 zoomed-in view of primarily the subject

1 property as well as each frontage and
 2 some of the surrounding areas to the
 3 east and west.
 4 Obviously, here you see the
 5 developable footprint -- developing
 6 footprint, excuse me, as well as the
 7 surrounding adjacent wooded areas to
 8 remain.
 9 One thing to point out here,
 10 intentionally designed, a developable
 11 footprint or developing footprint
 12 generally follows that stream corridor.
 13 The stream corridor is a bit hard to see
 14 here, but it follows the property line
 15 and then continues slightly off in a
 16 southwesterly direction.
 17 Generally, the tree line follows
 18 that same pattern. This was
 19 intentionally done to keep development
 20 out of the environmentally sensitive
 21 areas.
 22 I'm going to start at US Highway
 23 202 and kind of work my way in,
 24 presenting the layout elements as we
 25 encounter them. So first and foremost,

1 we have our primary access drive located
 2 at the northeast property corner in this
 3 location here. It's a right-in,
 4 right-out maneuver as US 202 is a
 5 divided highway.
 6 That access drive will bring you
 7 into the site, will lead you into the
 8 internal loop road, the buildings, the
 9 parking, et cetera.
 10 MR. DRILL: By the way, if anyone
 11 wants to take pictures of the exhibits,
 12 feel free to do so. You don't have to
 13 do it from the seats, just stand up in
 14 front of the exhibit and take it.
 15 BY MS. COFFEY:
 16 Q. Just before we move on, the driveway
 17 on Route 202, there's an existing entry point
 18 there on 202 today, correct?
 19 A. You are exactly right. And we've
 20 utilized that existing driveway location for
 21 our location. There's minimal improvements
 22 that exist today. It's simply, you know, I'll
 23 call it a driveway, an apron or a curb cut,
 24 that was installed with some prior application
 25 unrelated to the application before you this

1 evening. But, again, as Ms. Coffey stated,
 2 we're using that same driveway location, which
 3 also helps to facilitate our NJ DOT major
 4 access application.
 5 And, again, as you heard Ms. Coffey
 6 introduce, as you work your way south upon the
 7 main entrance road into the site, you encounter
 8 seven proposed multi-family residential
 9 buildings containing a total of 80 affordable
 10 housing units. The bedroom breakdown within
 11 those units totals 14 one-bedroom units, 45
 12 two-bedroom units, 21 three-bedroom units.
 13 Again, driving in on the main
 14 access drive, once you get approximately
 15 halfway into the site, that driveway comes to a
 16 stop sign and stop bar, and you encounter
 17 across the street the community building. This
 18 was, again, done by design, providing a nice
 19 arrival feature at the end of the driveway
 20 entrance, providing a sense of arrival to the
 21 community for the residents, and is
 22 aesthetically pleasing.
 23 That community building has several
 24 other amenities adjacent to it. I'll zoom in
 25 on that area for everyone's benefit. So what

1 you see here again is the community building.
 2 Beneath it, or to the east, is a generator,
 3 which would power that building.
 4 Within the eastern -- westerly,
 5 excuse me, the top side of the building, you
 6 see a 10-foot-wide concrete access driveway.
 7 That's intended for vehicular access to gain
 8 usable access to the rear of the building where
 9 there is an interior maintenance room,
 10 maintenance workshop, where items will be
 11 stored (inaudible) the community center. I'll
 12 zoom back out slightly.
 13 So parking for the project. When
 14 you look at RSIS --
 15 Q. Which is the Residential Site
 16 Improvement Standards, correct?
 17 A. You are correct.
 18 Q. Thank you.
 19 A. RSIS generally initially requires
 20 159 parking spaces. However, with -- recently
 21 passed a few years ago the EV, or electric
 22 vehicle, legislation, that allows for such
 23 spaces to be counted as two for purposes of
 24 meeting that requirement, so long as the total
 25 is not reduced by more than 10%. So how do

1 those numbers come together here? We have 159
 2 required by RSIS, 10% of that gives us 16.
 3 We're able to reduce our parking requirement.
 4 One-fifty-nine less 16 gives us 143 spaces
 5 required, and that is also proposed.
 6 Continuing on electric vehicle
 7 spaces, that ordinance also requires 15% of the
 8 total to be provided as electric vehicle or
 9 make-ready spaces. And there's a breakdown
 10 that goes along with that that says a third are
 11 going to be installed at the time of
 12 construction. A third of 24 would be eight.
 13 And to go back to our exhibit here,
 14 I'll call them white squares that you see in
 15 four different locations, are four clusters of
 16 six, which give us a grand total and ultimate
 17 total, of 24 electric vehicle spaces.
 18 What you also see in those
 19 locations are a few small white circles, two in
 20 each location. Those are the eight spaces that
 21 would be installed at the time of construction.
 22 In a time period of not greater than three
 23 years, an additional eight spaces would be
 24 installed, or eight chargers would be
 25 installed, bringing your total to 16. And then

1 within six years, you would have the final
 2 total installed of 24.
 3 Finally, regarding parking, five
 4 ADA spaces are required based on the total.
 5 We've provided six, and one of those is an EV
 6 ADA space, which makes that minimum -- I
 7 believe it's 5% of the total required
 8 throughout construction.
 9 Continuing, as you can see here in
 10 the -- I'll say this hatched area, those are
 11 sidewalks. We have sidewalks proposed
 12 throughout the development with pedestrian
 13 connectivity.
 14 I'd like to take a moment and
 15 address a comment from your board engineer
 16 regarding a certain area of sidewalk. If we
 17 zoom in on building No. 2 here, we have -- just
 18 to the top left of that, we have a stairway, or
 19 a short stairway, I believe, three stairs,
 20 which is masked here by a tree. You also have
 21 an alternate ADA route.
 22 This area of sidewalk is adjacent
 23 to a relatively steep grade, where it could be
 24 a concern of pedestrian fall protection. I
 25 believe the code requirement for that is

1 there's 30 inches of vertical change within 36
 2 inches horizontally. I don't believe we need
 3 those thresholds, but we're happy to provide a
 4 railing for fall protection in that area.
 5 MR. DRILL: That's in the
 6 engineer's report?
 7 MS. COFFEY: Yes.
 8 MR. MICHAEL WESOLOSKI: Yes.
 9 MR. DRILL: All right. So we'll
 10 deal with that later. I appreciate the
 11 fact you're mentioning it now.
 12 MR. MICHAEL WESOLOSKI: I'm happy
 13 to return, if you so -- Ms. Coffey, do
 14 you have anything?
 15 MS. COFFEY: No, keep going.
 16 You're doing great.
 17 MR. MICHAEL WESOLOSKI: Another
 18 point regarding sidewalks that I'll
 19 bring up. The rendering that you see
 20 before you as well as the study plans
 21 that have been submitted show sidewalk
 22 connections to the adjacent neighborhood
 23 through the paper streets of Grove
 24 Street and Center Street.
 25 Those were initially granted

1 during conceptual planning and
 2 redevelopment plan, concept plan.
 3 However, we're happy to have those
 4 removed. We would defer to the Board as
 5 to what direction that we should take.
 6 MR. DRILL: I have a feeling that
 7 the Board's probably going to want to
 8 hear from the public what they feel
 9 about that.
 10 And my guess is they're probably
 11 going to follow what the public's lead.
 12 If the public doesn't want sidewalks in
 13 the paper streets, my guess is the Board
 14 will say, are you will to get rid of the
 15 sidewalks? You guys are going to say
 16 yes.
 17 MR. MICHAEL WESOLOSKI: Yes.
 18 And I just wanted to try and
 19 understand this. These are sidewalks
 20 that extend off the property; is that
 21 correct?
 22 MS. COFFEY: So what had been
 23 proposed, Mr. Drill, was sidewalks that
 24 would go to the edge of the property.
 25 They would be connectors to the

1 Going back to the community building,
 2 below that, over to the east, is a tot
 3 lot area. There's obviously a large
 4 area of green open space here, which is
 5 the largest area of open space on the
 6 property where we envision that our
 7 residents can use that for whatever
 8 activities they might desire, football
 9 baseball, tag, whatever it may be.
 10 There's also a small area that
 11 exists just west of Building 7, which
 12 could also be utilized as a place of
 13 recreation.
 14 The project has proposed two trash
 15 incinerators. One is located just west
 16 of Building 2, right here. The second
 17 is located west of Buildings 6 and 7,
 18 located here. We've proposed two and
 19 chosen the designated locations. So we
 20 feel that these each, on their own,
 21 serve approximately half the development
 22 as proximal to those general buildings
 23 as possible.
 24 These enclosures, again, would be
 25 six-foot masonry on both sides and the

1 currently paper streets of Grove Street
 2 and Center Street.
 3 So some of the feedback that we've
 4 received is does it really make sense to
 5 have these sidewalks when there's no
 6 sidewalk on the other side of the
 7 property --
 8 MR. DRILL: No, I understand.
 9 MS. COFFEY: What had been
 10 proposed was just sidewalks up to the
 11 property's border, and then from there
 12 it would connect right now just to the
 13 paper street.
 14 MR. DRILL: Okay. So what the
 15 applicant is willing to do, and if the
 16 Board wants it, and I want to hear from
 17 the public, is to eliminate the on-site
 18 sidewalks that lead to the property's
 19 border to the paper streets; is that
 20 correct?
 21 MS. COFFEY: Correct.
 22 MR. DRILL: All right. Got it.
 23 MR. MICHAEL WESOLOSKI: All right.
 24 What we're doing -- there are several
 25 areas of open space on the site here.

1 rear. The front would have swinging
 2 gates, obviously, for loading and
 3 unloading operations. That masonry
 4 treatment would be given a facade
 5 treatment to match that of the proposed
 6 buildings, which you'll, of course, hear
 7 testimony from our project architect
 8 later on.
 9 The interior dimensions of those
 10 trash enclosures are 11-foot deep,
 11 23-foot wide. Both trash and recycling
 12 will be picked up by private haulers.
 13 We envision that pickup schedule being
 14 two to three times a week for trash,
 15 once a week for recycling.
 16 And one of the benefits of having
 17 private haulers handle that is you have
 18 the flexibility to adjust those
 19 frequencies to meet the project demand
 20 in either direction.
 21 Adjacent to the trash enclosure I
 22 have pointed out here you also have a
 23 10-by-10 maintenance shed, which is
 24 intended to house, I'll say, outdoor and
 25 landscaping equipment that you find in a

1 majority of any shed.
 2 Along the downstream perimeter of
 3 the site, following my cursor, you have
 4 a series of four bio-retention basins.
 5 We have Basin A, and then moving in a
 6 counter-clockwise direction Basin B,
 7 Basin C, and Basin D. Those aren't
 8 labeled here, but we may refer to them
 9 as such throughout our presentation.
 10 Moving closer to the Raritan Ave
 11 side, as you likely seen, the access
 12 that is now proposed here is intended as
 13 emergency access only, as grass pavers
 14 rather than any type of pavement.
 15 Mr. Drill, if it's your
 16 preference, I can pass over my
 17 compliance with the various
 18 professionals' comments.
 19 MR. DRILL: My suggestion is do
 20 the compliance with their comments at
 21 the end.
 22 MR. MICHAEL WESOLOSKI: Certainly.
 23 MR. DRILL: Unless the board
 24 professionals think differently.
 25 MR. O'BRIEN: No, at the end.

1 MS. COFFEY: Correct. We'll take
 2 our direction from the Board.
 3 MR. DRILL: Okay. So right now
 4 Railroad Avenue is shown -- the Railroad
 5 Avenue access is shown as emergency
 6 only, but if the Board asks you for full
 7 public access, you would do that?
 8 MS. COFFEY: Correct.
 9 MR. MICHAEL WESOLOSKI: Okay. I'm
 10 going to jump back to the Highway 202
 11 side of the development.
 12 In this location, at the proposed
 13 driveway, we have one
 14 ordinance-compliant redevelopment-plan
 15 compliant, ground-mounted monument sign,
 16 kind of in the little grass islands, or
 17 as the DOT calls it, the pork chop.
 18 We have a four foot setback
 19 proposed to the right-of-way, whereas a
 20 three-foot minimum is required. The
 21 face of the sign has 25 square feet in
 22 area, whereas a maximum of 32 square
 23 feet is required. And the sign will
 24 have a height of five-and-a-half feet,
 25 whereas a maximum of seven feet is

1 MR. DRILL: Okay.
 2 MR. MICHAEL WESOLOSKI: And this
 3 is another item that we would defer to
 4 the Board as to their preference of
 5 whether or not Railroad Avenue is
 6 emergency access only, as it's shown
 7 here, or if we revert to the prior
 8 iteration of the plan where there was
 9 non-restricted secondary access to the
 10 development.
 11 MR. DRILL: Right. Now, this one,
 12 I think, is going to be similar to the
 13 sidewalks, in that I think the Board's
 14 going to want to hear from the public in
 15 the neighborhood. And, hopefully, you
 16 know, it won't be close. Hopefully, it
 17 will be pretty clear what the public
 18 wants.
 19 And my guess is that the Board
 20 would then -- whatever the public wanted
 21 on that would ask you. But what you
 22 guys are saying is, whatever the Board
 23 wants, and if the Board does whatever
 24 the public wants, you're going to do on
 25 that?

1 required.
 2 Just to confirm, the project is
 3 proposed as a single phase. There is no
 4 phase in here, it would all be built and
 5 finished in its entirety at once.
 6 And to touch on some of these
 7 zoning elements and bulk criteria, it is
 8 a fully conforming application. I know
 9 Ms. Coffey introduced a couple of
 10 variances that Mr. Behrens had pointed
 11 out.
 12 MR. DRILL: This is the right time
 13 to do that.
 14 Mr. Behrens, I just want to do
 15 things efficiently here. You've heard
 16 in the attorney's opening that she
 17 says -- she responded to your two
 18 comments on page 4.
 19 And if they make to change the
 20 comply with ordinance section 148-7086
 21 regarding the parking area trees, would
 22 that eliminate that variance?
 23 MR. BEHRENS: It would, yes.
 24 MR. DRILL: Okay. And then she
 25 said, paragraph 5B3 on page 11 of the

1 redevelopment plan says there's an
 2 exception to the maximum illumination
 3 requirement at the entrance.
 4 MR. BEHRENS: Right. That's
 5 accurate. The lighting fixture that I
 6 identified doesn't apply with respect to
 7 the required variance.
 8 MR. DRILL: So there's no variance
 9 either?
 10 MR. BEHRENS: Correct.
 11 MR. DRILL: So in your opinion
 12 this is actually a fully conforming
 13 as-of-right application?
 14 MR. BEHRENS: That's my
 15 understanding at this point, yes.
 16 MR. DRILL: Okay. Thank you.
 17 MR. MICHAEL WESOLOSKI: With
 18 regards to the standard bulk criteria,
 19 everything is fully conforming. I did
 20 feel it germane to point out that to the
 21 existing residential development to the
 22 east, the required side yard setback is
 23 40 feet. We provide 75.9 feet, and we
 24 also maintain the required 50-foot
 25 bumper we maintain and we look to

1 enhance as we'll discuss shortly.
 2 Ms. Coffey, that concludes my
 3 presentation on the layout. I'm happy
 4 to move on to other elements of the
 5 plan.
 6 MS. COFFEY: I think that makes
 7 sense. Thank you.
 8 MR. MICHAEL WESOLOSKI: All right.
 9 Moving on to storm water management. I
 10 guess we were getting Exhibit A3.
 11 We're sticking with what we got
 12 for right now. Oh, okay. It's still
 13 A-2.
 14 No, okay, okay. All right.
 15 Ms. Coffey, I'll defer to you at any
 16 time you feel an additional exhibit is
 17 beneficial.
 18 Before you start the storm water
 19 management, hold on one second. Sorry
 20 about that. Okay, time for the storm
 21 water.
 22 All right. Bear with me one
 23 moment. All right, storm water
 24 management. Not a surprise, a project
 25 of this scale is classified as a major

1 development by NJPDP.
 2 States storm water manageable with
 3 the NJAC set A. The proposed storm water
 4 management system, therefore, meets the
 5 requirements for water quality, soil
 6 quality, and green infrastructure. I
 7 would add that the project is exempt
 8 from the groundwater recharge
 9 requirements based on the infiltration
 10 testing that no infiltration exists on
 11 the property today. The system that
 12 we've proposed on the site first
 13 consists of your conventional pipe
 14 systems, which feed into one of the four
 15 previously mentioned bio-retention
 16 systems.
 17 Together, we have Basin A, Basin
 18 B, C, D. The purpose of these basins is
 19 really threefold. First, they address
 20 water quantity by reducing the
 21 post-construction runoff of the two, 10,
 22 and 100-meter storm vents to 50, 75, and
 23 80% from their pre-development flows
 24 perspective. Second, these small-scale
 25 bio-retention systems address the state

1 requirement for green infrastructure.
 2 And lastly, bio-retention basins
 3 also are an excellent way of providing
 4 the required water quality treatment
 5 through their cross-section media.
 6 Ultimately, the storm water management
 7 system discharges into a proposed pipe
 8 within the Railroad Avenue right away.
 9 That pipe would continue in a westerly
 10 direction past the limits of the
 11 property, but within right of way, and
 12 tie into a culvert plant that exists
 13 today where the stream crosses under
 14 Railroad Avenue.
 15 Do you mind pulling up Sheet 9
 16 just to make this a little clearer? Do
 17 you have an overall grade of Sheet 9?
 18 Yes. I think it has to be plugged in.
 19 Sheet 9, this is part of the site plan
 20 package that's been submitted to the
 21 Board? Correct.
 22 You don't need to mark it as
 23 negative. Correct, I don't need it.
 24 Okay, I'm happy to just reiterate that
 25 following on plan as I speak of that.

1 So again, the basins have a
 2 combined discharge that would connect
 3 into a proposed pipe within a Railroad
 4 Avenue right of way. That pipe would
 5 continue west within the right of way
 6 and connect into the existing culvert
 7 where the upwind tributary crosses under
 8 Railroad Avenue. And in that fashion,
 9 as I previously mentioned, we don't need
 10 to disturb any of the environmentally
 11 sensitive areas.
 12 This pipe is kept within the
 13 existing roadway. Disturbance is
 14 maintained within that roadway --
 15 (Indistinct conversation.)
 16 MR. DRILL: Just so -- members of
 17 the public who wanna ask questions or
 18 make comments, you're going to have your
 19 chance.
 20 Okay. Now is not the chance to
 21 make noise, shake your head. Wait till
 22 each witness testifies. Then everyone's
 23 going to get a chance to question the
 24 witness. And when they're all done with
 25 their witnesses, then you'll get a

1 chance. I'll swear you in, and then you
 2 can make your statements.
 3 But try not to be disruptive
 4 because it's -- I mean, maybe the other
 5 people don't see you, but you're right
 6 in my line of sight. You're right in my
 7 line of sight. Just keep yourself nice
 8 and calm.
 9 Keep on going.
 10 MR. MICHAEL WESOLOSKI: I also did
 11 wanna add regarding the State permit
 12 that no portions of the physical
 13 development encroach into the wetlands
 14 or the flood hazard area. It's only the
 15 connection with Railroad Avenue.
 16 Moving on to other utilities --
 17 MS. COFFEY: Hang on. Before you
 18 move away from -- move on, while we're
 19 still talking about storm water, can you
 20 talk about how runoff from the locations
 21 of buildings 1 and 2 would move through
 22 the site? That might be helpful for
 23 folks to understand from the northeast
 24 corner to where the basins are on the
 25 site.

1 MR. MICHAEL WESOLOSKI: Sure. So
 2 you kind of see we have four basins
 3 proposed here. That was a change that
 4 happened with the 2021 storm water
 5 management rule that the State adopted,
 6 put into effect, where you can no longer
 7 send all your runoff to one downstream
 8 basin. You have to provide regionalized
 9 basins throughout your site with a
 10 maximum drainage area each of two and a
 11 half acres during the water quality
 12 storm.
 13 So that's why you see four basins
 14 here instead of what you used to see of
 15 just one. And they all get regionalized
 16 to separate the two and a half acres.
 17 The approximate limit of disturbance
 18 here is about 10 and a half acres, I
 19 believe.
 20 So four basins make sense with
 21 those calculations. Going back to
 22 buildings 1 and 2, their runoff is
 23 discharged to --
 24 MR. DRILL: Can you point out one
 25 and two for a second?

1 MR. MICHAEL WESOLOSKI: Sure. I
 2 realize I'm using my finger, which is
 3 ineffective. Buildings 1 and 2 exist
 4 here.
 5 MR. DRILL: Yeah.
 6 MS. COFFEY: And that's in the
 7 northeastern corner of the site,
 8 correct?
 9 MR. MICHAEL WESOLOSKI: That's
 10 correct. Those basins discharge
 11 directly to bio-retention system A. And
 12 the way the grading works in this area,
 13 we've tried instinctively to maintain
 14 all existing drainage patterns on this
 15 site bearing in mind a substantial
 16 degree of grade changes of approximately
 17 50 feet across the site.
 18 So the pattern of proposed grade
 19 here, the buildings drain to the parking
 20 area, drains to the driveway, drains to
 21 the basin. Ultimately then
 22 bio-retention system A discharges into
 23 system B, C, and D, to give you a little
 24 bit more info on how those function.
 25 Again, during a lower storm event, these

1 basins function independently, receiving
 2 no more than 2-1/2 acres of runoff each.
 3 For storms greater than that, the
 4 basins are allowed to, I'll call it,
 5 combine and act as a one, as we're used
 6 to seeing. That's why the three basins
 7 here, B, C, and D, are somewhat close
 8 together, but are graded to be separated
 9 during a smaller water quality storm
 10 event.
 11 So Basin A would discharge into
 12 Basin B, C, and D. Your outward
 13 structure is located here in the
 14 southern corner of Basin C. And from
 15 there, we discharge to Railroad Avenue
 16 that you just heard me speak about.
 17 Ms. Coffey, if that addresses your
 18 question --
 19 MR. DRILL: So where does the
 20 water go from Basin D?
 21 MR. MICHAEL WESOLOSKI: So Basins
 22 B, C, and D --
 23 MR. DRILL: D as in David, D as in
 24 Dog.
 25 MR. MICHAEL WESOLOSKI: Basins B,

1 problem at all.
 2 COMMISSIONER CHRIS JOHN: That's
 3 down by the drainage basins. I'm just
 4 interested in this side of the...
 5 MS. COFFEY: So we're talking
 6 about the driveway that connects from
 7 202 into the site?
 8 COMMISSIONER CHRIS JOHN: Correct.
 9 MR. MICHAEL WESOLOSKI: So the
 10 drainage there, we started at the grade
 11 of the roadway, and we generally grade
 12 down gently until we encounter the areas
 13 of Buildings 1 and 2.
 14 This area you see here, this
 15 entire driveway, as well as building
 16 one -- Buildings 1 and 2 and the
 17 majority of the parking area and
 18 driveway in front of those, they all
 19 drain into Bio-retention System A, and
 20 that area, again, is less than the
 21 two-and-a-half-acre maximum.
 22 COMMISSIONER CHRIS JOHN: Okay.
 23 And the perpendicular flows across the
 24 road? Because it seems like you have
 25 two drainage pipes there.

1 C, and D all discharge -- because they
 2 act as one basin during the larger storm
 3 events, they're able to function by
 4 using the single outlet structure and
 5 outlet pipe, which would connect into
 6 Railroad Avenue.
 7 COMMISSIONER CHRIS JOHN: This is
 8 my typical question anyway. Can you
 9 describe to me along the road then,
 10 outside of the basin area, how it flows
 11 under the road, and then how the road
 12 flows? So, like, the proposed road is
 13 going to go in which direction from a
 14 water flow standpoint?
 15 MR. MICHAEL WESOLOSKI: So you're
 16 talking about the grading of Railroad
 17 Avenue.
 18 COMMISSIONER CHRIS JOHN: No, on
 19 the -- I guess that's the north side of
 20 it.
 21 MR. DRILL: You want the entrance
 22 road?
 23 COMMISSIONER CHRIS JOHN: Yeah,
 24 the entrance road. Sorry, I was --
 25 MR. MICHAEL WESOLOSKI: That's no

1 MR. MICHAEL WESOLOSKI: Oh, that
 2 way -- you're talking about drainage
 3 that the road would encounter from
 4 adjacent areas.
 5 COMMISSIONER CHRIS JOHN: Yeah,
 6 perpendicular to the road.
 7 MR. MICHAEL WESOLOSKI: So what
 8 we've done here, because we're aware of
 9 the upstream area, which, at a time, we
 10 might have allowed to go to our basin.
 11 Given the change in the rules, we can't
 12 have two, two and a half acres go to
 13 those basins.
 14 So what we've done is provide two
 15 culvert pipes that you see here and
 16 here, which would be located at the low
 17 areas on a gentle swale that exists in
 18 the adjacent area that would be
 19 undisturbed.
 20 But installation of those culvert
 21 pipes would allow that drainage from
 22 off-site even to continue, not changing
 23 its drainage pattern, but continue from
 24 one side of the road, moving under it
 25 through those pipes, and continue on its

1 way to the unnamed tributary.
 2 COMMISSIONER CHRIS JOHN: So the
 3 expectation, the S bend of the road
 4 there, right by the 202 entrance, is
 5 that that water will flow into those two
 6 drainage pipes coming from the...
 7 MR. MICHAEL WESOLOSKI: No. So
 8 let me use some color here in hopes to
 9 simplify things. So the two green lines
 10 I'm drawing are the two culvert pipes
 11 that are proposed under the roadway.
 12 Those pipes are strictly installed to
 13 handle runoff from existing undisturbed
 14 areas.
 15 We know that the way the site
 16 grades today, that everything
 17 essentially flows, let's say, plan
 18 bottom right to top left. Everything
 19 flows in that direction.
 20 So we know we have to handle that
 21 runoff. We can't allow it to just go --
 22 we don't want to impound it on the site
 23 because we're creating a road here.
 24 So we've proposed these two
 25 culvert pipes to allow that runoff to

1 apron, the site side of it is a high
 2 point. So there's no water from 202
 3 coming onto the property at that
 4 location.
 5 COMMISSIONER CHRIS JOHN: Yeah,
 6 no, because of the grade of the whole
 7 thing, I thought maybe 202 might be sat
 8 higher than the whole thing. Got it.
 9 MR. MICHAEL WESOLOSKI: No. And
 10 then the way the grade works out here
 11 is, there is today probably a stockpile
 12 there. It might be from when that
 13 driveway apron was installed.
 14 COMMISSIONER CHRIS JOHN: Yeah, I
 15 saw it on the preexisting conditions.
 16 MR. MICHAEL WESOLOSKI: So we
 17 would be essentially removing some of
 18 that stockpile for installation of the
 19 driveway for gentle grades from the
 20 highway.
 21 COMMISSIONER CHRIS JOHN: Okay.
 22 So there will be some grading of that
 23 particular area at that S bend?
 24 MR. MICHAEL WESOLOSKI: That's
 25 correct.

1 continue from the areas you see here,
 2 meander through the pipes, and then
 3 continue on the other side of the
 4 roadway and make its way to the stream
 5 corridor.
 6 MS. COFFEY: And for two seconds,
 7 the areas that you're talking about
 8 capturing runoff from are the areas that
 9 are to the northeast of the driveway,
 10 correct?
 11 MR. MICHAEL WESOLOSKI: Yes.
 12 Generally east, but yes.
 13 COMMISSIONER CHRIS JOHN: So the
 14 anticipation is that that water from the
 15 202 side will flow down towards those
 16 two pipes. And is that going to be
 17 graded as such, or is that an
 18 undisturbed area that's going to be...
 19 MR. MICHAEL WESOLOSKI: So
 20 water -- no water from Route 202 itself
 21 is going to enter our development.
 22 COMMISSIONER CHRIS JOHN: Okay.
 23 MR. MICHAEL WESOLOSKI: We're
 24 fortunate that the grading of the site
 25 as it exists today with that driveway

1 COMMISSIONER CHRIS JOHN: Okay.
 2 MR. MICHAEL WESOLOSKI: And the
 3 way the proposed road grades, that
 4 grades to Bio-Retention System A. And
 5 once you get just beyond this first
 6 culvert pipe, we have a couple of
 7 proposed inlets, which begin the pipe
 8 system that would feed into
 9 Bio-retention Basin A.
 10 So, again, to clarify, the runoff
 11 from the proposed driveway does not get
 12 intermingled with the runoff being
 13 directed or allowed to continue, is a
 14 better way to put it, through those two
 15 culvert pipes.
 16 COMMISSIONER CHRIS JOHN: How big
 17 are the culvert pipes?
 18 MR. DRILL: What's the diameter of
 19 the culvert pipe?
 20 MR. MICHAEL WESOLOSKI: Bear with
 21 me one moment. I can pan forward and
 22 confirm that for you.
 23 MS. COFFEY: While he's looking,
 24 Mr. Drill, since we put these green
 25 lines on this sheet, shall we mark it as

1 an exhibit and then we'll provide a
 2 paper copy later?
 3 MR. DRILL: Yes.
 4 MS. COFFEY: Okay. So --
 5 MR. DRILL: This is going to be...
 6 MS. COFFEY: I think we're up to
 7 A-3.
 8 (Exhibit A-3 was marked for
 9 identification purposes.)
 10 MR. DRILL: A-3.
 11 MS. COFFEY: And A-3 is page 9 of
 12 30 of the plan, but with the green
 13 markings that were applied by
 14 Mr. Wesoloski while he was testifying,
 15 and we'll provide a printout of that.
 16 MR. DRILL: Right. E-mail it and
 17 give a hard copy.
 18 MS. COFFEY: Yes.
 19 BOARD SECRETARY LEHBERGER: Yeah,
 20 I was just going to ask, if you could
 21 also give me digital copies of all the
 22 exhibits --
 23 MS. COFFEY: Certainly.
 24 BOARD SECRETARY LEHBERGER: -- so
 25 that I can put them in the DropBox and

1 the public can view them as well.
 2 MR. DRILL: Right. And everyone
 3 can see them.
 4 MR. O'BRIEN: While we're on this,
 5 I just have a quick question regarding
 6 the roof runoff. How's that getting
 7 into your basins from all the buildings?
 8 MS. COFFEY: Mr. O'Brien, let us
 9 get the diameter of the pipes first so
 10 we don't get lost, and then we'll come
 11 back to roof runoff. Okay?
 12 MR. O'BRIEN: Okay.
 13 CHAIRMAN VILLA: I have a
 14 question.
 15 MR. MICHAEL WESOLOSKI: So
 16 referring to the utility plan, sheet 13,
 17 each of those two culvert pipes are
 18 proposed at a 15-inch diameter.
 19 CHAIRMAN VILLA: I have a question
 20 about the entrance before we go on to
 21 Rob's question. You're saying that all
 22 the area east of the driveway, the curve
 23 on the driveway, will get into those
 24 cross drains; is that what you're
 25 saying?

1 MR. MICHAEL WESOLOSKI: That's
 2 correct. Those have been provided to
 3 allow the runoff --
 4 CHAIRMAN VILLA: Is there a swale
 5 on the high side of the road, on the
 6 east side of the road to pick up the
 7 water that comes down that grade on the
 8 east side before it goes onto the road?
 9 I don't see it on your screen.
 10 COMMISSIONER CHRIS JOHN: I guess
 11 that was the same question. Can I get
 12 up and point it?
 13 CHAIRMAN VILLA: Yeah, why don't
 14 you go ahead.
 15 COMMISSIONER CHRIS JOHN: Sorry.
 16 MS. COFFEY: No, you're all good
 17 it's helpful.
 18 MR. DRILL: Just from over there
 19 talk loud.
 20 COMMISSIONER CHRIS JOHN: So right
 21 here is where we're talking about, right
 22 in this area. So you have two drainage
 23 pipes, that one and that one, that come
 24 off of this, and there's a natural
 25 swale. But right in here we're trying

1 to understand how it flows into these
 2 pipes.
 3 MR. DRILL: Yeah. By way of
 4 background, both the Chair and Mr. John,
 5 they're both civil engineers.
 6 MR. MICHAEL WESOLOSKI: Ah, okay.
 7 I have my work cut out for me.
 8 CHAIRMAN VILLA: We've all got the
 9 same disease.
 10 MS. COFFEY: So just for the
 11 record, so if we have to figure out what
 12 we're talking about when we go back to
 13 here and here. The question, I think,
 14 is, how is runoff being collected from
 15 really the northeastern most corner of
 16 the site on the eastern side of the
 17 driveway?
 18 COMMISSIONER CHRIS JOHN: Correct.
 19 MR. MICHAEL WESOLOSKI: I think it
 20 would be easier, I'll go up to the TV
 21 and kind of direct you accordingly.
 22 MR. DRILL: Nice and loud.
 23 MR. MICHAEL WESOLOSKI: So
 24 beginning at the Route 202 entranceway,
 25 keep bearing in mind, that's a highway.

1 So we don't have any drainage coming
 2 from the roadway, the existing highway,
 3 onto our proposed driveway. The
 4 roadway, as it gets graded here, gets
 5 cut into that existing driveway. So the
 6 green lines that you see here, these
 7 bring, in direct order, onto our
 8 proposed driveway. None of this is
 9 getting directed off of the site.
 10 So first, staying with our
 11 roadway, runoff goes this way, runoff
 12 goes this way, and then continues on our
 13 roadway, enters these inlets, ultimately
 14 gets piped to Bio-retention Basin A.
 15 The existing area, I'll say east
 16 and west of that road, first east, the
 17 area we're not touching you can see
 18 here, there's a noticeable swale in this
 19 area, this water, any runoff in there,
 20 is going to sweep around. A lot of it
 21 gets poured into this first culvert pipe
 22 here.
 23 There's a swale, albeit less
 24 pronounced, also on the other side, that
 25 would directly runoff, or disturb

1 runoff, to the other culvert pipe.
 2 MS. COFFEY: And, Mr. Wesoloski,
 3 I'm going to pause, just for the folks
 4 who may have to read later. So the east
 5 of the driveway in the northeastern
 6 corner of site you just described that
 7 there's a swale east of the driveway
 8 where runoff would collect. And then
 9 you described where it would be curving
 10 kind of along the same curvature of the
 11 driveway; is that correct?
 12 MR. MICHAEL WESOLOSKI: That's
 13 correct.
 14 MS. COFFEY: Okay. Keep going.
 15 MR. MICHAEL WESOLOSKI: In
 16 addition to the areas that we show here
 17 at the culvert pipes, to ensure that
 18 runoff is directed into those pipes and
 19 does not pond around, there is a small
 20 amount of proposed grade to ensure that,
 21 once runoff gets there, it's also
 22 directed laterally toward the center of
 23 the pipe.
 24 MR. DRILL: Now, Mr. O'Brien's
 25 question.

1 MS. COFFEY: Mr. O'Brien's
 2 question was about how roof runoff is
 3 being collected, if I'm correct.
 4 MR. O'BRIEN: Correct.
 5 MS. COFFEY: Okay.
 6 MR. MICHAEL WESOLOSKI: So in I
 7 believe all cases the fronts of the
 8 buildings, if we split the buildings
 9 along the center of the roof line, front
 10 and rear, the fronts have a roof leader
 11 system, which ties into the -- I'll say
 12 the adjacent portion of the storm water
 13 management system, and then feeds into
 14 the -- whichever one of the four
 15 bio-detention basins that encompasses
 16 that two-and-a-half-acre drainage area.
 17 The rears of the buildings,
 18 because they're not directed over any
 19 sidewalk or drive vehicular areas,
 20 they're discharged onto gutters onto
 21 splash blocks, discharged over land,
 22 directed into swales, which make their
 23 way into inlets, and then follow the
 24 same pattern into one of the four
 25 basins.

1 MR. O'BRIEN: So that would be the
 2 case for Buildings 1 and 2. Can you go
 3 to that sheet?
 4 MR. MICHAEL WESOLOSKI: Yes.
 5 MS. COFFEY: Just tell us what
 6 sheet number you're on.
 7 MR. MICHAEL WESOLOSKI: Okay. We
 8 are on sheet 11, grading plan.
 9 MS. COFFEY: Thank you.
 10 MR. O'BRIEN: So none of that
 11 water coming off the buildings is going
 12 to go toward High Street, everything is
 13 going to be caught -- collected in that
 14 swale and run out to the driveway
 15 basically.
 16 MR. MICHAEL WESOLOSKI: 100%
 17 correct.
 18 MR. O'BRIEN: Thank you.
 19 COMMISSIONER CHRIS JOHN: And the
 20 same goes for the east side of the
 21 block? So, in other words, east of
 22 that, just, it's down, it's down in this
 23 picture. So that will all be captured
 24 by this same swale? That whole area.
 25 It's much longer than buildings 1 and 2,

1 it goes across the whole block.
 2 MR. MICHAEL WESOLOSKI: Gotcha.
 3 So this area here, this is the grade --
 4 MS. COFFEY: Hold on. It will
 5 probably be -- "this area here" that
 6 we're talking about is the area that is
 7 east of buildings 1 and 2, between those
 8 buildings and the property line,
 9 correct?
 10 COMMISSIONER CHRIS JOHN: Oh, no,
 11 it's east of the whole development. So
 12 it's basically the same idea.
 13 But, yes, we're talking about in
 14 this specific picture, but if we went
 15 back to 9, you'd see the whole strip
 16 exactly the same --
 17 MS. COFFEY: The area is what's
 18 eastern -- east of the proposed
 19 buildings, between the proposed
 20 buildings and the property line to the
 21 east?
 22 COMMISSIONER CHRIS JOHN: Yes.
 23 MS. COFFEY: Okay.
 24 COMMISSIONER TREVOR IZZO: I'm
 25 assuming specifically, look like,

1 building 5?
 2 MR. MICHAEL WESOLOSKI: Yeah, and
 3 it goes all the way down the strip
 4 pretty much. I think it's the same
 5 design. I just want to reassure that
 6 design-wise, it's the same type of
 7 design.
 8 MS. COFFEY: To Mr. Izzo's point,
 9 just so we're clear on what we're
 10 talking about, we're talking about the
 11 space between the proposed buildings,
 12 from buildings 1 through building 5 and
 13 the eastern property line of the
 14 property. I think.
 15 MR. MICHAEL WESOLOSKI: Yes.
 16 MS. COFFEY: Okay. So the
 17 question is, how does that runoff
 18 handle?
 19 MR. MICHAEL WESOLOSKI: So any
 20 runoff that is generated from
 21 undisturbed areas continues in the same
 22 pattern it does today. Nothing is
 23 directed onto the adjacent development.
 24 I will --
 25 MS. COFFEY: Sorry. The existing

1 pattern that exists today is what?
 2 MR. MICHAEL WESOLOSKI: Where
 3 topography generally flows from
 4 northeast to southwest.
 5 Sticking with the grading plan
 6 sheet 11 first --
 7 MR. DRILL: I appreciate the fact
 8 that we're going to have a very good
 9 record here.
 10 MR. MICHAEL WESOLOSKI: That's why
 11 we have Ms. Coffey.
 12 MR. DRILL: Yup.
 13 MS. COFFEY: Thank you.
 14 MR. MICHAEL WESOLOSKI: So the way
 15 the grades are indicated here, we have
 16 to say, for example, elevation 164, 163,
 17 162. So water would follow those
 18 contours and reach the proposed tree
 19 line.
 20 Along that tree line we have a
 21 gentle swale proposed, which will allow
 22 that runoff, again, to get to continue
 23 uninhibited parallel to the property
 24 line, but it's not being directed to the
 25 property line.

1 COMMISSIONER CHRIS JOHN: Okay.
 2 And the existing conditions allow that
 3 flow to go that direction regardless of
 4 even local topographies. Like, in other
 5 words, it's the whole lot. So if you go
 6 back to sheet 9. Sorry, I don't mean
 7 to --
 8 MS. COFFEY: No, it's helpful.
 9 Thank you.
 10 COMMISSIONER CHRIS JOHN: There on
 11 sheet 9, see that whole strip has the
 12 same kind of drainage plan. So I'm just
 13 wondering whether there's any kind of
 14 localized flow that is set up such that
 15 it doesn't do that. That's the...
 16 MR. MICHAEL WESOLOSKI: There's
 17 essentially a long property line, and
 18 more specifically our limit of
 19 disturbance.
 20 We have a series of I'll call them
 21 swales and high points that allow the
 22 water to make --
 23 CHAIRMAN VILLA: (Inaudible).
 24 MR. MICHAEL WESOLOSKI: Exactly.
 25 CHAIRMAN VILLA: Where to keep

1 the undisturbed area off of the yards,
 2 the rear yards, of those buildings 1 and
 3 2.
 4 MR. MICHAEL WESOLOSKI: Exactly.
 5 We allow drainage to continue. We do
 6 not send any runoff onto existing
 7 properties.
 8 COMMISSIONER TREVOR IZZO:
 9 (Indicating).
 10 COMMISSIONER CHRIS JOHN: It's
 11 just a general question. Because it was
 12 such a large slope, so I said, okay,
 13 this is all flowing in the same
 14 direction.
 15 MS. COFFEY: Uh-huh.
 16 Mr. Izzo, you had a question? I'm
 17 not a civil engineer.
 18 MR. DRILL: Microphone it.
 19 Microphone it.
 20 COMMISSIONER TREVOR IZZO: Hi. So
 21 I'm not a civil engineer. I just want
 22 to have -- it might be a stupid
 23 question, but on --
 24 MR. DRILL: There's no stupid
 25 questions also.

1 COMMISSIONER TREVOR IZZO: Thank
 2 you. Basins B, C, and D, you said they
 3 act as one in a large storm.
 4 MR. MICHAEL WESOLOSKI: Uh-huh.
 5 COMMISSIONER TREVOR IZZO: In a
 6 small storm, what does B and D do? Do
 7 they have stagnant water sitting in
 8 them?
 9 MR. MICHAEL WESOLOSKI: So each of
 10 the basins here, I'll say A, B, C, and
 11 D, they're designed to typically
 12 infiltrate the water quality storm. And
 13 That's the storm where the basins have
 14 to function independently.
 15 On this site, we know that
 16 infiltration does not occur. So these
 17 basins are designed with underdrains,
 18 that once the water permeates --
 19 MR. DRILL: By the way, what is an
 20 underdrain?
 21 MS. COFFEY: And also I'm going to
 22 pile on. Can you explain what you mean
 23 by infiltration?
 24 MR. MICHAEL WESOLOSKI: Sure.
 25 MS. COFFEY: Thank you.

1 MR. MICHAEL WESOLOSKI: So a large
 2 part of when the storm water management
 3 rules were changed in 2021, was to
 4 really steer everything toward
 5 infiltration, right, send everything
 6 back into the ground.
 7 Unfortunately, not every property
 8 has infiltration occurring, as much as
 9 we would like it to. So the rules allow
 10 for certain storm water features to be
 11 what we call underdrains.
 12 That means you install, under
 13 them, a small perforated pipe, that once
 14 the water permeates through the upper
 15 layers of the soil, it hits the
 16 underdrain and allows it to continue on
 17 its way, so you don't end up with
 18 stagnant water in the basin.
 19 So I think to answer your
 20 question, each of these basins is, I'll
 21 say, equipped, proposed with an
 22 underdrain so that once the water
 23 quality storm, that smaller storm,
 24 infiltrates through that via the soil
 25 media, it encounters that underdrain and

1 allows the water to move along from,
 2 I'll say, basin A to B to C, to the
 3 outlet structure, to the outlet pipe, to
 4 Railroad Ave and ultimately to the
 5 tributary.
 6 Always happy to answer storm water
 7 questions.
 8 MS. COFFEY: I'm always happy for
 9 you to be the one answering the storm
 10 water questions.
 11 BY MS. COFFEY:
 12 Q. Okay. So I think when I had
 13 derailed you, you were getting ready to move on
 14 to utilities. Are you ready to go to
 15 utilities?
 16 COMMISSIONER JACQUELINE HINDLE:
 17 One quick question about the basins.
 18 What safety precautions do you have
 19 around those basins for public safety,
 20 and in particular children who might end
 21 up over there?
 22 MR. MICHAEL WESOLOSKI: So it's
 23 typical, it's more typical of a pond, or
 24 a basin with a permanent water elevation
 25 that we would propose fencing around it.

1 Currently, there is really just
 2 the landscaping between the roadways and
 3 the basins that, to some degree, limit
 4 access.
 5 MR. DRILL: What's the deepest the
 6 water can get in basin A, B, C, or D?
 7 MR. MICHAEL WESOLOSKI: Okay. So
 8 as a bio-retention basin, none of these
 9 basins are designed to hold water for
 10 any long time --
 11 MR. DRILL: I understand.
 12 MR. MICHAEL WESOLOSKI: Okay.
 13 MR. DRILL: In a large storm, when
 14 you said all four of them will act as
 15 one, how high does the water get?
 16 MR. MICHAEL WESOLOSKI: Well, I'm
 17 going to pan to a sub-temperature. I'll
 18 refer to graded plan sheet 10.
 19 MR. DRILL: Okay.
 20 MR. MICHAEL WESOLOSKI: Okay. So,
 21 using, I'll call it basin B, C, D, which
 22 acts as one in those larger events, the
 23 basin bottom is proposed to have an
 24 elevation of 139.
 25 The 100-year storm, which is the

1 largest storm event that we typically
 2 design to, has a water surface elevation
 3 of 143.54. So you would see, for a
 4 short time, water depth of approximately
 5 four and a half feet.
 6 MS. COFFEY: Thank you. What --
 7 COMMISSIONER ROBERT BECKER: I
 8 have a question on the --
 9 MR. DRILL: Mr. Becker, nice and
 10 loud into that microphone.
 11 COMMISSIONER ROBERT BECKER: The
 12 grasses that are being used, can you
 13 explain what the plants are that are in
 14 these bio-retention basins, what the
 15 planting will be?
 16 MR. MICHAEL WESOLOSKI: So the
 17 NJBMP map, which the storm water rules
 18 refer to as providing more information
 19 about how each of these basins is to be
 20 properly designed.
 21 MS. COFFEY: And the BMP manual
 22 stands for Best Management Practices.
 23 MR. MICHAEL WESOLOSKI: I
 24 apologize.
 25 Mr. BECK: I'm not an engineer.

1 I'm a chemist.
 2 MS. COFFEY: It's all good.
 3 MR. DRILL: There are a lot of
 4 people who are not aware of that.
 5 MR. MICHAEL WESOLOSKI: Always
 6 happy to have the acronyms spelled out.
 7 MS. COFFEY: Not all of us speak
 8 storm water as well as those of you who
 9 hear applications all the time do.
 10 Go ahead.
 11 MR. MICHAEL WESOLOSKI: So that
 12 manual allows for really two different
 13 ways to design a bio-retention basin.
 14 You could have it planted as, say, a
 15 forest in the community, or with
 16 site-tolerant terrestrial grasses.
 17 We've chosen the latter option
 18 here, which is associated with a 24-inch
 19 deep soil bed. Now, one of the sections
 20 of that manual, I believe it's Chapter
 21 7, discusses the landscaping criteria.
 22 There's a table within, I think it's
 23 table 7-5 that spells out the
 24 appropriate herbaceous grasses that can
 25 survive and thrive in that environment.

1 I don't have the exact species
 2 available to me, but I can, again, refer
 3 you to that chart from which we will, as
 4 a nature-friendly...
 5 COMMISSIONER ROBERT BECKER: There
 6 was interest -- the environmental
 7 commission may be using pollinators and
 8 other nature-friendly plants.
 9 MR. MICHAEL WESOLOSKI: I don't
 10 think we have an objection to that.
 11 MS. COFFEY: Provided that it
 12 complies with the Best Management
 13 Practices documents we're happy to
 14 coordinate to select species that would
 15 be preferred.
 16 COMMISSIONER ROBERT BECKER: And
 17 maybe I misunderstood, but I thought you
 18 said the current property there's no
 19 infiltration?
 20 MR. DRILL: Correct.
 21 MR. MICHAEL WESOLOSKI: Correct.
 22 During our, say, geotechnical
 23 investigations, when we start any
 24 project we go into a variety of test
 25 pits or --

1 COMMISSIONER ROBERT BECKER:
 2 Right.
 3 MR. MICHAEL WESOLOSKI: -- borings
 4 on a property to understand the geology
 5 of the subsurface areas and help us to
 6 design our storm water systems.
 7 Part of that testing is required
 8 that we do infiltration testing to
 9 understand, one, does the site
 10 infiltrate or not; and if it does, what
 11 are the rates that we have to use.
 12 All the testing that was performed
 13 at this site revealed rates that are
 14 essentially zero, below any threshold
 15 where DEP would say that infiltration
 16 has occurred.
 17 COMMISSIONER ROBERT BECKER: Does
 18 that compare with the reference
 19 documents that are available, the
 20 U.S.G.A. and other sources? Because I
 21 just did a study where the infiltration
 22 in this area is moderate, and I was
 23 surprised when you said there was none.
 24 MR. MICHAEL WESOLOSKI: The --
 25 COMMISSIONER ROBERT BECKER:

1 Disregarding all that and -- do you use
 2 that criteria in your design? I was
 3 surprised to hear no infiltration.
 4 MR. MICHAEL WESOLOSKI: Yeah --
 5 MR. DRILL: What study are you
 6 talking about? You said there was a
 7 study?
 8 COMMISSIONER ROBERT BECKER:
 9 There's massive con -- data on soil
 10 impaction and infiltration in the
 11 literature. I can't tell you which one
 12 it is.
 13 MS. COFFEY: I suppose, though, if
 14 the soil is better at infiltrating than
 15 we have assumed for purposes of the
 16 plan, it would only mean that the storm
 17 water management would be even better
 18 than had been expected, correct? If
 19 there's infiltration on top of the under
 20 drains that we have --
 21 COMMISSIONER ROBERT BECKER:
 22 That's fine. I don't -- our experts
 23 looked at this -- looked at them. It's
 24 a tricky system. I just was -- when you
 25 said no infiltration, that surprised me.

1 MR. MICHAEL WESOLOSKI: Correct.
 2 And that does tend to happen where
 3 the --
 4 COMMISSIONER ROBERT BECKER: No
 5 further discussion on it.
 6 COMMISSIONER NEIL HENDRICKSON:
 7 You may be getting to this, but in at
 8 least the bio-retention basins we've
 9 seen, invasives tend to get in. Will
 10 you be talking about maintenance and
 11 who's responsible and frequency and all
 12 that sort of thing?
 13 MR. MICHAEL WESOLOSKI: Yes. We've
 14 submitted a storm water -- we call it an
 15 operation and maintenance, or O&M
 16 manual. I believe Mr. Walsh's letter
 17 speaks to that well.
 18 COMMISSIONER NEIL HENDRICKSON:
 19 Okay. I saw that. I just didn't read
 20 it.
 21 MS. COFFEY: Go to utilities?
 22 Everybody ready to come along?
 23 MR. DRILL: Yeah. Go for it.
 24 MS. COFFEY: Utilities. All
 25 right.

1 MR. MICHAEL WESOLOSKI: I suppose
 2 since we're in the site plan, I will if
 3 pan over to utility plan sheet 12, which
 4 is the southern half of the project
 5 site.
 6 Starting with sanitary sewers. So
 7 I'm sure a lot of you know earlier this
 8 year the Raritan Township MUA as well as
 9 NJ DEP approved expansion of the sewer
 10 service area to encompass the project.
 11 Subsequent to that, the applicant
 12 obtained approval from the Readington
 13 Township Sewer Advisory Committee on
 14 April 25th of this year for allocation
 15 of approximately 18,525 gallons per day
 16 of sewer capacity. The township
 17 committee then approved this allocation
 18 request on May 6th.
 19 Getting into the actual
 20 infrastructure that we've proposed to
 21 accommodate the sewer demand, the system
 22 onsite is a typical system of 8-inch
 23 diameter PVC gravity sewer mains.
 24 These systems begin in front of
 25 buildings 1 and 2. They generally

1 continue south, traversed through what
 2 I'll call the interior loop road in
 3 front of each building to collect the
 4 sewage from that building and then
 5 continue in a combined line to Railroad
 6 Avenue where that system ultimately
 7 connects to an existing manhole and pipe
 8 system, which is in the vicinity of the
 9 very southeast property corner and,
 10 again, within Railroad Avenue.
 11 Moving on to water. We have
 12 submitted a water main extension
 13 application to New Jersey American
 14 Water, who will provide our public water
 15 service at this site. We would be
 16 connecting to the existing 16-inch main
 17 that runs along Highway 202.
 18 As is typical of any New Jersey
 19 American application where you're doing
 20 a main extension that they will own, but
 21 it remains on private property, we would
 22 be granting them their required
 23 easements around that main.
 24 Electric service here is provided
 25 via JCP&L. We anticipate connecting to

1 the overhead lines on Railroad Avenue,
 2 where we would set a new pole on our
 3 side of the street, connecting overhead
 4 line, and from there go underground.
 5 The same would follow suit for
 6 communications lines.
 7 All appliances on the site in the
 8 buildings are proposed to be electric.
 9 For that reason you don't see any gas
 10 service proposed in our plans.
 11 COMMISSIONER TREVOR IZZO: So all
 12 your water heaters HV systems are
 13 operating on pumps?
 14 MR. MICHAEL WESOLOSKI: Everything
 15 would be on a pump.
 16 COMMISSIONER CHRIS JOHN: Did New
 17 Jersey American Water require a hot box
 18 at the street edge.
 19 MR. MICHAEL WESOLOSKI: That's a
 20 good question. So very often they do.
 21 When it's a main that they're going to
 22 own, they don't.
 23 COMMISSIONER CHRIS JOHN: Okay.
 24 MR. DRILL: Interesting.
 25 MR. MICHAEL WESOLOSKI: It's always

1 a question we like to ask them, if they
 2 would like to take the main. Here they
 3 said yes.
 4 Going back to the gas service, I
 5 would like to clarify that the proposed
 6 generator, given that there's no gas
 7 service proposed on the property, it
 8 would be fueled by diesel.
 9 MR. DRILL: Would be fueled by...
 10 MS. COFFEY: Diesel.
 11 COMMISSIONER JACQUELINE HINDLE:
 12 And where is that located?
 13 MR. MICHAEL WESOLOSKI: The
 14 generator is located -- I'll stay on the
 15 same plan here and zoom in. It's on the
 16 south side of the community building
 17 right here (indicating).
 18 COMMISSIONER JACQUELINE HINDLE:
 19 Thank you.
 20 MR. MICHAEL WESOLOSKI:
 21 Ms. Coffey, can I move on to
 22 landscaping?
 23 MS. COFFEY: Let's go to
 24 landscaping.
 25 MR. MICHAEL WESOLOSKI: All right.

1 I'll go back to exhibit A-2.
 2 COMMISSIONER TREVOR IZZO: I have
 3 a question.
 4 MS. COFFEY: Sure.
 5 COMMISSIONER TREVOR IZZO: The
 6 generator, will you have a storage tank
 7 outside for the diesel?
 8 MR. MICHAEL WESOLOSKI: I believe
 9 the -- I don't have the data sheet with
 10 me. I believe a diesel generator is
 11 essentially a self-contained unit.
 12 COMMISSIONER TREVOR IZZO: So --
 13 MR. DRILL: Mr. Izzo, can you you
 14 grab a microphone?
 15 COMMISSIONER TREVOR IZZO: Sure.
 16 So you're not sure about having a
 17 storage tank of diesel outside for the
 18 generator, is it a generator for the
 19 whole, I don't know, 100 gallons or
 20 whatever?
 21 MS. COFFEY: There would not be a
 22 storage tank next to the generator.
 23 COMMISSIONER TREVOR IZZO: Thank
 24 you.
 25 COMMISSIONER ANNA BARTON: Is the

1 storage tank just for the community
 2 building?
 3 MS. COFFEY: That's correct.
 4 MR. MICHAEL WESOLOSKI: All right.
 5 I will toggle back to Exhibit A-2, which
 6 is our site rendering. The proposed
 7 landscaping for the project is shown on
 8 this plan, as you can see here. The
 9 project will maintain nearly half of all
 10 on-site vegetation. That includes areas
 11 along both frontages and along both side
 12 yards. We've provided ample landscaping
 13 throughout the site, including elements
 14 such as foundation plantings, street
 15 trees.
 16 To give you a more substance
 17 number of that information, we have 181
 18 total proposed trees. In addition to
 19 that, approximately 480 shrubs, 143
 20 perennials, and to put a number to it,
 21 120 ground covers.
 22 MR. DRILL: Ground what?
 23 MR. MICHAEL WESOLOSKI: Ground
 24 covers. Particularly an example, which
 25 is proposed on our plans, is the

1 creeping juniper. And that's very often
 2 what you'll see in a planted island in a
 3 parking lot. It essentially covers the
 4 entire island. It looks nice, in my
 5 opinion.
 6 COMMISSIONER NEIL HENDRICKSON: Do
 7 we have a list of those proposed
 8 plants – plantings anywhere in our
 9 documents?
 10 MR. MICHAEL WESOLOSKI: Correct.
 11 The site plan set includes a landscaping
 12 plan. That includes--
 13 MR. DRILL: Would that be on sheet
 14 21?
 15 COMMISSIONER NEIL HENDRICKSON:
 16 There we go. Thank you.
 17 MR. MICHAEL WESOLOSKI: Yes.
 18 Includes a planting schedule with your
 19 species, your symbols, your quantities,
 20 et cetera.
 21 MR. DRILL: Keep on rolling.
 22 MR. MICHAEL WESOLOSKI: All right.
 23 I'll do a bit of a split screen here.
 24 Sheets 20 and 21, the landscaping plans.
 25 Focusing in on that easterly

1 property line, which is the shared
 2 property line with the adjacent
 3 neighborhood, I had mentioned previously
 4 that we're maintaining an existing
 5 50-foot buffer between our developed
 6 area and that property line. We're also
 7 seeking to enhance that buffer.
 8 Particularly we've proposed a
 9 series of evergreens white pines. We
 10 feel that that species is well known for
 11 providing adequate screening. It has
 12 the ability to have a substantial height
 13 and spread.
 14 We've proposed along that line --
 15 initially it was 28 trees. With our
 16 last resubmission, I believe, that
 17 number was increased to 44 trees. And
 18 we're also looking to field locate those
 19 in most suitable areas to provide as an
 20 effective buffer as possible.
 21 COMMISSIONER NEIL HENDRICKSON:
 22 And if you know how white pine grows,
 23 you get about five years of screening,
 24 then they self-shade. And you get the
 25 feather duster popsicle look where you

1 have the bear bottoms, especially if
 2 they grow together and they start
 3 shading each other.
 4 And you get -- well, they grow so
 5 fast at the top and shade themselves out
 6 at the bottom, that within about a
 7 decade people will be looking underneath
 8 at their neighbor.
 9 And it's usually ill advised to
 10 subsequently underplant them. That's a
 11 species you might want to reconsider
 12 because you will get instance
 13 landscaping and it will deteriorate over
 14 time.
 15 MR. DRILL: Any suggestions for a
 16 replacement?
 17 COMMISSIONER NEIL HENDRICKSON:
 18 Norway spruces Green Giant arborvitae.
 19 Just stay away from things like Douglas
 20 firs and blue spruces. They don't live
 21 here well anymore. But consider
 22 something that's a little more tolerant.
 23 And, of course, if you plant them
 24 on initial spacing where they're close
 25 together, as soon as they touch any

1 plant will start shading out the other,
2 and then you'll either start getting
3 mortality or -- so the spacing is
4 important.

5 I haven't looked carefully at
6 that, but that's critical to have enough
7 soil volume to support the plant and all
8 those sorts of things. So if it's in
9 here, great. I haven't looked carefully
10 at it, but I would suggest same idea.

11 And also try not to go with one species.

12 MR. MICHAEL WESOLOSKI: Yes.

13 COMMISSIONER NEIL HENDRICKSON:

14 Same story. Anything gets in there,
15 you've got a big problem. Try to at
16 least mix it up and get a few.

17 MR. MICHAEL WESOLOSKI: We're
18 happy to make these substitutions and
19 work with your professionals to come up
20 with a landscape plan that everyone
21 feels is adequate, or beyond adequate.

22 MS. COFFEY: Thank you.

23 COMMISSIONER NEIL HENDRICKSON:

24 Oh, yeah, and protection from deer. A
25 tree a deer won't like, which is why I

1 electric meter banks, and the
2 aforementioned generator. The landscape
3 plan proposes evergreen screening for
4 all those elements.

5 BY MS. COFFEY:

6 Q. Okay. Why don't we talk about
7 lighting.

8 A. Sounds good. Lighting. So within
9 this -- the entrance drive, the loop road,
10 we've proposed 37 pole-mounted decorative
11 fixtures.

12 First, along the entrance drive
13 those fixtures are proposed at a 16-foot
14 mounting height. Once you encounter the
15 building and parking areas that height is
16 reduced to 12 feet. And those heights are in
17 keeping with those listed or stated in the
18 redevelopment plan.

19 All of the fixtures, regardless of
20 height, are proposed at a 3,000 Kelvin color
21 temperature. They are downward-directing, full
22 cutoff LED fixtures.

23 The fixture itself, if you had seen
24 the detail, given the decorative nature of it,
25 it may appear that it's a globe-style fixture

1 suggested Green Giant arborvitae and not
2 regular arborvitae and Norway spruce
3 because they generally aren't preferred
4 for other species.

5 MS. COFFEY: And both of those
6 species are acceptable to an applicant,
7 so we're happy to swap them in. Thank
8 you for the recommendations.

9 MR. MICHAEL WESOLOSKI: I'll
10 mention, as it was touched on earlier,
11 that we'll be providing a minor
12 amendment to our landscaping plan to
13 insert the 10-foot-wide planted areas
14 between -- in certain elements or areas
15 of longer rows of parking.

16 I will toggle back to Exhibit A-2,
17 our site rendering. So within the
18 parking rows fronting buildings 3 and 4,
19 building 6, and building 7 we'll insert
20 a planted island in the approximate
21 center of those aisles and relocate that
22 parking space to the end of the aisle
23 where there's adequate room to do so.

24 And then ongoing utility
25 infrastructure such as AC condensers,

1 where you would physically see this sphere
2 inside of it.

3 The way the fixture is actually
4 designed is the LEDs are recessed into the top
5 of the fixture to give them that
6 downward-directing effect, whereas if you were
7 standing directly next to that fixture, you
8 would not see the illuminating elements.

9 We have provided notes on our
10 lighting plan that speak to compliance with the
11 requirements listed in the redevelopment plan,
12 those being a minimum of 0.2 foot candles
13 proposed. We have an average of 1.4 foot
14 candles proposed. And our ratio of maximum to
15 average is 4.9 where a maximum of 20 to 1 is
16 required.

17 And to go back to the other
18 potential variance that Mr. Behrens had listed,
19 the -- we have no adjacent spillage along
20 particularly the eastern property line or the
21 other property line. The only area where foot
22 candles do encroach beyond the property line is
23 at the right-of-way of U.S. Highway 202, which
24 is, again, permitted per redevelopment plan.

25 MR. MICHAEL WESOLOSKI:

1 Ms. Coffey, that concludes the majority
2 of my summary of the plans that we have
3 before us. I'm happy to give a brief
4 summary of outside agency applications.

5 MR. DRILL: Of what?

6 MS. COFFEY: Big pause. He was
7 talking about the pending applications
8 that we have before other agencies. But
9 I think we've covered already a bit in
10 your testimony.

11 I was going to ask, Mr. Chairman,
12 if it makes sense for us to talk through
13 the review memoranda that we received
14 from your professionals at this point.

15 CHAIRMAN VILLA: I would think so,
16 yes.

17 MS. COFFEY: I'm going to suggest,
18 if it's acceptable to the Board, that we
19 start with the review memo that we
20 received from the Board's engineer,
21 since we have our engineer.

22 Just for the record, this is a
23 memorandum that we received from Van
24 Cleef Engineering that's dated July 1,
25 2024. The applicant intends to comply

1 MR. DRILL: Yeah, that would be a
2 good idea.

3 MS. COFFEY: So the comment is
4 referencing section 148-67, Lighting.
5 And it reads, "The township ordinance
6 requires the light intensity provided at
7 ground level shall average at least 1
8 foot candle at intersections and half a
9 foot candle elsewhere in the area to be
10 illuminated."

11 And then -- so that's the excerpt,
12 and then Mr. O'Brien's comment is, "The
13 lighting plan must include details for
14 building-mounted lighting for the
15 community and apartment buildings." And
16 our architect will touch on the
17 building-mounted lighting.

18 And then next it says, "Testimony
19 should be provided to clarify the
20 installation of type C light poles at
21 the Route 202 entrance and adjacent to
22 building No. 2, as opposed to type A
23 poles proposed within the majority of
24 the site."

25 That's the comment that we are

1 with all of the comments that are in the
2 Van Cleef memorandum.

3 I'm happy to touch on any of them
4 individually, if Mr. O'Brien would like
5 us to, but we intend to comply with all
6 of them.

7 CHAIRMAN VILLA: Rob, do you have
8 any questions based on your July 1st
9 letter?

10 MR. O'BRIEN: The only one I have
11 is about the fixture type, why that
12 changed from -- at those two locations.
13 If you can just elaborate on that for
14 me.

15 MR. MICHAEL WESOLOSKI: Sure.
16 Absolutely.

17 MR. DRILL: Rob, what comment is
18 this in your memo?

19 MS. COFFEY: I think it's comment
20 No. 6 on page 4.

21 MR. O'BRIEN: On page 4.

22 MR. DRILL: Thank you.

23 MS. COFFEY: Is it helpful for me
24 to read the comment so everyone knows
25 what we're talking about?

1 talking about now.

2 MR. DRILL: So now the testimony
3 to respond to it.

4 MR. MICHAEL WESOLOSKI: Certainly.
5 To give just a little bit more
6 background, when we say here type A, B,
7 or C, those are the designations we've
8 given each of the slightly different
9 fixture types in order to identify them
10 on the plan.

11 Each of those types, the only
12 difference is that distribution pattern.
13 The ones designated as type C, as
14 Mr. O'Brien wrote, we have only two of
15 those proposed. The type C lighting --
16 allow me to go back to my notes here.

17 MS. COFFEY: And it may be
18 helpful -- I think you have the lighting
19 plan up on the screen right now. And if
20 I'm not mistaken, are each of the
21 lighting types shown in the top
22 right-hand corner? It may be helpful to
23 zoom in so people can see.

24 MR. DRILL: That's a good idea.
25 Yup.

1 MR. MICHAEL WESOLOSKI: That's
 2 correct. So this are our lighting
 3 schedule, where you can see those three
 4 alpha designations here, A, B, and C and
 5 the quantities associated with each.
 6 Mr. O'Brien's comments kind of
 7 zeroes in on fixture designation C. So
 8 that fixture is a type 5 distribution.
 9 And what that means is it has a circular
 10 or symmetrical throw around it. A lot
 11 of lights are particularly designed like
 12 you see --
 13 MR. DRILL: Shown in that first
 14 column, those are the three pictures?
 15 MR. MICHAEL WESOLOSKI: This is
 16 kind of just a generic symbol that to
 17 some degree is intended to symbolize,
 18 not pun intended, the distribution
 19 pattern. But that's not an exact
 20 representation.
 21 MR. DRILL: Okay.
 22 MR. MICHAEL WESOLOSKI:
 23 Nonetheless, so the two fixture Cs that
 24 that we have proposed are that type 5
 25 distribution, which is a circular

1 pattern. We have those in two
 2 locations.
 3 One, in the lighting plan sheet
 4 23, is at our entrance driveway at
 5 Highway 202. We have that light located
 6 in the center of the driveway to best
 7 illuminate the entirety of that
 8 driveway. The entrance -- I'm sorry,
 9 the physical intersection, the entrance,
 10 the exit, et cetera.
 11 The second location that we
 12 currently have that fixture type
 13 selected, I'll pan back to sheet 22, is
 14 slightly southwest of building 2. Same
 15 fixture type, which is intended to
 16 illuminate not just the adjacent
 17 roadway, but also that area of the short
 18 stair and ADA-accessible sidewalk on the
 19 opposite side.
 20 We felt that this, again,
 21 illumination type was best suited to the
 22 need for that area of the site plan.
 23 MR. O'BRIEN: Thank you.
 24 MR. MICHAEL WESOLOSKI: You're
 25 welcome.

1 MR. O'BRIEN: That's the only
 2 question I would have on the report.
 3 MS. COFFEY: Okay. Are I'm going
 4 to move to --
 5 MR. DRILL: If that's the only
 6 question and that's your testimony,
 7 everything else would suggest the
 8 conditions which they've agreed to,
 9 correct?
 10 MS. COFFEY: Correct.
 11 MR. DRILL: Correct?
 12 MR. O'BRIEN: Correct. Agreed.
 13 MS. COFFEY: I think next it may
 14 make sense to go to Mr. Behrens's
 15 memorandum, which is dated July 3, 2024.
 16 I'll -- the first comment in here
 17 was with regards to the unit income
 18 distribution.
 19 And Mr. Drill I can just run
 20 through that quickly so we can have that
 21 on the record.
 22 MR. DRILL: It's a legal issue, so
 23 that would be appropriate. So, again,
 24 that's on page 3, item 1.
 25 MS. COFFEY: Page 3, item 1 of the

1 memo from Burgess Associates.
 2 And to the income distribution for
 3 the units is as follows: We have a
 4 classification of units that are at
 5 20 percent of average median income.
 6 That includes one one-bedroom unit, two
 7 two-bedroom units, and two three-bedroom
 8 units.
 9 MR. DRILL: One one-bedroom, two
 10 two-bedrooms...
 11 MS. COFFEY: Two three-bedrooms.
 12 MR. DRILL: Two three-bedrooms.
 13 MS. COFFEY: Correct. Then at
 14 30 percent of average median income we
 15 have one one-bedroom, four two-bedrooms,
 16 and one three-bedroom.
 17 At 50 percent average median
 18 income we have six one-bedrooms,
 19 16 two-bedrooms, and seven
 20 three-bedrooms.
 21 And then, finally, at 60 percent
 22 of average median income we have eight
 23 one-bedrooms, 21 two-bedrooms, and 11
 24 three-bedrooms.
 25 MR. DRILL: Now, that distribution

1 is pursuant to the prior-round COA
 2 rules?
 3 MS. COFFEY: It complies with
 4 the --
 5 MR. DRILL: And UHAC?
 6 MS. COFFEY: Correct. It complies
 7 with UHAC, the Uniform Housing --
 8 MR. DRILL: The Uniform Housing
 9 Accessibility Control regulations.
 10 MS. COFFEY: -- Accessibility
 11 Control regulations. It exceeds those
 12 standards, in fact, to better comply
 13 with the HMFA requirements, Housing
 14 Mortgage and Finance Agency
 15 requirements, that the project is also
 16 subject to.
 17 I'm just going to touch through
 18 the rest of these comments. So comment
 19 No. 2 is regarding the proposed building
 20 materials and colors. Our architect
 21 will touch on that, so that's coming.
 22 Comment No. 3, the open item there
 23 is with regard to the pedestrian
 24 accesses on Center Street and Grove
 25 Street, which we've touched on, and I

1 think we're waiting to hear from the
 2 public and the Board.
 3 Comment No. 4 is a landscaping
 4 comment with regard to the height of
 5 proposed plantings. The applicant will
 6 comply with the recommendation in the
 7 memorandum.
 8 MR. BEHRENS: Can we just pause on
 9 landscaping real quick?
 10 MS. COFFEY: Sure.
 11 MR. BEHRENS: The first
 12 outstanding item. So I know there is a
 13 landscape schedule on sheet 21 of the
 14 plans. There's one schedule that
 15 indicates species, quantities, sizes, et
 16 cetera. And there's a more general
 17 schedule, I think, for perennials and
 18 some other types of plantings.
 19 And I think the recommendation was
 20 that that more general schedule be made
 21 to be more specific, if that makes
 22 sense.
 23 MS. COFFEY: I think -- let me ask
 24 the engineer.
 25 MR. BEHRENS: I'm squinting, but

1 it sets "Key to Plant Types."
 2 MR. MICHAEL WESOLOSKI: The Key to
 3 Plant Types is intended to provide more
 4 information on the key provided here.
 5 MR. BEHRENS: So it incorporates
 6 the specified plantings then?
 7 MR. MICHAEL WESOLOSKI: Exactly.
 8 This column defers to this table.
 9 MR. BEHRENS: All right. Fair
 10 enough, if I missed that.
 11 And then just to clarify again, to
 12 avoid the variance for providing a
 13 landscape island in parking rows greater
 14 than 20 spaces, what was the solution
 15 again?
 16 MR. MICHAEL WESOLOSKI: I'll bring
 17 up -- return to the Exhibit A-2 which
 18 is the site rendering.
 19 So the locations where that
 20 minimum number of spaces --
 21 MS. COFFEY: The 20 spaces.
 22 MR. MICHAEL WESOLOSKI: -- is
 23 exceeded occurs adjacent to buildings 3
 24 and 4, building 6, and building 7. So
 25 we would happily insert a 10-foot-wide

1 planted island in the approximate center
 2 of each of those aisle to break up the
 3 spaces. The space that is taken up by
 4 that planted area would simply be
 5 relocated to the end of each aisle.
 6 MR. BEHRENS: Understood. That
 7 makes sense. Thank you.
 8 MR. MICHAEL WESOLOSKI: You're
 9 welcome.
 10 MS. COFFEY: I think we've
 11 responded to comment No. 5 on lighting,
 12 which is that all of the lights will be
 13 full cut-offs.
 14 MR. BEHRENS: Okay.
 15 MR. DRILL: Are all the full
 16 cut-off lights, are they shown on the
 17 site plans currently?
 18 MR. MICHAEL WESOLOSKI: Yes.
 19 MR. DRILL: Okay.
 20 MS. COFFEY: The plans show them
 21 as full cut-off and we intend to keep
 22 them that way.
 23 MR. DRILL: Yup.
 24 MS. COFFEY: Yeah. And we
 25 provided testimony on the garbage and

1 recycling. So I think we've covered all
 2 of the planning comments.
 3 MR. DRILL: How about the signage,
 4 No. 6? That's a planning comment.
 5 MR. BEHRENS: So the detail -- the
 6 specs were given through testimony. Are
 7 sign details provided in the plans?
 8 MS. COFFEY: So we have -- why
 9 don't we go to -- we have an exhibit for
 10 it and then we can also submit it --
 11 MR. BEHRENS: We don't have to
 12 jump ahead, but which expert --
 13 MS. COFFEY: This one. We'll show
 14 it to you.
 15 MR. DRILL: Let's do it.
 16 MS. COFFEY: So this is going to
 17 be Exhibit A-4.
 18 MR. DRILL: Yeah.
 19 (Exhibit A-4 was marked for
 20 identification purposes.)
 21 MS. COFFEY: This one's a sheet,
 22 so you can have it tonight.
 23 So Exhibit A-4 -- I'm just going
 24 to call it sign exhibit.
 25 MR. DRILL: What does it say? Can

1 MR. MICHAEL WESOLOSKI: This is
 2 sheet 24.
 3 MS. COFFEY: Well, I guess we
 4 didn't need to mark it then, but so it
 5 goes.
 6 MR. DRILL: That's all right. So
 7 now --
 8 MR. BEHRENS: So it's part of the
 9 plan. So they've indicated that it's
 10 compliant. My comment is addressed.
 11 MR. DRILL: Okay. Part of the
 12 plan. Yup.
 13 MS. COFFEY: So I think that gets
 14 us through Mr. Behrens' memo?
 15 MR. BEHRENS: Yes.
 16 MS. COFFEY: Okay. Next -- let's
 17 see... Since we've had so much storm
 18 water discussion I'm going to go to the
 19 memorandum that we've received from
 20 Princeton Hydro. This has a date of
 21 June 27, 2024, and the applicant intends
 22 to comply -- or the applicant will
 23 comply with all of the comments in this
 24 memorandum as well.
 25 MR. DRILL: Let's just see if

1 you turn it around so I can see? All
 2 right. Right on top of A-4, sign
 3 exhibit.
 4 MS. COFFEY: Okay. Or sign
 5 detail?
 6 MR. DRILL: Signing detail
 7 exhibit. And that one is not attached
 8 to the Board, so you can just hand that
 9 one in to Anne Marie after.
 10 MS. COFFEY: It's a keeper.
 11 MR. MICHAEL WESOLOSKI: And to
 12 just give a small amount of background
 13 regarding the site sign, we made a
 14 recent resubmission of revising a single
 15 sheet that I'm showing here, sheet 24 of
 16 the site plan, Landscaping and Lighting
 17 Details, last revised 6/25.
 18 The only revision there was to
 19 update the site sign detail --
 20 MR. DRILL: So is the site sign
 21 detail shown on that sheet the same as
 22 Exhibit A-4?
 23 MR. MICHAEL WESOLOSKI: Yes.
 24 MR. DRILL: Okay. What sheet of
 25 the plans is that?

1 there's any testimony or anything like
 2 that that Sean has requested. Have you
 3 requested any testimony? Do you have
 4 any comments?
 5 MS. WALSH: I'd just like to
 6 ask --
 7 MR. DRILL: You've got to go nice
 8 and loud into that microphone.
 9 MR. WALSH: I just have one
 10 question. If you could talk more about
 11 the connection to the culvert under
 12 Railroad Ave., how that's going to be
 13 developed.
 14 MR. MICHAEL WESOLOSKI: Certainly.
 15 MR. WALSH: And explain the
 16 details.
 17 CHAIRMAN VILLA: And that's a
 18 county culvert, correct?
 19 MR. WALSH: And are you
 20 coordinating with the County? Because
 21 that is a county culvert.
 22 MR. MICHAEL WESOLOSKI: We did
 23 submit our application to the County and
 24 we have received conditional approval
 25 back. They did not have any comments

1 directly relating to the culvert itself.
 2 I believe the only two outstanding
 3 conditions were to provide copies of the
 4 flood hazard area permit, the DOT
 5 permit, and then provide them with
 6 files -- CAD files of our development.
 7 CHAIRMAN VILLA: And just explain
 8 what size pipe you have connecting to
 9 what size county culvert.
 10 MR. MICHAEL WESOLOSKI: Certainly.
 11 So I'll pan over to our utility plan
 12 that best depicts this information.
 13 So I'm showing utility plan
 14 sheet 12. I'll start on the left side
 15 of that sheet, again where the basin
 16 outlet structure leaves what is
 17 bio-retention basin C. The pipe
 18 discharging from that outlet structure
 19 heads in a southerly direction from
 20 Railroad Avenue.
 21 From there a continuation pipe
 22 runs in a westerly direction to Railroad
 23 Avenue right-of-way and ties into that
 24 culvert. I'll zoom in on that area.
 25 So the discharge pipe from our

1 plans?
 2 MR. MICHAEL WESOLOSKI:
 3 Absolutely.
 4 MR. WALSH: Okay. I don't have --
 5 MR. DRILL: Just quick. Is that a
 6 comment in your report to give you the
 7 instruction detail, or are you asking
 8 for it now? If you're asking for it
 9 now --
 10 MR. WALSH: No, it's in there.
 11 MR. DRILL: It's in there?
 12 MR. O'BRIEN: It's in mine as
 13 well.
 14 I just have a question regarding
 15 the ownership and maintenance of that
 16 pipe and manhole. Do you guys have any
 17 idea who's going to own and maintain
 18 that new system? Have you given that
 19 any thought? I mean, the County should
 20 be consulted on that.
 21 MR. MICHAEL WESOLOSKI: We're
 22 happy to reach out to the County.
 23 Again, they did not raise any comments
 24 regarding that connection point in their
 25 review of our application.

1 basin is a 24-inch pipe. That same
 2 diameter continues down Railroad Avenue.
 3 We pan over to the continued U-port.
 4 The diameter of the existing culvert
 5 pipe is a 36-inch pipe. So as we
 6 continue down there, we would jog from
 7 beyond the edge of pavement into the
 8 roadway in order to provide that
 9 connection within the roadway and
 10 maintain our disturbance within that
 11 existing roadway previously disturbed
 12 area.
 13 The doghouse now, which is a
 14 typical type of manhole, the term means
 15 that you're essentially dropping a new
 16 manhole over an existing pipe.
 17 You see here we, say utilize
 18 watertight cover. That area is a
 19 requirement of the flood hazard
 20 regulations so we've addressed that.
 21 It's relatively straightforward, where
 22 we're just tying into an existing storm
 23 water management system.
 24 MR. WALSH: You will provide a
 25 construction detail, though, on the

1 MR. O'BRIEN: I would like a
 2 specific response from them on that,
 3 though. I think that would be prudent.
 4 MR. DRILL: Can you --
 5 MS. COFFEY: Yeah.
 6 MR. O'BRIEN: Because it is their
 7 structure, so they're aware.
 8 MR. DRILL: -- get a letter out,
 9 like, tomorrow if you can?
 10 MS. COFFEY: We certainly can.
 11 MR. DRILL: And cc township
 12 engineer, planning board engineer,
 13 planning board secretary.
 14 MS. COFFEY: Hold on. Make sure
 15 we got it right. So we're cc'ing the
 16 Board engineer...
 17 MR. DRILL: Township engineer or
 18 someone else in this his office.
 19 MR. O'BRIEN: That's me too.
 20 MS. COFFEY: Copy Mr. O'Brien
 21 twice.
 22 MR. DRILL: And the Board
 23 secretary and also Sean.
 24 MS. COFFEY: We'll include you as
 25 well. And then we're including

1 Ms. Lehberger.
 2 MR. DRILL: That's right.
 3 MS. COFFEY: And that's our list?
 4 MR. DRILL: Yeah.
 5 MS. COFFEY: Okay. He.
 6 MR. DRILL: And you're going to
 7 make sure that gets uploaded?
 8 MS. COFFEY: I'm sorry?
 9 MR. DRILL: She's going to make
 10 sure it gets uploaded so everyone can
 11 see it.
 12 MS. COFFEY: Okay.
 13 MR. O'BRIEN: Thank you.
 14 MS. COFFEY: Just hang on. I'm
 15 making a note. So we will reach out to
 16 the County tomorrow with regard to
 17 ownership of the culvert. I want to
 18 make sure I have it right in case I'm
 19 the one writing it.
 20 CHAIRMAN VILLA: The manhole.
 21 MR. O'BRIEN: Well, the culvert
 22 and the manhole, just to make sure.
 23 MS. COFFEY: So ownership of the
 24 culvert and the manhole.
 25 MR. O'BRIEN: And the approval of

1 MR. MICHAEL WESOLOSKI: So I
 2 believe referring to the ADA regulations
 3 they give you an option on the size.
 4 CHAIRMAN VILLA: Is it optional
 5 now?
 6 MR. MICHAEL WESOLOSKI: And,
 7 Mr. O'Brien, correct me if I'm wrong
 8 here.
 9 CHAIRMAN VILLA: If it's optional
 10 now, it's since I retired. Thank you.
 11 MR. O'BRIEN: Yeah.
 12 CHAIRMAN VILLA: Okay. Thank you.
 13 MS. COFFEY: I'm moving on to --
 14 just two more, I think, to touch on.
 15 MR. DRILL: Do you want to do the
 16 fire department?
 17 MS. COFFEY: Three more, I'm
 18 sorry. I was going to go to McDonough &
 19 Rae next.
 20 MR. DRILL: Yup. Yup. Yup.
 21 MS. COFFEY: Which is the Board's
 22 traffic consultant. We have a
 23 memorandum from them dated July 2, 2024.
 24 CHAIRMAN VILLA: Hold up. Let's
 25 get Jay up to the hot seat.

1 that connection.
 2 MS. COFFEY: Understood. Thank
 3 you.
 4 CHAIRMAN VILLA: I have one
 5 question as an engineer. Looking at
 6 your detail, I know all of your parking
 7 spaces are 9-foot wide.
 8 MS. COFFEY: I'm sorry, our
 9 parking spaces are...
 10 CHAIRMAN VILLA: All of your
 11 parking spaces are 9-foot wide. Your
 12 handicapped space that you say meets the
 13 van accessible space is 9-foot wide, and
 14 then it's -- the next space next to it
 15 is actually hatched as an access aisle.
 16 So it's a total of 18 feet for what
 17 you're calling an acceptable handicap
 18 space.
 19 But I always thought a handicap
 20 space had to be 11-feet wide with a 4 --
 21 foot aisle. I know you have the total
 22 width that you need. You have more than
 23 you need. But why not show it as an
 24 11-foot space with a -- what would that
 25 be? -- 7-foot aisle?

1 MR. DRILL: Okay. So I'll just
 2 touch on -- his first few comments are,
 3 I would say, informational. But he does
 4 have a recommendation in comment No. 6,
 5 which is -- if I may, I'll just read it
 6 aloud for the sake of everyone following
 7 along.
 8 That comment reads, "The curb for
 9 ADI at the T-shape intersection
 10 accessing buildings 1 and 2 should be
 11 increased from 15 feet to 20 feet to
 12 facilitate smoother and more turning
 13 movement at this intersection."
 14 And the applicant will comply,
 15 correct?
 16 MR. MICHAEL WESOLOSKI: Yes.
 17 MS. COFFEY: I believe that was
 18 the only --
 19 MR. DRILL: No. 9.
 20 MS. COFFEY: No. 9, I'm sorry.
 21 Copying the township on all
 22 correspondence of NJ DOT? The applicant
 23 certainly will. No problem.
 24 MR. DRILL: Do you have anything?
 25 MR. TROUTMAN: All set. Thank

1 you.
 2 MS. COFFEY: Next we have the
 3 review memoranda. Do you want to go to
 4 fire department next, I think, if that
 5 works for everybody?
 6 MR. DRILL: Yup.
 7 MS. COFFEY: Fire department
 8 memoranda is dated June 24, 2024. The
 9 first comment -- so there are a few
 10 comments I want to touch on. The ones
 11 that I'm not explicitly addressing the
 12 applicant agrees to comply with.
 13 So --
 14 MR. DRILL: Hold up. So the June
 15 24th fire memo, anything you're going to
 16 talk about -- anything you don't talk
 17 about you agree as a condition?
 18 MS. COFFEY: Correct.
 19 MR. DRILL: The only thing you're
 20 talking about are the things you want to
 21 talk about?
 22 MS. COFFEY: Correct.
 23 MR. DRILL: Got it.
 24 MS. COFFEY: So the first thing I
 25 want to talk about is comment 1E, as in

1 MR. DRILL: How would I write that
 2 up as a condition? Widen the what from
 3 24 feet to 30 feet?
 4 MS. COFFEY: My suggestion,
 5 Mr. Drill, would be that the condition
 6 would be that we would widen the throat
 7 that is connecting the main drive to the
 8 parking areas to the west of buildings
 9 1 and 2 from 25 feet to 30 feet in
 10 width.
 11 MR. MICHAEL WESOLOSKI:
 12 Twenty-four to 30 feet.
 13 MS. COFFEY: Twenty-four to 30.
 14 Excuse me.
 15 CHAIRMAN VILLA: And modify for
 16 ADI?
 17 MS. COFFEY: And modify -- right.
 18 Per Mr. O'Brien's comment as well.
 19 MR. DRILL: Got it.
 20 What else do you want to talk
 21 about on there since everything else is
 22 going to be a condition?
 23 MS. COFFEY: Right. I just -- I
 24 suppose I'll touch on comment 2C, as in
 25 cat. That was regarding the steepness

1 Edward. And this comment refers to
 2 access to buildings 1 and 2 and making
 3 sure that that's sufficient for
 4 emergency vehicles.
 5 Q. And, Mr. Wesoloski, you spoke with
 6 the fire department on this issue, correct?
 7 A. That's correct.
 8 Q. And can you tell us how that
 9 discussion went.
 10 A. Well, we exchanged brief
 11 correspondence, where I reached out to
 12 Mr. Concannon to understand what he thought
 13 would bring -- to make it for sufficient. I
 14 had suggested widening -- well, I'm going to
 15 pan back to our rendering, Exhibit A-2.
 16 So Mr. Concannon had suggested that
 17 essentially the interconnection of the main
 18 driveway in and the parking area fronting
 19 buildings 1 and 2 is insufficient. I had
 20 suggested that we widen this short driveway
 21 from the existing 24-foot width to 30 feet. He
 22 was amendable to that change, provided that we
 23 still give him a turning template that
 24 demonstrate the fire apparatus can navigate
 25 that.

1 of the site, and we have confirmed that
 2 the site is navigable despite the
 3 elevation changes.
 4 MR. DRILL: Right. So we need
 5 that testimony from him saying that.
 6 MS. COFFEY: Go ahead,
 7 Mr. Wesoloski.
 8 MR. MICHAEL WESOLOSKI: Sure. So
 9 the comment is regarding the currently
 10 proposed emergency access driveways on
 11 Railroad Avenue. The grading along that
 12 driveway is relatively steep. I believe
 13 it's an approximate percentage of seven
 14 and a half.
 15 What's on the plan at either end
 16 is a driveway apron and a transition
 17 point where that grade changes from
 18 seven and a half to, I believe, 3
 19 percent before it reaches that roadway.
 20 I believe it was Mr. O'Brien's comments
 21 that we should provide an apron not
 22 exceeding 2 percent, and we're happy to
 23 make that change.
 24 MR. O'BRIEN: Per the ordinance.
 25 Correct.

1 MR. DRILL: Now, let me ask this:
 2 Once we get to public comment, although
 3 probably for comment and not for
 4 questions, let's say that the overall --
 5 you know, the public wants that to be,
 6 not emergency access but a public
 7 roadway, what changes would you have to
 8 make to do that if the Board asks you to
 9 do that?
 10 MR. MICHAEL WESOLOSKI: The
 11 material of the roadway changes, it goes
 12 back to the typical asphalt that's
 13 utilized throughout the development.
 14 The comments in their nature don't
 15 change. The grade of the driveway
 16 remains the same. We would still comply
 17 with Mr. O'Brien's comment.
 18 MR. DRILL: It's just the paving
 19 surface that would change?
 20 MR. MICHAEL WESOLOSKI:
 21 Essentially. The roadway also widens a
 22 bit. I think it's shown at 18 feet or
 23 20 feet. We would return that width to
 24 the standard 24, which would match the
 25 existing or currently proposed drive

1 aisles.
 2 MS. COFFEY: And would there also
 3 be a change to the storm water
 4 management associated with that
 5 conversion to the full-service drive?
 6 MR. MICHAEL WESOLOSKI: That's an
 7 excellent point, Ms. Coffey. Yes. So
 8 the previous plans had shown what was
 9 designated basin E, which is at the very
 10 southeast corner of the property.
 11 MS. COFFEY: Approximately where
 12 the two --
 13 MR. DRILL: Let me make a
 14 suggestion. I suggest at the next
 15 hearing session, assume for argument's
 16 sake that members of the public are
 17 going to request this. Assume for
 18 argument's sake the Board's going to
 19 request it. Assume for -- we already
 20 know they're going to say yes. So can
 21 you bring in an exhibit --
 22 MS. COFFEY: Yes.
 23 MR. DRILL: -- next time showing
 24 what the thing will look like, add the
 25 fifth bio-retention basin, put all the

1 improvements on the thing, widen it to
 2 24 feet. But get that exhibit submitted
 3 to our -- all the professionals, board
 4 engineer --
 5 MS. COFFEY: Yup.
 6 MR. DRILL: -- planner, traffic
 7 engineer, and our environmental storm
 8 water guy.
 9 MS. COFFEY: We certainly will.
 10 And then that actually ties in
 11 nicely with the next comment, which I
 12 wanted to touch on, which was comment
 13 2D, as in dog, which is the fire
 14 department's comment about making the
 15 Railroad Avenue access unrestricted, so
 16 it would only be for emergency access.
 17 And that's one of our open questions
 18 that we'll get more input on.
 19 And then the last comment I wanted
 20 to touch on is comment 3D, as in dog.
 21 And this is a comment that's asking for
 22 hydrants to be installed at the Center
 23 Street and Grove Street right-of-way
 24 locations.
 25 MR. DRILL: Can you show where

1 that is?
 2 MR. MICHAEL WESOLOSKI: So, again,
 3 Exhibit A-2. Here we have Center Street
 4 and Grove Street. So Mr. Concannon is
 5 suggesting the installation of hydrants
 6 where those paper streets meet the
 7 intersection of High Street at each
 8 location.
 9 MR. DRILL: Okay. Got it. And
 10 what's the applicant's response?
 11 MS. COFFEY: So the question we
 12 have again is we know there's some
 13 sensitivity, at least for some folks,
 14 around Grove Street and High Street. So
 15 this is another one where we were
 16 looking for input.
 17 MR. DRILL: So put it this way, if
 18 members of the public don't want it,
 19 then you'll say, okay, we're not going
 20 to do it. If they want it, you're going
 21 to say you'll do it?
 22 MS. COFFEY: Yup.
 23 CHAIRMAN VILLA: Can you explain
 24 what you're proposing now at the end of
 25 those paper streets?

1 MR. DRILL: Yeah. There's no
 2 hydrants there.
 3 MR. O'BRIEN: Can you go to the
 4 utility plan? The utility plan is a
 5 little clearer.
 6 MR. DRILL: Actually, that's a
 7 good idea.
 8 MR. MICHAEL WESOLOSKI: To
 9 clarify, there are no utilities
 10 currently proposed in that current
 11 location.
 12 MR. O'BRIEN: Right now the water
 13 main is only down Grove Street and then
 14 stopping at the property line, correct?
 15 MR. MICHAEL WESOLOSKI: Correct.
 16 The degree to which the water main is
 17 extended gets stopped and capped at the
 18 property line.
 19 MR. O'BRIEN: Only in the Grove
 20 Street paper street -- or the Grove
 21 Street connection point?
 22 MR. MICHAEL WESOLOSKI: Both Grove
 23 and Center, but again --
 24 MR. O'BRIEN: Both, okay.
 25 MR. MICHAEL WESOLOSKI: Yes.

1 MR. O'BRIEN: So the thought would
 2 be to extend through those paper streets
 3 to High Street?
 4 MR. DRILL: Okay. And that's it
 5 because you agree to everything else.
 6 MS. COFFEY: Everything else is
 7 good.
 8 COMMISSIONER TREVOR IZZO: I just
 9 have one question.
 10 MS. COFFEY: Yes, sir.
 11 COMMISSIONER TREVOR IZZO: Back to
 12 the utilities. You're not going to have
 13 natural gas, you're going to be running
 14 all electric.
 15 Specifically with buildings 1 and
 16 2 I'm assuming basically you're going to
 17 be having split heat pumps to heat the
 18 home and that's going to be running
 19 basically all year round for
 20 air-conditioning and heating.
 21 So I'm just -- I know some of them
 22 can be loud over time. Technology has
 23 gotten a lot better with that. But can
 24 we have -- as little as possible facing
 25 High Street? Specific on building 2

1 because that's the closest to High
 2 Street.
 3 MS. COFFEY: If it's acceptable to
 4 you, Mr. Izzo, let us have our architect
 5 field that one for you when she
 6 testifies since she's dealing with the
 7 building systems. Okay?
 8 COMMISSIONER TREVOR IZZO: Okay.
 9 MS. COFFEY: But we'll get to it.
 10 Okay. We're in the home stretch
 11 on review memos, so we can close those
 12 out. So we received a memo via e-mail
 13 from Mr. Hertzog dated July 1, 2024.
 14 This is regarding emergency access,
 15 ambulance access specifically.
 16 So the first comment here is a
 17 concern about cars being parked on both
 18 sides of the street, which occurs
 19 elsewhere within the township.
 20 BY MS. COFFEY:
 21 Q. Mr. Wesoloski, cars are not proposed
 22 to be parking on the street in this part of
 23 this application, correct?
 24 A. That's correct.
 25 Q. And then the second comment is with

1 regard to elevators in the buildings. And
 2 elevators in the buildings are not proposed,
 3 correct?
 4 A. That's my understanding.
 5 COMMISSIONER CHRIS JOHN: Is there
 6 going to be signage to explicitly ban
 7 on-street parking?
 8 MS. COFFEY: So I'm going to
 9 repeat the question. The question is,
 10 is there signage to ban on-street
 11 parking?
 12 I don't believe any is proposed on
 13 the plans now. If it's necessary, the
 14 applicant's happy to coordinate to
 15 install it.
 16 MR. MICHAEL WESOLOSKI: Yes. The
 17 provision of signage and/or striping
 18 designated fire lanes was a comment from
 19 Mr. Concannon with which we're happy to
 20 comply.
 21 MR. DRILL: Have you got anything
 22 else on the reports?
 23 MS. COFFEY: One more memo. I
 24 just want to make sure I wasn't missing
 25 anything. This is an e-mail dated

1 July 1, 2024, which was received from
 2 the police department. Its questions
 3 really had to do with traffic. And I
 4 think they were largely addressed by the
 5 McDonough & Rae memo we already covered.
 6 MR. DRILL: On the second page of
 7 Mr. Troutman's July 2nd memo his first
 8 point heading on page 2 was "Analysis of
 9 offsite traffic impact raised by police
 10 department." And so two police
 11 department comments he's responded to.
 12 MS. COFFEY: Yes.
 13 MR. DRILL: So I don't know if
 14 there's anything else, if the Board has
 15 any questions about that.
 16 (No response.)
 17 MR. DRILL: I guess not. So
 18 there's no condition there. The police
 19 department was asking a question, and
 20 basically Mr. Troutman answered the
 21 questions.
 22 MS. COFFEY: Correct, Mr. Drill.
 23 I just didn't want to...
 24 MR. DRILL: No, no, no. Okay.
 25 MS. COFFEY: So those are all the

1 COMMISSIONER JACQUELINE HINDLE:
 2 Thank you.
 3 MR. DRILL: And when we do this --
 4 that's one board member. If any other
 5 board members disagree that there
 6 shouldn't be protective fencing around
 7 the basins, say something now.
 8 CHAIRMAN VILLA: What type of
 9 protective fencing are we talking about?
 10 Maybe split-rail fence?
 11 MR. MICHAEL WESOLOSKI: Yes.
 12 That's the typical fence that --
 13 MR. DRILL: A split rail, but
 14 there's going to be small, like --
 15 MR. MICHAEL WESOLOSKI: Wire mesh.
 16 MR. DRILL: Yeah, wire mesh black
 17 vinyl cover so it looks nice, you won't
 18 cut your fingers on it, but it will keep
 19 a kid from going through the split rail.
 20 Correct?
 21 MR. MICHAEL WESOLOSKI: Yes.
 22 CHAIRMAN VILLA: Thank you.
 23 MR. DRILL: So you said no new
 24 witnesses after 10:00, so there's no new
 25 witnesses.

1 memos that we've gotten through. We're
 2 happy to respond to any questions anyone
 3 may have. I'll defer to the Board and
 4 the Chairman as to where we proceed from
 5 here.
 6 CHAIRMAN VILLA: Let me open it up
 7 to the Board first.
 8 Are there any other questions that
 9 any board members would have for the
 10 applicant's engineer regarding his
 11 testimony?
 12 COMMISSIONER JACQUELINE HINDLE:
 13 I'm still a little concerned about these
 14 water basins, storm water basins, and
 15 safety. You know, four-and-a-half feet
 16 of water, that's deeper than the shallow
 17 end of a swimming pool.
 18 MR. DRILL: I'm going to ask this:
 19 If the Board wanted some sort of
 20 protective facing going around the
 21 bio-retention basins, what would you
 22 say.
 23 MS. COFFEY: I'm getting input
 24 right now. Yes, we would install safety
 25 fencing around the basins.

1 My suggestion is all the public's
 2 here. Why don't you keep on and see if
 3 you can forge ahead, if there's no more
 4 board member questions. I would open it
 5 up and let the public with any
 6 questions, not comments, any questions
 7 of this witness. Do you agree to that?
 8 CHAIRMAN VILLA: I think that's
 9 the way we should proceed if there are
 10 no other board members that wanted to
 11 ask --
 12 MR. O'BRIEN: Mr. Chair?
 13 MR. DRILL: Board experts?
 14 MR. O'BRIEN: Real one quick
 15 clarification on the culvert. I have
 16 that as R156. So when you talk to the
 17 County, culvert No. R156.
 18 MR. MICHAEL WESOLOSKI: Oh,
 19 wonderful. I was going to ask, but
 20 didn't want to put you on the spot.
 21 Thank you.
 22 MR. O'BRIEN: So hopefully that's
 23 the right information. If not, they'll
 24 let us know. That's it. Thank you.
 25 CHAIRMAN VILLA: All right.

1 MR. DRILL: So for these purposes
 2 can you take that down?
 3 MS. COFFEY: Yes. So you can see
 4 people?
 5 MR. DRILL: Is there a microphone
 6 up at the pedestal?
 7 MS. COFFEY: I will move mine
 8 over.
 9 CHAIRMAN VILLA: So while they're
 10 moving some things around, we'll open
 11 this up to the public. Let me just
 12 remind you it's regarding questions of
 13 the applicant's engineer based on his
 14 testimony.
 15 General comments and concerns
 16 we'll deal with at the end of the entire
 17 application presentation by the
 18 applicant. But if you have specific
 19 questions regarding the engineer's
 20 testimony, please come up to the podium,
 21 identify yourself, and we'll swear you
 22 in.
 23 MS. LISA ROUTEL: Hi. My name
 24 is --
 25 BOARD SECRETARY LEHBERGER: Name

1 suggestion then because of your
 2 question? Why don't we have the Board's
 3 traffic expert come up to the
 4 microphone. He answered those two
 5 questions. And before -- the Board has
 6 this, but my bad. The public doesn't
 7 have it.
 8 So, Jay, could you read slowly the
 9 will two answers to the police
 10 department's questions?
 11 MR. TROUTMAN: Yes.
 12 MR. DRILL: And you're reading
 13 from your July 2nd memo to the Board and
 14 you're reading from page 2, correct?
 15 MR. TROUTMAN: Correct.
 16 MR. DRILL: Go ahead. If you have
 17 questions, he's going to be the guy.
 18 MS. LISA ROUTEL: I had a question
 19 about were any traffic studies performed
 20 or any planned? Because that seemed to
 21 be the request by the police because
 22 they were concerned about those right
 23 and left lanes of 202 being jammed
 24 because we saw here the entrance and
 25 exit, it's off of 202. So he asked me

1 only.
 2 MR. DRILL: So we're not going to
 3 swear them in?
 4 CHAIRMAN VILLA: No, not swearing.
 5 MR. DRILL: Just asking questions.
 6 We don't swear anyone in until the end,
 7 if you want to make comments.
 8 Can you identify yourself?
 9 MS. LISA ROUTEL: Hi. My name is
 10 Lisa Routel, R-O-U-T-E-L. And I have
 11 few questions --
 12 MR. DRILL: Hold on. We're not
 13 going to ask your address, but are you a
 14 township resident or a non-township
 15 resident?
 16 MS. LISA ROUTEL: I'm township.
 17 So I read through the compliance
 18 report and I've couple of questions and
 19 I also have a couple of questions
 20 regarding the police update.
 21 So regarding the police, there
 22 were two concerns, like, River Road and
 23 202 and Railroad and 202 and the
 24 requested --
 25 MR. DRILL: Can I make a

1 to follow up on that.
 2 MR. TROUTMAN: So I'm going to
 3 read these comments about traffic
 4 impact. There was no quote/unquote
 5 traffic report or traffic study
 6 submitted. There were calculations of
 7 the traffic impact provided.
 8 So the first statement is, "The
 9 environmental impact statement includes
 10 estimates of peak hourly traffic that
 11 will be generated by the 80 multi-family
 12 residential units based on trip
 13 generation data published by the
 14 Institute of Transportation Engineers in
 15 the Trip Generation Manual 11th edition
 16 under Land Use 220, Multi-Family Housing
 17 Low Rise.
 18 "This is an appropriate method for
 19 forecasting the traffic impact of this
 20 project. The follow is a summary of the
 21 peak hourly traffic that will be
 22 generated by the proposed residential
 23 community:
 24 Weekday a.m. peak hour, 13 trips
 25 entering, 43 trips exiting, 56 trips

1 total. Weekday p.m. peak hour, 42 trips
 2 entering, 26 trips exiting, 68 trips
 3 total. Weekend peak hour, 17 trips
 4 entering, 16 trips exiting, 33 total."
 5 And that is at the highest hour of the
 6 development, which I sometimes like to
 7 explain this. A residential community
 8 will have traffic flowing all day long,
 9 as we know. These are just the specific
 10 highest 60-minute periods of traffic.
 11 No. 2, "All site-generated traffic
 12 will enter and exit the property at the
 13 right-in, right-out access roadway along
 14 Route 202 northbound.
 15 "To travel southbound on Route 202
 16 site-exiting trips will use the
 17 traffic-signal controlled intersection
 18 of Route 202 and River Avenue/Broad
 19 Street to make a U-turn. The portion of
 20 site-exiting trips making this U-turn
 21 will be approximately one additional
 22 vehicle per traffic signal cycle during
 23 the highest peak hour.
 24 "Site-generated trips traveling
 25 south on Route 202 will enter the site

1 by making a U-turn at Railroad Avenue
 2 and will add approximately one
 3 additional vehicle every two minutes to
 4 the Route 202 southbound left-turn lane
 5 at Railroad Avenue during the highest
 6 peak hour.
 7 "Overall, the offsite traffic
 8 impact to the existing U=turn
 9 intersections along Route 202 will not
 10 be significant is, therefore, not
 11 expected to change existing vehicle
 12 queues at these locations."
 13 MR. DRILL: Now, to answer -- in
 14 an application that's for a permitted
 15 use in front of the planning board, so
 16 forget the fact that this is as-of-right
 17 fully complying application with no
 18 variances.
 19 Even assume there was a couple of
 20 variances or whatever, if the use is
 21 permitted, which this use is permitted,
 22 the case law says that a planning board
 23 may go no further than to condition
 24 approval to improvements to on-track
 25 entrances and exits with contributions

1 of off-track improvements made necessary
 2 by the development.
 3 And there's a case called Dunkin'
 4 Donuts versus North Brunswick which says
 5 that a planning board cannot consider-
 6 offsite traffic conditions with a
 7 permitted use.
 8 So once the governing body rezoned
 9 this and adopted the redevelopment plan,
 10 which is really a form of zoning
 11 ordinance, and made this permitted, the
 12 planning board is not allowed to ask for
 13 any off-track off-site traffic studies.
 14 We can't consider that.
 15 Now, if Mr. Troutman said that the
 16 trips were up to 100, I assume -- again,
 17 I'm not a traffic engineer. I'm just a
 18 land use attorney, but I've heard enough
 19 testimony, if it was 100 trips, that
 20 would be considered --
 21 MR. TROUTMAN: That would
 22 represent a significant increase in
 23 traffic, 100 peak-hour trips.
 24 MR. DRILL: And then something
 25 else would kick in, but with the maximum

1 trips not near there, there's nothing
 2 the planning board can make the
 3 applicant do about the question you're
 4 asking other than ask its traffic
 5 expert, which it did, to review the
 6 questions raised by the police
 7 department.
 8 And your conclusion is what.
 9 MR. TROUTMAN: That those U-turn
 10 facilities can handle this level of
 11 traffic.
 12 MR. DRILL: Now, again, we're not
 13 there yet, but let's assume when it gets
 14 to public comment, the public is going
 15 to want to emergency access to be full
 16 public access. Would that improve or
 17 worsen the traffic conditions at site?
 18 MR. TROUTMAN: At the U-turn
 19 facilities it would improve it.
 20 MS. LISA ROUTEL: So it seems like
 21 a study was not performed --
 22 MR. DRILL: Correct.
 23 MS. LISA ROUTEL: -- rather it's
 24 just estimates?
 25 MR. DRILL: (Indicating).

1 MS. LISA ROUTEL: Is it just
2 estimates because a study was not
3 performed?
4 MR. DRILL: Correct. This was
5 tape -- again, I'm not going to testify.
6 Jay, can you explain what the
7 Institute of Transportation Engineers is
8 what the Trip Generation Manual is, and
9 what do traffic engineering experts --
10 why do they rely on that, do they rely
11 on it, et cetera, et cetera?
12 MR. TROUTMAN: Yes. The documents
13 reference, that being the Institute of
14 Transportation Engineers database that's
15 in their trip generation manual, is what
16 every traffic engineer is required to
17 use in order to project traffic impacts.
18 So not only myself, but my
19 colleagues have to use that, my
20 colleagues at the New Jersey Department
21 of Transportation have to use that, my
22 colleagues at Hunterdon County have to
23 use that. It's the accepted source for
24 projecting impact.
25 I did take it one step further

1 than just giving the numbers coming in
2 and out. I evaluated what could that
3 look like in terms of U-turns at the
4 closest two intersections to make sure
5 that you're not going to have some large
6 queue of traffic that you don't see
7 today, to make sure what's being added
8 is incremental and can be handled by the
9 adjacent facilities.
10 MS. LISA ROUTEL: Okay. I have
11 couple more questions. I'll be quick
12 because I know time --
13 MR. DRILL: Listen, take your
14 time. There's three other hearing
15 sessions. Don't feel like you have to
16 be rushed.
17 MS. LISA ROUTEL: I do have a
18 question for the engineer here because I
19 did read the compliance review and it --
20 MR. DRILL: Yeah. When you say
21 you read the compliance review --
22 MS. LISA ROUTEL: It was the one
23 with Princeton Hydro.
24 MR. DRILL: Okay. So that's their
25 storm water review memo from the Board's

1 storm water engineering expert.
2 MS. LISA ROUTEL: Okay.
3 MR. DRILL: The reason I'm saying
4 that is because now we want to get that
5 expert into the seat if you have a
6 question on it.
7 MS. LISA ROUTEL: Okay. I have
8 question. Is there a complete
9 permeability test or infiltration test
10 report?
11 MR. WALSH: It's part of their
12 storm water report that they submitted.
13 So, yes, they did do that.
14 MS. LISA ROUTEL: Because it
15 seemed, based on what was written by
16 Princeton Hydro, is that the soil was
17 considered group D, which had the
18 highest runoff. So from my
19 understanding that would be a very high
20 flood risk. So I wanted to see the
21 follow-up there. Is it group D soil?
22 MR. WALSH: They had the soil
23 reclassified as group D, yes, based on
24 the results of their infiltration tests.
25 MR. DRILL: No, she asked you did

1 they do an infiltration test. So you
2 said yes.
3 MR. WALSH: Yes.
4 MR. DRILL: Now, this is the storm
5 water report. How many pages is that,
6 and is it up on the website?
7 BOARD SECRETARY LEHBERGER: I've
8 got one (indicating).
9 MR. DRILL: Yeah. I mean, it's so
10 thick that I didn't bring it. I brought
11 my environmental impact statement.
12 Can anyone give her any -- you
13 know, tell her what page or whatever
14 it's around.
15 BOARD SECRETARY LEHBERGER: I have
16 a copy if you want me to go get it.
17 MR. DRILL: Why don't you go to
18 the -- we'll try to get you to the page
19 it was on for you.
20 MS. LISA ROUTEL: Because I'm not
21 an engineer, but my understanding is it
22 had low permeability so it wouldn't
23 absorb the water, and then that would be
24 a flood risk as well as a fire risk.
25 MR. DRILL: So that one is for

1 their engineer. And I believe that you
 2 were explaining. When I asked you
 3 what's an underdrain, I have a feeling
 4 that has something to do with the
 5 answer.
 6 Do you understand her question?
 7 MR. MICHAEL WESOLOSKI: Yes.
 8 MR. DRILL: If the water's not
 9 infiltrating, what's going to happen?
 10 Will it flood is her question.
 11 MR. MICHAEL WESOLOSKI: That's one
 12 of the important reasons we do those
 13 tests, is to understand if the water is
 14 not infiltrating, it would be inaccurate
 15 of us to model it doing so.
 16 We want to make sure that the
 17 water is safely conveyed to the pipes,
 18 to the basins, and ultimately to that
 19 unnamed transcribe try along the western
 20 property line.
 21 MR. DRILL: But explain to her if
 22 it's not infiltrating, the water goes in
 23 the basin, where is it going and how is
 24 it getting there?
 25 MR. MICHAEL WESOLOSKI: So the

1 system? You were talking about the
 2 underdrains before.
 3 MR. MICHAEL WESOLOSKI: So there's
 4 a couple means of water leaving those
 5 basins. The first that Mr. Drill is
 6 referring to that we had touched on
 7 earlier, each of the proposed basins is
 8 proposed with an underdrain.
 9 And what that is is that's a
 10 small, 3- or 4-inch diameter perforated
 11 pipe. So it's a small pipe that has
 12 several holes throughout its linearity,
 13 we all that. This pipe -- each pipe
 14 runs the length of the basin.
 15 Once the water permeates through
 16 the bio-retention basin media -- and
 17 this is --
 18 MR. DRILL: Okay. Explain that
 19 because if it's not infiltrating through
 20 the ground, you're obviously putting
 21 something in there so the water
 22 infiltrates through it. What are you
 23 putting in there?
 24 MR. MICHAEL WESOLOSKI: Yeah so --
 25 MR. DRILL: What is bio-detention

1 water is conveyed first to the basins
 2 from the proposed pipe system that is
 3 within the lawn areas and streets of the
 4 proposed development. That conveys the
 5 water from the surface to the basin.
 6 Probably I'd say the primary
 7 purpose of those basins is to
 8 temporarily detain that water. Whenever
 9 you're developing a property, you're, in
 10 this case, adding impervious surfaces.
 11 The basins detain, hold, slow down the
 12 release of that water so that no subject
 13 properties, be it our or downstream
 14 properties experience flooding.
 15 I would say that's the most
 16 important element of the storm water
 17 rules, is to address runoff quantity
 18 requirements.
 19 MR. DRILL: Okay. But you're
 20 still not answering her question. The
 21 water's in the basin.
 22 MR. MICHAEL WESOLOSKI:
 23 Understood.
 24 MR. DRILL: How is it getting out
 25 of that basin and getting into the pipe

1 media?
 2 MR. MICHAEL WESOLOSKI: The upper
 3 surfaces of the basin, that's made up of
 4 material that we will bring into the
 5 site. That doesn't exist there today.
 6 MR. DRILL: Is it, like, sand?
 7 MR. MICHAEL WESOLOSKI: That's one
 8 of layers, yes. And beneath these
 9 layers you'll find that underdrain. So
 10 once the water's conveyed to the basin
 11 it will permeate through the layers that
 12 we install, and it will reach the
 13 underdrain and then continue on its way
 14 to that ultimate outlet pipe to Railroad
 15 Avenue.
 16 That will occur for all storm
 17 events, predominantly the smaller ones.
 18 For larger storm events the basins are
 19 fitted with an outlet structure. This
 20 is basically a concrete box that has
 21 several holes in it that controls the
 22 rate at which water leaves the basin.
 23 That outlet structure also has a
 24 primary pipe leaving it, which conveys
 25 or brings that water to, in this case,

1 the unnamed tributary.
 2 MS. LISA ROUTEL: So there was a
 3 lot of discussion, but are those basins
 4 efficient? Like, because I saw within
 5 that Princeton Hydro review that there
 6 were five basins, but it seems like
 7 we're only seeing four here.
 8 And also they asked, like, that --
 9 there were only general cross sections
 10 provided with that New Jersey BMP manual
 11 that was not sufficient. They asked for
 12 very detailed features, again, like the
 13 outlet structure underdrains, pertinent
 14 elevations, water elevation for each
 15 storm event. Like, is that provided
 16 now? Because that was just dated, like,
 17 last week or so.
 18 MR. DRILL: That's the one -- all
 19 those comments they said they'll agree
 20 to revise the plans to do everything
 21 that Sean asked to do.
 22 MR. WALSH: I just wanted to make
 23 one more comment.
 24 MR. DRILL: Nice and loud, Sean.
 25 This is --

1 Avenue emergency-access only with porous
 2 pavement because then you don't need
 3 basin E anymore.
 4 If the feedback that we eventually
 5 get is that full-service Railroad E is
 6 preferred to emergency service Railroad
 7 Ave., then basin E would go back on the
 8 plans to take the runoff from Railroad
 9 Avenue.
 10 In the exhibit that the Board
 11 requested that we bring with us when
 12 we're back on the 22nd would show the
 13 plan changes, which are also what was on
 14 the first set of plans we submitted
 15 that -- plans for Railroad Avenue to be
 16 full service.
 17 MS. LISA ROUTEL: It seems like a
 18 lot to unpack because you're asking for
 19 feedback from the public, like, if they
 20 want to add that access, which is
 21 currently just emergency. It seems like
 22 there's a lot to unpack there, like,
 23 what we're talking about right now, the
 24 basins. So it looks like there's more
 25 to come.

1 MR. WALSH: I know, I'm too quiet.
 2 In the letter there is a reference to a
 3 basin E. I forgot to delete that
 4 comment. It was from a previous
 5 submission --
 6 MR. DRILL: No, but basin E is the
 7 one that they're going to have to put in
 8 if they make the emergency access to
 9 public road.
 10 MR. WALSH: That's what I was just
 11 going to explain. So that's why.
 12 MS. COFFEY: I'm going to add. So
 13 when the applicant made its original
 14 submission, we had originally proposed
 15 Railroad Avenue to be a full-service
 16 driveway, and with that we had proposed
 17 what call basin E, which was a fifth
 18 basin to collect the runoff associated
 19 with Railroad Avenue being an asphalt
 20 road because it would be a full-service
 21 road as opposed to being an
 22 emergency-access only with porous
 23 pavement.
 24 We took basin E off of the plans
 25 when we revised plans to make Railroad

1 MS. COFFEY: So I think the
 2 expectation is that we're going to bring
 3 in an exhibit that's going to show, if
 4 we were to make Railroad Avenue full
 5 service, what that would mean in terms
 6 of other changes to the plans. And the
 7 engineer will testify about it, and then
 8 you guys will have another opportunity
 9 to ask whatever questions you may have
 10 and --
 11 MR. DRILL: And the Board very
 12 well may not want to wait until the end
 13 to find out. It might want to get
 14 feedback so they know what the thing is
 15 going to look like before all the sworn
 16 testimony. But we'll have to see what
 17 happens.
 18 That's why I suggested they bring
 19 the exhibit so everyone can see exactly
 20 what it would look like and what it
 21 would entail.
 22 MS. LISA ROUTEL: And my time
 23 question is, is there going to be a
 24 final community survey?
 25 MR. DRILL: Community survey for

1 what?
 2 MS. LISA ROUTEL: For the
 3 development.
 4 MR. DRILL: I don't understand.
 5 Community survey for the -- I don't
 6 understand the question.
 7 MS. LISA ROUTEL: Oh, well --
 8 CHAIRMAN VILLA: What do you mean
 9 by that?
 10 MR. DRILL: Go what do you mean
 11 community survey?
 12 MS. LISA ROUTEL: Any feedback.
 13 I'm just asking generally if there's any
 14 feedback -- -
 15 MR. DRILL: The feedback is going
 16 to be the people that are interested and
 17 show up at this hearing, the Board wants
 18 to hear what they have to say. That's
 19 the feedback.
 20 If people are staying home,
 21 the Board's not going to hear from them.
 22 The Board's going to hear from the
 23 people that are here and either ask
 24 questions or stand up and give their
 25 opinion on what they want the Board to

1 MR. DRILL: Give him the
 2 microphone. If you go over there, you
 3 gotta yell.
 4 MR. MICHAEL WESOLOSKI: Sheet 2,
 5 existing conditions plan.
 6 MR. ANDREW KELCO: The truth of
 7 the matter is if you change the road,
 8 most of my complaints will be gone. My
 9 complaints are right here.
 10 They say that there will be no
 11 movement of water from these properties
 12 onto their property so they don't have
 13 to worry about. That is not true --
 14 MR. DRILL: Hold it. Hold it.
 15 Hold it.
 16 CHAIRMAN VILLA: We have to
 17 respond.
 18 MR. DRILL: First of all, you've
 19 got to make these questions to him. You
 20 can't make comments. So you can ask
 21 him, did you say in your testimony --
 22 MR. ANDREW KELCO: Did you say in
 23 your testimony that these lateral lines
 24 that continue to go up all the way to
 25 the other side of High Street is not

1 do.
 2 MS. LISA ROUTEL: All right.
 3 Thank you.
 4 CHAIRMAN VILLA: Thank you. Next.
 5 MR. ANDREW KELCO: Andrew Kelco.
 6 MR. DRILL: Can you spell your
 7 last name.
 8 MR. ANDREW KELCO: K-E-L-C-O, and
 9 I do reside in Three Bridges.
 10 Can I get a copy of the topography
 11 so I can ask you a few questions? Do
 12 you have one of those? Just the
 13 topography without your development.
 14 MS. COFFEY: Are you asking us to
 15 put it up on the screen?
 16 MR. ANDREW KELCO: Please.
 17 CHAIRMAN VILLA: The existing
 18 topography.
 19 MR. ANDREW KELCO: There you go
 20 just. Can I go there?
 21 MS. COFFEY: Hold on. Just so we
 22 can say what we're looking at. What
 23 sheet is this, Mike?
 24 MR. MICHAEL WESOLOSKI: This is
 25 sheet 2, our existing --

1 going to supply any runoff to your
 2 property?
 3 MR. MICHAEL WESOLOSKI: I did not
 4 say that.
 5 MR. ANDREW KELCO: Explain to me
 6 what's going to happen to this runoff if
 7 you put this road in like this. Right
 8 now there's a stream that starts here.
 9 Now, it isn't there all the time.
 10 Your guys were there in August,
 11 the driest month of the year. This was
 12 no stream there. You go there in April,
 13 May, June, there's a stream that starts
 14 here collecting all the runoff from all
 15 of the --
 16 MR. DRILL: So make it a question.
 17 Do you want --
 18 MR. ANDREW KELCO: I want to know
 19 what is his idea to collect this water
 20 and get it to the Raritan River.
 21 MR. DRILL: That is the question.
 22 MR. MICHAEL WESOLOSKI: So that
 23 goes back to testimony that we had
 24 provided in response to questions from
 25 Mr. John. He had questions about

1 exactly that, how are we handling runoff
2 east of that proposed driveway knowing
3 that the topography conveys runoff in
4 that direction.

5 Our solution was, knowing that we
6 can't accept that runoff into our
7 basins, we've provided a pair of culvert
8 pipes under the proposed roadway which
9 would allow that runoff to -- you say
10 stream, I'll call it a swale, that
11 conveys water uninhibited into that pipe
12 under the proposed driveway and continue
13 west to the --

14 MR. ANDREW KELCO: I will also
15 point out that that swale in the winter
16 time will be icy. So see these points?
17 That is where that kind of water goes
18 through.

19 MR. DRILL: So ask him -- hold on.

20 MR. ANDREW KELCO: How are you
21 going to --

22 MR. DRILL: Hello. Hello. Hold
23 it. Ask him, are you aware --

24 MR. ANDREW KELCO: Oh, okay.

25 MR. DRILL: With those points.

1 second before you ask another one.

2 MS. COFFEY: The second question
3 is, how are you going to address the
4 runoff from that area on the plan?

5 MR. MICHAEL WESOLOSKI: So in
6 previous testimony I believe that was
7 also addressed in discussion with
8 questions from Mr. John about how runoff
9 is being handled along that property
10 line.

11 In addition to the inlets and
12 pipes that you'll see proposed on the
13 plan, along our -- I'll call it our
14 limit of disturbance, where we're no
15 longer touching any grade, we proposed a
16 series of swales and berms to allow that
17 runoff to continue, again, uninhibited,
18 so we're not impounding any water. It
19 will continue and ultimately get to the
20 same designation its get to today
21 without back-flowing on to any adjacent
22 properties.

23 MR. ANDREW KELCO: My last
24 question. If you remove that road off
25 of 202, move it to Railroad Avenue, will

1 Come on.

2 MR. ANDREW KELCO: Are you aware
3 that the water runs down to these points
4 which runs right through the first
5 building 1 and 2 --

6 MR. DRILL: Okay. Stop. Stop.
7 You asked him the question. One at a
8 time.

9 MR. ANDREW KELCO: How are you
10 going to redirect that culvert to go to
11 your pipes?

12 MS. COFFEY: Let me pause because
13 there's two questions. So the first
14 question, Mr. Wesoloski, is are you
15 aware that runoff comes from the
16 properties adjacent to our site to the
17 east and runs along the swale in the
18 vicinity of where proposed buildings 1
19 and 2 are proposed to be?

20 MR. MICHAEL WESOLOSKI: Yes.

21 MR. ANDREW KELCO: And are you
22 aware --

23 MR. DRILL: Hold on. Hold on.
24 You asked two questions already. He
25 answered the first. Let him answer the

1 that make all this -- the runoff will
2 just keep going right where it goes and
3 that's it?

4 Like you said in your statement,
5 you were not impacting any of the water
6 runoff areas because that is definitely
7 water runoff area.

8 MR. MICHAEL WESOLOSKI: I would
9 answer that in two parts. I would say
10 if that driveway is removed, you are
11 correct. Water would run uninhibited as
12 it does today.

13 But I would clarify that that I
14 don't believe that removal of that
15 roadway its generally under scrutiny
16 with this application.

17 MR. ANDREW KELCO: In other words,
18 you think you can handle all the runoff
19 even if the road is there?

20 MR. MICHAEL WESOLOSKI: That's
21 correct.

22 MR. ANDREW KELCO: But are you
23 aware that every one of those houses has
24 a sump pump that pumps water into your
25 property every time it rains?

1 MR. MICHAEL WESOLOSKI: Yes. Our
 2 analysis accounts for any of the
 3 upstream run , whether it's coming from
 4 direct rain encountering the surface or
 5 if it's from surface discharges from
 6 single-family home sumps. Either way
 7 the runoff is getting onto our property,
 8 and our storm water management system is
 9 designed to --
 10 MR. ANDREW KELCO: Is there a plan
 11 somewhere that shows me this storm water
 12 runoff that you have designed?
 13 MR. MICHAEL WESOLOSKI: Yes. The
 14 best sheets that would depict that are
 15 from our site plan set grading plan
 16 sheets 9, 10, and 11, as well as utility
 17 plan sheets 12 --
 18 MR. ANDREW KELCO: For you. How
 19 do I get access to all this stuff?
 20 We've been denied until this point.
 21 MR. DRILL: How have you been
 22 denied access? It's up on the --
 23 MR. ANDREW KELCO: Well, I'm sorry
 24 --
 25 MR. DRILL: It's up on the

1 come back down and give me a picture of
 2 what you say you're going to put in the
 3 buffer zone?
 4 MR. MICHAEL WESOLOSKI: I can
 5 start with returning to our Exhibit A-2.
 6 MR. ANDREW KELCO: This is the
 7 property that I'm talking about. Now,
 8 you have a nice buffer zone all the way
 9 over here for all of these houses. But
 10 you want to bring cars in from here,
 11 you're proposing to bring cars in from
 12 here.
 13 What is going to stop the light
 14 from coming in my backyard?
 15 MR. MICHAEL WESOLOSKI: I think
 16 the first element -- I'm going to toggle
 17 back to the first site plan,
 18 particularly grading plan sheet 11. And
 19 I'll zoom in on the subject driveway.
 20 So looking at the topography of
 21 the proposed grading here, once you turn
 22 into this site from Highway 202, you can
 23 see the degree of contours on either
 24 inside of that driveway. And the
 25 numbers associated with that indicate

1 website, number one; and, number two,
 2 you can call the Board secretary and get
 3 paper copies.
 4 MR. ANDREW KELCO: Oh, no I did
 5 talk to. And I did look at it when I
 6 got home from vacation, but it was
 7 deleted and the DropBox doesn't work
 8 anymore.
 9 MR. DRILL: Well, I don't know --
 10 what time did you check the DropBox?
 11 MR. ANDREW KELCO: When I was
 12 sitting out there when you had your
 13 first one going on. I tried to bring it
 14 all back up so I can reference it.
 15 MR. DRILL: Maybe whatever device
 16 you're using is having a problem.
 17 BOARD SECRETARY LEHBERGER: I have
 18 a small copy of it.
 19 MR. DRILL: Do you want a small
 20 copy of it?
 21 MR. ANDREW KELCO: I would laugh
 22 to have one. I will come back after I'm
 23 done.
 24 MR. DRILL: Okay.
 25 MR. ANDREW KELCO: Okay. Can we

1 that the driveway itself is
 2 approximately 6 to 7 feet lower than the
 3 adjacent wooded areas that will remain.
 4 We believe that that embankment
 5 would serve as a barrier of stopping the
 6 tipped transmission of those headlights
 7 from anyone entering the site.
 8 MR. ANDREW KELCO: So your plan is
 9 to dig a 6-foot trench and use it as a
 10 roadway?
 11 MR. MICHAEL WESOLOSKI: I would
 12 not word it this way. I would indicate
 13 that in this area there's a small
 14 stockpile that exists from years ago
 15 likely when --
 16 MR. ANDREW KELCO: Likely when --
 17 MR. DRILL: You've got to let him
 18 answer the question.
 19 MR. ANDREW KELCO: I'm sorry. I'm
 20 having a conversation.
 21 MR. DRILL: I understand, but
 22 you've got to stop. Come on.
 23 MR. ANDREW KELCO: I'm doing my
 24 best.
 25 MR. DRILL: Do better.

1 MR. MICHAEL WESOLOSKI: Likely
2 when that existing driveway apron and
3 curb cut was installed, having nothing
4 to do with the application before you
5 this evening.

6 As a result of that existing
7 there, we do have to cut grade there. I
8 would not say we're trenching, we're
9 essentially restoring grade to what
10 exists today -- or what it used to
11 exist.

12 MR. ANDREW KELCO: But my question
13 is that the mountain that you're talking
14 about is on top of the grade that you're
15 going to remove. And you're saying
16 after you remove that mountain, you're
17 going to be 6 feet lower than my
18 property?

19 MR. MICHAEL WESOLOSKI: If I may,
20 it may just be a benefit here.

21 MR. DRILL: Nice and loud.

22 MR. MICHAEL WESOLOSKI: So when
23 you enter Route 202 and make a right
24 into the site and you traverse the
25 proposed driveway, these numbers here

1 that represents the tree line, or our
2 limit of disturbance. And that line
3 indicates where our proposed grade meets
4 the existing grade. So the grade just
5 ties in right there. It's the same
6 elevation.

7 MR. ANDREW KELCO: This is not a
8 question, but just to point out.

9 MR. DRILL: Listen, don't point it
10 out. Point it out when you're sworn.
11 Just ask him the questions.

12 MR. ANDREW KELCO: One other
13 question. Why is there no buffer behind
14 my house?

15 MR. MICHAEL WESOLOSKI: I believe
16 the ordinance requirement was to provide
17 a 50-foot buffer, and in this area of
18 the site the vast majority of those
19 wooded areas are to remain.

20 I can provide a dimension on the
21 plan here. Approximately 220 feet from
22 that easterly property line to the
23 furthest area, I would say, of the
24 proposed driveway.

25 MR. ANDREW KELCO: How about the

1 indicate our proposed elevations, 168,
2 169, 167.

3 When you look at simply the
4 elevations where we tie in on the
5 eastern side of the property, you're
6 coming in, you're going to (indistinct
7 conversation) that vehicle when where
8 the headlights would shine, that's going
9 to physically hit a 173 or 714.

10 So the actual grade where our
11 limit of disturbance stops is
12 approximately 6 to 7 feet higher than
13 that of the driveway. So the cars are
14 going to be low, the headlights will be
15 much lower.

16 MR. DRILL: All right. Come back
17 to the microphone now.

18 That's his testimony.

19 MR. ANDREW KELCO: So my next
20 question is, what goes on after this,
21 when it gets to the 173? Will it just
22 drop down and go back to the grade of
23 167 that's on this side too?

24 MR. MICHAEL WESOLOSKI: So where
25 you see that kind of squiggled line,

1 closest to my backyard?

2 MR. DRILL: I was going to ask
3 that if you didn't.

4 MR. MICHAEL WESOLOSKI: The
5 closest point is approximately 80 feet.
6 So, again, you have more of a --

7 MR. ANDREW KELCO: I agree, but
8 what are you going to put in there,
9 nothing? You're just going to leave
10 that bamboo? Because that's what it is
11 now, bamboo.

12 MR. MICHAEL WESOLOSKI: We
13 wouldn't --

14 MR. TREVOR IZZO: That's the
15 best thing.

16 MR. ANDREW KELCO: Oh, I love the
17 bamboo. Don't get me wrong. I'm just
18 asking.

19 MR. DRILL: Does the plan show
20 just leaving what's there?

21 MS. COFFEY: Yes.

22 MR. DRILL: So just say it.

23 MR. MICHAEL WESOLOSKI: Beyond the
24 limits of the grading here, where the
25 tree line is, between the tree line and

1 the property line, we're not touching.
 2 MR. ANDREW KELCO: Okay. A
 3 question, on your hills here, if you're
 4 going to do plantings.
 5 MR. DRILL: We didn't hear you on
 6 that one.
 7 MR. ANDREW KELCO: I asked him if
 8 he was going to do plantings on the hill
 9 alongside the roadway.
 10 MR. MICHAEL WESOLOSKI: We do not
 11 currently have anything proposed in that
 12 area given the degree of wooded area to
 13 remain there.
 14 MR. ANDREW KELCO: I mean, I would
 15 like to see the plantings there too so
 16 it gives me a better blockage point. I
 17 mean, at least noise, but there's going
 18 to be some kind of disturbance.
 19 MR. DRILL: So his question is,
 20 he'd like to see planting. Do you agree
 21 to do that?
 22 MS. COFFEY: I think we'd have to
 23 coordinate offline with the applicant.
 24 MR. DRILL: So they're going to
 25 answer that question at the continued

1 here on the 22nd, we'll have a new plan.
 2 MR. DRILL: No, they'll have an
 3 answer for you. I don't know what the
 4 answer is going to be.
 5 MR. ANDREW KELCO: -- on Railroad
 6 Avenue and changing all these things and
 7 making me happy, then I'll be fine. But
 8 I'll be here on the 22nd.
 9 MR. MICHAEL WESOLOSKI: Would you
 10 be so kind to kind your property.
 11 MR. ANDREW KELCO: Oh... eighty.
 12 ...
 13 MR. DRILL: Give him the lot and
 14 block.
 15 CHAIRMAN VILLA: Lot 84, 4.
 16 MR. ANDREW KELCO: That's it.
 17 MR. DRILL: You're done with your
 18 questions?
 19 MR. ANDREW KELCO: I'm good.
 20 MR. DRILL: Okay. Can someone
 21 else come up?
 22 MS. COFFEY: Mr. Chairman, the
 23 court reporter has indicated she needs a
 24 quick -- the court reporter has
 25 indicated she needs a quick break.

1 hearing.
 2 MR. ANDREW KELCO: Again, a
 3 question about putting up some kind of
 4 new -- because this is all field. And I
 5 would say 40 to 50 feet of it behind my
 6 house is mostly field. It tapers off as
 7 it gets to the first one to nothing, but
 8 as you get out past the fourth house,
 9 that field gets to be about 50 feet
 10 wide. So there is no plantings behind
 11 my --
 12 MR. DRILL: Hold it. You asked
 13 them if they would do that. They said
 14 they'll get back to you.
 15 MR. ANDREW KELCO: I asked him
 16 about on the hill. I'm now asking about
 17 this 40-foot buffer zone. Why can't I
 18 get new plantings?
 19 MR. DRILL: So, again, he's asking
 20 if you guys would consider putting
 21 plantings in that area. I assume you're
 22 going to say you'll get back next
 23 hearing session with an answer?
 24 MS. COFFEY: Correct.
 25 MR. ANDREW KELCO: So when I come

1 CHAIRMAN VILLA: Okay. Being that
 2 we're here at 11 o'clock, we'd like to
 3 get as much of the public in. Why don't
 4 we take a five-minute break.
 5 (A recess was taken.)
 6 CHAIRMAN VILLA: I'd like to call
 7 the meeting back to order.
 8 MR. DRILL: Let's just get out
 9 board members seated. I want to make
 10 one correction for the record. Mr. John
 11 is not a civil engineer, he's a
 12 mechanical engineer.
 13 CHAIRMAN VILLA: Okay. Ma'am,
 14 you're up.
 15 MS. LINDA TAYLOR: Linda Taylor.
 16 CHAIRMAN VILLA: Can you identify
 17 yourself and speak into the microphone.
 18 MS. LINDA TAYLOR: My name is
 19 Linda Taylor. I live on High Street in
 20 Three Bridges, so we're really affected
 21 by this. I have question over here.
 22 MR. DRILL: Okay. If you're going
 23 over there, that's the yell spot.
 24 MS. LINDA TAYLOR: I'm going to
 25 yell. I live right --

1 MR. DRILL: Can't hear you.
 2 MS. LINDA TAYLOR: I live right
 3 behind the first house going up,
 4 apartment.
 5 MR. DRILL: You live behind
 6 building No. 1?
 7 MS. LINDA TAYLOR: Yes. I live
 8 right here, okay. And there's a couple
 9 other people on our block that gets
 10 water in their basement. What are they
 11 going to do for us because it's not
 12 having anything through here for water
 13 coming in our basement?
 14 BOARD SECRETARY LEHBERGER: Can
 15 you just come back to the microphone?
 16 MS. COFFEY: I'll repeat the
 17 question. So the question from
 18 Ms. Taylor --
 19 MR. DRILL: First of all, hold on.
 20 Ms. Taylor what's her address and what's
 21 your lot and block?
 22 MS. LINDA TAYLOR: I don't
 23 remember my --
 24 MR. DRILL: No, we're going to
 25 answer it for you. So it looks like

1 Block 85, Lot 1.
 2 MS. LINDA TAYLOR: Yes.
 3 MS. COFFEY: So, Ms. Taylor, I'm
 4 just going to repeat your question.
 5 Ms. Taylor's question was
 6 currently they get water in their
 7 basements, and she wants to know what
 8 we're doing to help with that problem.
 9 MR. DRILL: That's right.
 10 MS. LINDA TAYLOR: I feel --
 11 MR. DRILL: Hold on. Let him
 12 answer.
 13 MS. LINDA TAYLOR: Go ahead. I'm
 14 sorry.
 15 MR. MICHAEL WESOLOSKI: So I
 16 always feel it's important to clarify
 17 for any concerned homeowners that this
 18 development is not going to exacerbate
 19 the runoff you experience on your
 20 property.
 21 MR. DRILL: Hold on. She wants to
 22 know what are you going to do for her
 23 water problem in her basement? If the
 24 answer is nothing, say nothing, because
 25 the water is not -- you've got to be --

1 don't beat around the bush. Be very
 2 direct.
 3 MR. MICHAEL WESOLOSKI: Nothing.
 4 MS. LINDA TAYLOR: Okay. But I
 5 feel because you're not having any
 6 drainage we'll get more water coming
 7 downhill where we are. And right on my
 8 whole street there's three or four of us
 9 that do get water and I feel that it's
 10 coming from the back. Now --
 11 MS. COFFEY: So, Mr. Wesoloski,
 12 one thing that Ms. Taylor just said --
 13 MR. DRILL: Microphone.
 14 Microphone.
 15 MS. COFFEY: Oh, I'm sorry. One
 16 thing that Ms. Taylor just said is that
 17 we're not doing anything for drainage.
 18 Can you touch on that because -- can you
 19 explain what we are doing with regard to
 20 drainage from our site?
 21 MS. LINDA TAYLOR: To the
 22 residents.
 23 MS. COFFEY: Right. As compared
 24 to the residents' property.
 25 MS. LINDA TAYLOR: Right.

1 MR. MICHAEL WESOLOSKI: So to
 2 summarize the prior testimony on the
 3 storm water --
 4 MR. DRILL: Is the residents'
 5 property downhill from your property or
 6 uphill?
 7 MR. MICHAEL WESOLOSKI: Uphill.
 8 MR. DRILL: Okay. Now continue.
 9 MR. MICHAEL WESOLOSKI: The
 10 proposed onsite storm water management
 11 system first consists of proposed
 12 conventional pipe systems, which
 13 transmits and conveys runoff from any of
 14 the onsite surfaces, the buildings, the
 15 pavement, the sidewalk.
 16 It conveys that runoff to one of
 17 the four bio-retention basins where it's
 18 temporarily detained and then conveyed
 19 to a proposed outlet pipe running west
 20 along Railroad Avenue.
 21 MR. DRILL: Yeah. But listen is
 22 any water coming off -- is any water
 23 going to come off of the applicant's
 24 property and run on to her property or
 25 her neighbor's property?

1 MR. MICHAEL WESOLOSKI: No.
 2 MR. DRILL: And why not?
 3 MR. MICHAEL WESOLOSKI: Because
 4 the existing and proposed site
 5 topography flows away, or west, from
 6 that property line.
 7 MR. DRILL: You're saying water
 8 flows downhill?
 9 MR. MICHAEL WESOLOSKI: That's
 10 correct.
 11 MS. LINDA TAYLOR: Can you put
 12 that in writing, that we don't get any
 13 more running, I mean, that we do have
 14 now that's --
 15 MR. DRILL: Well, put it this way,
 16 can you say that her property won't get
 17 any more water from the applicant's
 18 property. He can't say you're not going
 19 to get any more water and where it's
 20 coming from.
 21 MS. LINDA TAYLOR: I understand
 22 that.
 23 MR. DRILL: Can you say that her
 24 property is not going to get any water
 25 from your property?

1 Route 202, you mean, not on Railroad.
 2 Is there an existing water main on
 3 Railroad Avenue?
 4 MR. MICHAEL WESOLOSKI: If I said
 5 Railroad I apologize. I misspoke.
 6 There is no water main on Railroad Ave.
 7 MS. LINDA TAYLOR: So your answer
 8 is we can't; is that right?
 9 MS. COFFEY: The answer is we're
 10 only bringing water to the edge of our
 11 property because it's -- well, I say
 12 "our property," the property that we'll
 13 be developing because that's the
 14 property we have control over.
 15 To be able to extend the water
 16 beyond that would be additional cost for
 17 the project, which the project can't
 18 bear, and also we would need permission
 19 to do that on land that we don't own.
 20 MS. LINDA TAYLOR: So that means
 21 the residents have no say in any of the
 22 project that you're doing with water,
 23 with American Water coming in our
 24 property? So we just have to accept
 25 your proposal? Is that what you're

1 MR. MICHAEL WESOLOSKI: I can
 2 confirm that.
 3 MS. LINDA TAYLOR: Okay. Now,
 4 another thing. Would we be able to have
 5 access to American Water as well, the
 6 residents of Three Bridges?
 7 MS. COFFEY: So the question is
 8 whether the residents of Three Bridges
 9 will also have access to American Water.
 10 BY MS. COFFEY:
 11 Q. Mr. Wesoloski, can you talk about
 12 where the water is planned to run through as
 13 part of the plan site currently?
 14 A. Sure. Let me pan over to the
 15 utility plan, sheet 12. So the water system
 16 will connect to the existing main within
 17 Railroad Avenue, and those water mains are
 18 generally installed under the proposed drive
 19 aisle surfaces.
 20 There are proposed subsections, for
 21 lack of a better term, which will go from the
 22 water mains installed within our drive aisles
 23 to the property line limits that are currently
 24 proposed to stop there
 25 MR. O'BRIEN: The water main and

1 saying?
 2 MS. COFFEY: I don't think so,
 3 ma'am.
 4 MS. LINDA TAYLOR: Because I'm on
 5 the border there. I'm right there.
 6 MR. DRILL: Can I ask you
 7 something?
 8 MS. LINDA TAYLOR: Yeah.
 9 MR. DRILL: If someone wants water
 10 from American Water, who do they
 11 contact, American Water?
 12 MS. COFFEY: Yes.
 13 MR. DRILL: If American Water is
 14 to bring the line that's going past your
 15 property, call up American Water and ask
 16 them.
 17 MS. LINDA TAYLOR: Okay. And
 18 another thing, on the sidewalks, again,
 19 on that piece of property, where the
 20 sidewalk is coming down, I don't
 21 understand why you need a sidewalk
 22 there.
 23 Because the village there --
 24 there's a Village of Three Bridges,
 25 which is only, what, three or four

1 streets. We're going to be getting a
 2 lot of people and children coming in to
 3 Three Bridges, which is already such
 4 small streets and --
 5 MR. DRILL: Okay. Let me ask you
 6 this. Are you talking about the
 7 sidewalks that the Board is going to
 8 want to find out whether the public
 9 wants them illuminated or not? Are
 10 those the sidewalks you're talking
 11 about?
 12 MS. COFFEY: The Center Street and
 13 Grove Street connections.
 14 MS. LINDA TAYLOR: Center and Hunt
 15 Street.
 16 MR. DRILL: Can you put
 17 Exhibit A...
 18 MS. COFFEY: Two?
 19 MR. DRILL: Two up.
 20 MR. O'BRIEN: Yeah, her property
 21 borders that easement.
 22 CHAIRMAN VILLA: She's near the
 23 paper street Center Street.
 24 MR. DRILL: So I assume that
 25 whenever the time comes, whether that's

1 MR. DRILL: We can't hear you.
 2 MS. LINDA TAYLOR: The hydrants.
 3 MS. COFFEY: I think the question
 4 is where are the hydrants going to be
 5 located.
 6 MR. DRILL: Where are the fire
 7 hydrants that are currently proposed
 8 going to be located or are you asking --
 9 MS. LINDA TAYLOR: Yes.
 10 MR. DRILL: Where are the fire
 11 hydrants that the fire department wants
 12 added? What's your question?
 13 MS. LINDA TAYLOR: Okay. My
 14 question is, are they going to be where
 15 we are as a residential there, like you
 16 said maybe High Street or Grove Street.
 17 MR. DRILL: Okay. Hold up. Hold
 18 up. Can you show her on some sheet
 19 there where the fire hydrants are that
 20 are currently proposed? Let's start
 21 with that. And just tell us what sheet
 22 you're looking at.
 23 MR. MICHAEL WESOLOSKI: I'm going
 24 to be using utility plan sheets 12 and
 25 13. If you would allow me to highlight

1 going to be next time the Board's not
 2 going to wait -- I assume that you're
 3 one of the people that are going to say
 4 we don't want those sidewalks connecting
 5 to the paper streets, correct?
 6 MS. LINDA TAYLOR: Yes.
 7 MR. DRILL: So they've already
 8 said if the Board asks them, they'll get
 9 rid of those sidewalks. The Board's
 10 going to want to hear from all you guys
 11 if you want to get rid of those
 12 sidewalks.
 13 MS. LINDA TAYLOR: Okay.
 14 MR. DRILL: If the majority of you
 15 wants to get rid of those sidewalks, my
 16 guess is the Board's going to ask them
 17 to said get rid of those sidewalks,
 18 they'll get rid of the sidewalks.
 19 MS. LINDA TAYLOR: Can I tell you?
 20 I've been mowing that property for 51
 21 years. Another question about the
 22 hydrant and the water. Are they --
 23 where are they going to be and --
 24 BOARD SECRETARY LEHBERGER: Just
 25 make sure --

1 in red where the hydrants are.
 2 MR. DRILL: We're going to make
 3 that Exhibit A-5.
 4 (Exhibit A-5 was marked for
 5 identification purposes.)
 6 MR. MICHAEL WESOLOSKI: So the
 7 three locations that I've boxed in, one
 8 being just west of building 1, one being
 9 at the northwest corner of building 3,
 10 one being at the southeast corner of
 11 building 6.
 12 MR. DRILL: So right now you're
 13 saying there's three fire hydrants, all
 14 of them are within the vicinity of the
 15 buildings; is that correct?
 16 MR. MICHAEL WESOLOSKI: Yes.
 17 MR. DRILL: Now, are you asking
 18 about those fire hydrants or are you
 19 asking about the fire hydrants that the
 20 fire department wants them to add on
 21 those paper streets?
 22 MS. LINDA TAYLOR: Yeah, that are
 23 going to be added from the fire
 24 department.
 25 MR. DRILL: Again, that's going to

1 presumably be up to the Board.
 2 Presumably if the Board wants those fire
 3 hydrants added, they would add them.
 4 Right now they're not proposing that.
 5 So the question is, can you get an
 6 exhibit up there and show your
 7 understanding of where the fire
 8 department wants to the two additional
 9 hydrants?
 10 I just want to make sure you
 11 understand they're not proposed by the
 12 applicant right now. This is what the
 13 fire department is asking for, but the
 14 Board has not addressed the issue of
 15 whether or not they want the applicant
 16 to add the two fire hydrants.
 17 MS. LINDA TAYLOR: Thank you.
 18 MR. MICHAEL WESOLOSKI: Referring
 19 back to A-2, our site rendering, I
 20 believe Mr. Concannon's comments were to
 21 hydrants where the paper streets of
 22 Center Street and Grove Street intersect
 23 High Street.
 24 MR. DRILL: So that's where --
 25 that's their understanding, and quite

1 frankly my understanding of where the
 2 fire department wants to the two fire
 3 hydrants. Just curious, I know it's not
 4 the time to do this, but what's your
 5 position on that? Do you want them to
 6 add two hydrants there or not? I'm just
 7 curious.
 8 MS. LINDA TAYLOR: No.
 9 MR. DRILL: Okay. Interesting.
 10 MS. LINDA TAYLOR: And one of
 11 other thing behind my property line how
 12 many feet will you be going where the
 13 building is going to be?
 14 MS. COFFEY: So I think the
 15 question you're asking is what is the
 16 distance in feet between the proposed
 17 building and your property line?
 18 MS. LINDA TAYLOR: Yes.
 19 MR. MICHAEL WESOLOSKI: I will
 20 refer to one of our layout plans, part
 21 of the site plan, sheet 8. So this is
 22 from the shared property line to the
 23 building, and the side yard setback is
 24 75.9 feet.
 25 MS. LINDA TAYLOR: Is that 2 --

1 now, is the building --
 2 MR. DRILL: Microphone, please.
 3 MS. LINDA TAYLOR: Is the building
 4 going to be at 75 feet, or is there
 5 going to be property in between? You
 6 know what I mean?
 7 MR. MICHAEL WESOLOSKI: That 75.9
 8 feet is the dimension from the rear of
 9 the building to the common property
 10 line.
 11 MS. LINDA TAYLOR: Okay. Are you
 12 going to be putting a fence up for all
 13 the residents on High Street?
 14 MR. MICHAEL WESOLOSKI: We have
 15 not proposed a fence, but we are
 16 maintaining the 50-foot buffer.
 17 MS. LINDA TAYLOR: We would like a
 18 fence, if possible. Absolutely.
 19 MR. DRILL: Another question for
 20 you is come back and address.
 21 MS. LINDA TAYLOR: Because I just
 22 passed by Willow Street, the Willow
 23 apartments there, and they do have a
 24 fence.
 25 MR. DRILL: What's the purpose of

1 the fence, would be for what?
 2 MS. LINDA TAYLOR: For privacy.
 3 So people don't walk on -- I'm right
 4 there, my property. For privacy. I've
 5 been there 51 years. I don't want
 6 people walking on my property.
 7 MS. COFFEY: So, Mr. Wesoloski, in
 8 addition to the existing hand -- or
 9 wooded area that exists -- I'm sorry.
 10 In addition to the existing wooded area
 11 that's there today, we are proposing
 12 additional plantings in that area to
 13 enhance the buffer, which would create
 14 some of that privacy screening that
 15 Ms. Taylor is alluding to, correct?
 16 MS. LINDA TAYLOR: Yes. Are you
 17 going to leave some of the trees up now
 18 that's there? It's all wooded.
 19 MR. MICHAEL WESOLOSKI: Yes. So
 20 we maintain a 50-foot buffer. When I
 21 say "maintain," we are not touching a
 22 50-foot width of trees on our property.
 23 So you'll have a 50-foot buffer --
 24 MR. DRILL: Instead of maintaining
 25 it, you're retaining, right? You're

1 retaining --
 2 MS. COFFEY: Allow me to...
 3 For 50 feet from the common
 4 property line in, the vegetation that's
 5 there today is staying, correct.
 6 MR. MICHAEL WESOLOSKI: Yes.
 7 MS. COFFEY: And then in addition
 8 to that 50 feet that's staying,
 9 additional trees are being proposed to
 10 be planted by the applicant on top of
 11 what's already there --
 12 MR. DRILL: Is that correct?
 13 MS. COFFEY: Correct?
 14 MR. MICHAEL WESOLOSKI: Yes.
 15 MS. LINDA TAYLOR: Now, just one
 16 other question. It's called the Village
 17 of Three Bridges. It's about one, two,
 18 three streets. There's High Street,
 19 Grove Street -- well, Center Street.
 20 There's about four streets.
 21 Are we going to be able to handle
 22 80 units, two, three, four people in
 23 each unit for traffic coming in off
 24 sidewalks or off -- from back there to
 25 the little town of the village there?

1 It's a very small town.
 2 MS. COFFEY: So I think that the
 3 traffic analysis that Mr. Troutman
 4 talked about before talked about
 5 vehicular traffic and concluded that
 6 there's not a problem with the vehicular
 7 traffic.
 8 And then in terms of the
 9 pedestrian traffic, in the direction
 10 from the Board that we receive is to
 11 eliminate those sidewalks, I think that
 12 would probably address your concern
 13 about people walking.
 14 MS. LINDA TAYLOR: Because it's a
 15 nice small town now. Now we're going to
 16 have --
 17 MR. DRILL: Listen, that's for
 18 sworn testimony.
 19 MS. LINDA TAYLOR: That's not a
 20 question. I'm sorry. I think that is
 21 it. And it would be nice to just -- if
 22 we could keep the emergency access on
 23 Railroad Avenue.
 24 MR. DRILL: So you don't want the
 25 public access?

1 MS. LINDA TAYLOR: Uh-uh.
 2 MR. DRILL: This is going to be
 3 very interesting to see where the split
 4 is between the people who want the
 5 public access and the people who want
 6 only the emergency access. This is
 7 going to be interesting.
 8 MS. LINDA TAYLOR: Thank you very
 9 much.
 10 CHAIRMAN VILLA: Looking at the
 11 clock, we're coming on 11 o'clock. Can
 12 I take a poll, with raised hands, who
 13 wants to ask questions of the engineer
 14 tonight.
 15 AUDIENCE MEMBER: I just have one
 16 question.
 17 CHAIRMAN VILLA: We have three
 18 more. Anybody else?
 19 MR. DRILL: My suggestion is why
 20 don't we try to get as many members of
 21 the public as possible. Nothing against
 22 the attorney, but he can wait. Do you
 23 mind waiting?
 24 MR. KANTOWITZ: No, sir. I'd be
 25 happy to. Thank you.

1 CHAIRMAN VILLA: All right.
 2 Please come to the mic and ask your
 3 question of the engineer.
 4 MS. MEGHAN CASTELLANO: Meghan
 5 Castellano, 12 Railroad Ave.
 6 MR. DRILL: Whoa, slow.
 7 MS. MEGHAN CASTELLANO:
 8 C-A-S-T-E-L-L-A-N-O.
 9 MR. DRILL: Say again. You said
 10 Maggie?
 11 MS. MEGHAN CASTELLANO: Megan,
 12 M-E-G-H-A-N.
 13 MR. DRILL: Thank you.
 14 MS. MEGHAN CASTELLANO: Has there
 15 been any sort of consideration or
 16 thought into the pesticides that will be
 17 used, as we all have well water?
 18 MR. MICHAEL WESOLOSKI: Yes. We
 19 did talk amongst the team and the
 20 developer has confirmed that, as a
 21 standard practice, they do not use
 22 pesticides or herbicides.
 23 MS. MEGHAN CASTELLANO: Okay. And
 24 second question. Is there any effort by
 25 you guys to have the town put in a speed

1 limit sign on Railroad Ave. as that
 2 traffic is notoriously fast? Which
 3 is -- never mind.
 4 MS. COFFEY: Well, go ahead.
 5 MR. MICHAEL WESOLOSKI: Your
 6 question was about a speed limit sign on
 7 Railroad Avenue?
 8 MS. MEGHAN CASTELLANO: Yeah
 9 because there is currently no speed
 10 limit sign on that road.
 11 MR. MICHAEL WESOLOSKI: I'm sure
 12 if it's the Board's wish, we can easily
 13 install a sign along our frontage.
 14 MR. TREVOR IZZO: That's if that
 15 part of the street even has an entrance,
 16 right?
 17 MS. COFFEY: To your point,
 18 Mr. Izzo, that's what I was going to
 19 say, which is we don't know how Railroad
 20 Avenue -- when I say Railroad Avenue,
 21 the drive from our site to Railroad
 22 Avenue is currently going to be used,
 23 whether it's going to have any vehicles
 24 or whether it's going to be just for
 25 emergency access.

1 MS. MEGHAN CASTELLANO: My question
 2 is, though, don't we think that there
 3 will be an increase of traffic on that
 4 road as it is currently used as a cut-
 5 through?
 6 MS. COFFEY: I think and
 7 Mr. Wesoloski confirmed if the access to
 8 Railroad Avenue is restricted to
 9 emergency access only --
 10 MR. DRILL: It will be chained --
 11 if it's restricted to emergency access,
 12 it's going to be chained or a gate, and
 13 the fire department's going to have
 14 access only.
 15 If it's not emergency access and
 16 it's public road, then yeah, you're
 17 going to have more traffic coming out
 18 there. So that's what the Board has to
 19 decide and that's what the Board has to
 20 hear, because the Board is up clear how
 21 many people want it or not.
 22 The applicant, my understanding
 23 is, heard input that they must have had
 24 some kind of private meeting that they
 25 had with you guys and so they took the

1 public road off and left it emergency
 2 access.
 3 But if there's more people in the
 4 public who wanted a public road than
 5 emergency access, they're going to have
 6 to decide, you know, what they want to
 7 do.
 8 MS. MEGHAN CASTELLANO: I mean I
 9 can share my thoughts at an appropriate
 10 time.
 11 MR. DRILL: You guys should make
 12 sure that you're here on the next
 13 hearing session on July 22.
 14 MS. MEGHAN CASTELLANO: Yup.
 15 Thank you.
 16 MR. DRILL: Thank you.
 17 CHAIRMAN VILLA: Who else wanted
 18 to ask questions of the engineer?
 19 I just have a quick question. I
 20 live in Three Bridges.
 21 MR. DRILL: Microphone.
 22 MS. ALINA COELHO: I'm sorry. I
 23 live in Three Bridges.
 24 MR. DRILL: Name?
 25 MS. ALINA COELHO: Alina Coelho.

1 MR. DRILL: How do you spell the
 2 last name? Slowly, please.
 3 MS. ALINA COELHO: C-O-E-L-H-O.
 4 But I live on Main Street. I'm here.
 5 My mom lives on High Street, Sylva.
 6 MR. DRILL: Listen, you're a
 7 resident. Ask your questions.
 8 MS. ALINA COELHO: I just have a
 9 question. Like, she's the first house
 10 when you come from 202. So I'm curious
 11 to see, like, that entrance from 202,
 12 how close is that to my mom's property
 13 line? Because if it's going to be in
 14 the backyard, the amount of traffic is
 15 going to be horrendous.
 16 MS. COFFEY: Let me make sure we
 17 have the right...
 18 MS. ALINA COELHO: She's right
 19 there, and there's no buffer. She has a
 20 pool there, but the pool is coming on
 21 the property. It's very invasive,
 22 sticking over half of property.
 23 MS. COFFEY: So your mom is
 24 Francelina Sylva?
 25 MS. ALINA COELHO: Sylva,

1 Francelina.
 2 MS. COFFEY: So she is Block 84,
 3 Lot 1.
 4 MS. ALINA COELHO: 84, Lot 1, yes.
 5 MR. MICHAEL WESOLOSKI: Which I
 6 believe you had mentioned as well is the
 7 first property from 202.
 8 MS. ALINA COELHO: Right. So she's
 9 right there at that entrance.
 10 MR. DRILL: So what is the
 11 question?
 12 MS. COFFEY: My understanding is
 13 the question is what is the distance
 14 from the driveway that's proposed to the
 15 property line with Ms. Sylva's property.
 16 Which is Block 84, Lot 1.
 17 MR. DRILL: Okay. And the answer
 18 is?
 19 MR. MICHAEL WESOLOSKI: Stand by.
 20 Close to 100 feet.
 21 MR. DRILL: How many?
 22 MR. MICHAEL WESOLOSKI: One
 23 hundred. That dimension was taken at
 24 your -- from your mother's southerly
 25 property line.

1 MR. DRILL: Just for completeness
 2 purposes, take it at the other corner.
 3 MR. MICHAEL WESOLOSKI: At the
 4 right-of-way line it's approximately 94
 5 feet.
 6 MR. DRILL: Let's make this
 7 Exhibit A-6.
 8 (Exhibit A-6 was marked for
 9 identification purposes.)
 10 MS. COFFEY: So A-6 is sheet...
 11 MR. MICHAEL WESOLOSKI: Six.
 12 MS. COFFEY: Bear with me one
 13 moment.
 14 MR. DRILL: With dimensions --
 15 MS. COFFEY: Exhibit A-6, sheet 6.
 16 MR. DRILL: Added to block 85, lot
 17 what?
 18 MS. COFFEY: Block 84, lot 1.
 19 MS. ALINA COELHO: Can she have a
 20 fence put in for privacy? Again, all
 21 these people walking in or driving cars
 22 coming in off of 202.
 23 MS. COFFEY: I mean, it's almost
 24 100 feet between the driveway and the
 25 property line. I'd have to talk to the

1 applicant.
 2 MR. DRILL: Listen, add this to
 3 the list of questions to answer next
 4 time.
 5 MS. ALINA COELHO: And my other
 6 thing is the lighting.
 7 MR. DRILL: Are you saying a fence
 8 to keep people from walking off 202 or
 9 off their driveway?
 10 MS. ALINA COELHO: People crossing
 11 over -- my mom loses her privacy.
 12 MR. DRILL: But from where? The
 13 other woman, she was asking people
 14 coming out of their woods, so to speak,
 15 into her backyard because she was near
 16 one of these buildings. If your mom is
 17 near the entrance, she's never the
 18 entrance road.
 19 So a fence to keep people from
 20 walking onto her yard from where? Where
 21 are the people come -- where are the
 22 people going to come from to your mom's
 23 backyard?
 24 MS. ALINA COELHO: I guess I'm
 25 thinking from -- okay.

1 MR. DRILL: Because if they have
 2 the grading on that road, someone to get
 3 to your mother's backyard, they're going
 4 to have to walk down that road and walk
 5 up the grading to get to her backyard.
 6 That's what you're talking about.
 7 MS. ALINA COELHO: Okay. Because
 8 I was thinking of people just walking on
 9 the street behind the property or start
 10 crossing over or walking on the street
 11 on her property.
 12 MR. DRILL: Okay. They have the
 13 question. They'll get back.
 14 MR. O'BRIEN: Can I ask how wide
 15 the buffer is going to stay in there?
 16 Can we mention that real quick?
 17 MR. DRILL: Yeah, that's a good
 18 idea.
 19 MR. O'BRIEN: To the tree line at
 20 that property.
 21 MR. MICHAEL WESOLOSKI: The two
 22 lines that you see here indicate a
 23 40-foot side yard setback and the
 24 50-foot buffer. So the minimum buffer
 25 that's provided here is that same 50

1 feet.
 2 MR. O'BRIEN: A little bit wider
 3 where her property is.
 4 MS. COFFEY: Correct.
 5 MR. DRILL: A buffer of trees?
 6 MR. O'BRIEN: Existing, right?
 7 MS. COFFEY: Existing vegetation.
 8 MR. O'BRIEN: Yeah, that they're
 9 not touching. Okay.
 10 MR. DRILL: They're going to get
 11 back with an answer.
 12 MS. MARIA BIRARDI: So I'm with
 13 her. I'm her sister.
 14 MR. DRILL: Whoa, whoa, whoa.
 15 What's your name?
 16 MS. MARIA BIRARDI: Maria.
 17 MR. DRILL: And your last name?
 18 MS. MARIA BIRARDI: B-I-R-A-R-D-I.
 19 MR. DRILL: Okay.
 20 MS. MARIA BIRARDI: So I have
 21 question for you, and I don't know if
 22 you are the one to answer. There's
 23 going to be a bunch of people coming
 24 here, which is fine.
 25 The kids going to school, younger

1 or not being considered because it's
 2 right there by 202.
 3 MS. COFFEY: So I'm going to
 4 paraphrase. So the question was is a
 5 sidewalk proposed along 202 so children
 6 can walk to school?
 7 Mr. Wesoloski?
 8 MR. MICHAEL WESOLOSKI: No
 9 sidewalk is currently proposed along
 10 202.
 11 MR. DRILL: If the school board
 12 wants you to have a bus stop somewhere
 13 in the development to pick up kids for
 14 school will you have the bus stop?
 15 MR. MICHAEL WESOLOSKI: Yes.
 16 MS. COFFEY: How about the Link
 17 for older people, try to arrange the
 18 Link bus stop also?
 19 MR. MICHAEL WESOLOSKI: We're
 20 happy to work with transportation to set
 21 up those types of things.
 22 MR. DRILL: Can I write those down
 23 as conditions if there's an approval?
 24 MS. COFFEY: I mean, we're happy
 25 to coordinate with them. Obviously, we

1 or older, is there going to be
 2 transported by the bus coming in and out
 3 or is there going to be some kind of
 4 sidewalk access for the little toddlers
 5 or whoever is coming in and out you have
 6 that area?
 7 MR. MICHAEL WESOLOSKI: Typically
 8 a member of the development team would
 9 contact the local Board of Education to
 10 set up means for transportation for
 11 school-aged children.
 12 MS. MARIA BIRARDI: But not a
 13 sidewalk whatsoever because it's right
 14 there on 202?
 15 MR. DRILL: We missed what you
 16 said.
 17 MS. MARIA BIRARDI: I'm sorry. I
 18 was asking the question because there's
 19 going to be children there. Three
 20 Bridges does have a school there. How
 21 the children would be going to and from
 22 school and if they would have ways to
 23 walk. Because kids will be kids.
 24 They're going to want to walk to the
 25 school. Is there going to be a sidewalk

1 can't make the Link come to us if they
 2 don't want to.
 3 MR. DRILL: Well, put it this
 4 way --
 5 MS. COFFEY: If they want to come
 6 to us, we're happy to have them.
 7 MR. DRILL: A condition that if you
 8 ask the Link and the Link says yes,
 9 you'll have a bus stop?
 10 MS. COFFEY: Yes.
 11 MR. DRILL: And the same with the
 12 Board of Education, right?
 13 MS. COFFEY: Yes.
 14 MS. MARIA BIRARDI: So one last
 15 question, as far as the lights, are the
 16 lights going to be, like, automatically,
 17 like, 6:00 p.m. to 6:00 a.m.? Are they
 18 going to be glaring in the areas afar as
 19 the light that's going to be on the 202
 20 intersection which would face my mom's
 21 backyard? I'm not sure I understood
 22 that.
 23 MR. MICHAEL WESOLOSKI: Yes.
 24 Lighting would operate on such timers or
 25 on portable --

1 MR. DRILL: Are you asking about a
 2 traffic light or lights?
 3 MS. MARIA BIRARDI: No, the lights
 4 because they're putting a light right at
 5 the entrance of 202.
 6 MR. DRILL: Aren't you asking for
 7 that -- remember the fixture that he
 8 asked about?
 9 MR. O'BRIEN: Yeah. The street
 10 light.
 11 MS. COFFEY: Let me -- so,
 12 Mr. Wesoloski, to help explain the light
 13 that's proposed. Number one, can you
 14 explain how the light will shine from
 15 the proposed fixture? And No. 2 can you
 16 also give the distance from the fixture
 17 to the property line?
 18 MR. MICHAEL WESOLOSKI: Certainly.
 19 So all of our proposed light fixtures
 20 are LED downward directing, where the
 21 physical LEDs are recessed into the top
 22 of the fixture. So it's not just a
 23 light where you would look at it and
 24 have it glaring at you. They're called
 25 downward directing or cut-off fixtures.

1 Secondly, here we do not have any
 2 spillage from the nearest light at that
 3 driveway intersection anywhere along
 4 this property line.
 5 And just for your knowledge that
 6 approximate dimension, it's about 120
 7 feet from that light to the property
 8 line.
 9 MS. MARIA BIRARDI: Okay. Thank
 10 you.
 11 CHAIRMAN VILLA: Okay. We're
 12 getting a little later here. How many
 13 more questions?
 14 MR. DRILL: It's 11:30. Who else
 15 has questions to ask? It doesn't have
 16 to be -- if you don't raise your hand,
 17 when we come back, you're not -- if you
 18 want to ask a question, raise your hand
 19 so we can identify you.
 20 (Indicating)
 21 MR. DRILL: So July 22 we've got
 22 two people. So let's get their names to
 23 make sure that we let them ask
 24 questions.
 25 MR. DAVID SOMONSKI: Hello,

1 everybody, members of the Board. Thank
 2 you for coming today. My name is David
 3 Somonski, S-O-M-O-N-S-K-I. I live at 1
 4 Center Street, Block 86 --
 5 MR. DRILL: Okay. July 22 you're
 6 up first with the question.
 7 MR. DAVID SOMONSKI: The reason
 8 why I'm approaching now is on July 22
 9 I'll be in Florida. Would it be okay if
 10 I continue? I've had conversations with
 11 these individuals in the past. It's
 12 going to be short and sweet. Is that
 13 okay members?
 14 CHAIRMAN VILLA: Yeah, if you can
 15 keep it short.
 16 MR. DAVID SOMONSKI: I'm going to
 17 see if I can just sum everything up that
 18 everybody here has --
 19 MR. DRILL: If you make it a
 20 question, though, right?
 21 MR. DAVID SOMONSKI: Yes, they're
 22 questions. But I believe a lot of
 23 individuals that are residing in the
 24 neighborhood are getting confused with
 25 privacy and security.

1 MR. DRILL: Ah.
 2 MR. DAVID SOMONSKI: So I just
 3 want to clarify for members, especially
 4 you guys. I understand you guys are
 5 being great neighbors, right. We're all
 6 working together here, we're all trying
 7 to accomplish a goal. I just want to
 8 say thank you guys for coming and
 9 attending.
 10 As far as privacy and security,
 11 the fence that the board members brought
 12 up in regard to the water retention
 13 ponds, could that be the same fence that
 14 is allocated for behind High Street?
 15 MS. COFFEY: So just so everyone's
 16 on the same page, the fence that was
 17 proposed for safety fencing was like a
 18 split-rail, 4-foot-high fence. That's
 19 what you're talking about too?
 20 MR. DAVID SOMONSKI: Correct.
 21 MS. COFFEY: We'll talk about it.
 22 And you won't be here, but we'll give
 23 our answer and you'll hear what we say.
 24 MR. DAVID SOMONSKI: Understood.
 25 MS. COFFEY: We'll talk about it

1 and we'll come back to you.
 2 MR. DAVID SOMONSKI: And I just
 3 wanted to oppose the sidewalks, the,
 4 hydrants and keep Railroad Ave just
 5 emergency access only.
 6 MR. DRILL: I'm just curious about
 7 one thing. I understand why you oppose
 8 the sidewalks. Why would you oppose
 9 fire hydrants? Just curious.
 10 MR. DAVID SOMONSKI: Fire
 11 hydrants, why am I opposing it? If
 12 they're already involved in the
 13 development itself, it just creates more
 14 of a barrier for the people on the
 15 properties.
 16 MR. DRILL: My understanding, the
 17 fire department was trying to get them
 18 to fund two fire hydrants for your
 19 neighborhood. I just don't
 20 understand why you guys -- if you want
 21 to oppose them, oppose them.
 22 MR. DAVID SOMONSKI: Yeah, I would
 23 like to oppose them.
 24 MR. DRILL: Okay.
 25 MR. DAVID SOMONSKI: I just want

1 (Deposition was adjourned at 11:33 p.m.)
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1 to say thank you, guys.
 2 MR. DRILL: So there's only one
 3 more person with questions. And you
 4 said 11:30 is the cutoff. He said he
 5 has no problem with coming back on
 6 July 22 to ask questions, correct?
 7 MR. KANTOWITZ: Yes, sir. I'll be
 8 here.
 9 MR. DRILL: You're Jeff Kantowitz
 10 on behalf of --
 11 MR. KANTOWITZ: Flemington &
 12 Associates.
 13 MR. DRILL: -- Lot 1?
 14 MR. KANTOWITZ: Yes, sir.
 15 CHAIRMAN VILLA: Okay.
 16 MR. DRILL: So the hearing -- we
 17 already announced the hearing is going
 18 to be continued to July 22, July 29, and
 19 July 30.
 20 MS. COFFEY: Correct. 7:00 p.m.,
 21 same place.
 22 MR. DRILL: That's right.
 23 MS. COFFEY: Thank you.
 24
 25

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 2
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