

**READINGTON TOWNSHIP PLANNING BOARD MINUTES
REGULAR MEETING
July 22, 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
Villa
Hindle

It was noted that Board Members Mueller and Panico have recused from the Apartments at Three Bridges Holdings LLC application and are therefore excused.

Others Present

Board Attorney Jonathan Drill, 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

There were no minutes presented for Board consideration.

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 the TRC will continue the review of the revised application checklists.

PUBLIC HEARINGS

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

Attorney Katherine Coffey was present on behalf of the applicant.

The following professionals were present on behalf of the applicant:

Michael Weseloski, PE, applicant's engineer
Julie Disston, RA, applicant's architect

Ms. Disston was sworn in and accepted by the Board as an expert witness. It was noted that Mr. Weseloski and the Board’s professionals were previously sworn and remained under oath.

The following professionals were present 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-7 Alternate Overall Layout Plan
- A-8 Fire Truck Turning Plan

The following members of the public were present and spoke:

1. Attorney Jeffrey Kantowitz representing Flemington Associates
2. Betty Ann Fort
3. Cindy Straube
4. Stephanie Preston
5. Bill Rabosky
5. Megan Castellano
6. Jason Draine
7. Andrew Kelco
8. Lisa Routel
9. Christine Kopecky
10. Linda Taylor
11. Karen Mittleman

Mr. Izzo moved, and Mr. Hendrickson seconded, a motion to approve the application for Apartments at Three Bridges LLC c/o Conifer with the conditions as discussed. The roll call vote follows:

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

For full detail of the hearing, please see the attached transcript prepared by Diane M. Holmes, C.C.R. of Hudson Court Reporting and Video.

OLD BUSINESS

There was no old business discussed.

OTHER DISCUSSIONS

There were no other discussions.

PUBLIC COMMENT

There were no comments from the public.

ADJOURNMENT

Mr. Hendrickson moved, and Ms. Hindle seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 10:30 p.m.

Respectfully submitted,
Ann Marie Lehberger
Planning Board Secretary

TOWNSHIP OF READINGTON
PLANNING BOARD
Monday, July 22, 2024
Commencing at 7:05 p.m.

In the Matter of: TRANSCRIPT
APARTMENTS AT THREE OF
BRIDGES HOLDINGS LLC PROCEEDINGS
c/o CONIFER
APPL. #PB24-005-
BLOCK 81 LOT 1-702
ROUTE 202

BEFORE:

CRAIG VILLA, Chairman
JULIA ALLEN
ANNA BARTON
ROBERT BECKER
TREVOR IZZO
CHRISTOPHER JOHN
JACQUELINE HINDLE
NEIL HENDRICKSON
JONATHAN E. DRILL, ESQ., Board Attorney
ANN MARIE LEHBERGER, Board Secretary
TOM BEHRENS, Board Planner
ROB O'BRIEN, Board Engineer
SEAN WALSH, PE
JAY TROUTMAN, Board traffic expert

APPEARANCES:

DAY PITNEY, LLP
Attorneys for the Applicant
One Jefferson Road
Parsippany, New Jersey 07054
973.966.8323
BY: KATHERINE A. COFFEY, ESQ.

Reported by: DIANE M. HOLMES, CCR
HUDSON COURT REPORTING & VIDEO (732) 906-2078

1 CHAIRMAN VILLA: The main item, event
2 this evening is the public hearing continuation for
3 the Apartments at Three Bridges Holdings, care of
4 Conifer application number PB24-005, Block 81, Lot
5 1-702, Route 202, preliminary and final major site
6 plan, multi-family development.
7 I think where we left off was the
8 public was asking questions of the engineer after
9 his testimony, and we had agreed for the attorney
10 for the neighbor to be able to ask his questions at
11 the beginning of the meeting.
12 MR. DRILL: Mr. Kantowitz was the only
13 one who didn't get a chance to question him, their
14 engineer. Please identify yourself for the record.
15 MR. WESELOSKI: Sure. My name is
16 Michael Weseloski.
17 MR. DRILL: You were sworn in last
18 time. You remain under oath, correct?
19 MR. WESELOSKI: That's correct.
20 MS. COFFEY: The board had requested
21 that we submit an exhibit showing the full service
22 entrance to Railroad Avenue would look like which we
23 did submit, and after Mr. Kantowitz asks his
24 questions, I would like Mr. Weseloski to provide
25 some testimony on that.

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1 MR. DRILL: The chairman, he wants to
2 see the cross-examination of his testimony from last
3 time completed and then go back to that.
4 MS. COFFEY: Done.
5 MR. KANTOWITZ: Thank you very much,
6 Mr. Chairman. Thank you, counsel. My name is
7 Jeffrey Kantowitz. I'm from the law office of Dave
8 Rappaport, Attorney-At-Law. I represent Flemington
9 Associates which is a neighborhood property. I
10 appreciate the opportunity to ask a few questions of
11 the engineer, and I'll add a couple housekeeping
12 notes.
13 Ms. Coffey was gracious enough to send
14 me a courtesy copy of that revised sheet showing the
15 alternate, if you will, access on Railroad Avenue.
16 So, after I get done with my questions and Mr.
17 Weseloski -- I don't want to mispronounce his name.
18 MR. DRILL: The engineer.
19 MR. WESELOSKI: Weseloski. Anything
20 works for me.
21 MR. KANTOWITZ: After Mr. Weseloski, I
22 assume if I have questions on his further
23 examination on the alternate --
24 MR. DRILL: Everyone will have the
25 opportunity to cross-examine him on his additional

1 testimony that you will hear tonight.
 2 MR. KANTOWITZ: Right.
 3 MS. COFFEY: Just for the record, Mr.
 4 Weseloski remains under oath, right?
 5 MR. DRILL: Yes.
 6 MR. KANTOWITZ: Could I ask you to put
 7 up the site plan? There are a few questions that I
 8 have about the site plan.
 9 MR. WESELOSKI: Certainly.
 10 MR. KANTOWITZ: Thank you. That one
 11 and the one you showed the first time. I think you
 12 had a green exhibit label.
 13 MS. COFFEY: Exhibit A-2.
 14 MR. KANTOWITZ: A-2. Let's start with
 15 that one. Okay. Perfect. Okay. Are you able
 16 to -- am I correct that the large dashed line is the
 17 extent of the flood area hazard on the top?
 18 Orienting that sheet to its top, that
 19 the large dashed line is the flood hazard area
 20 that's right -- the orientation sits on the top of
 21 your property?
 22 MS. COFFEY: For the record, we're
 23 looking at sheet 6 of 30 of the submitted site
 24 plans.
 25 MR. KANTOWITZ: Yes.

1 MS. COFFEY: Go ahead, Mr. Weseloski.
 2 MR. WESELOSKI: That's correct. You're
 3 referring to this line here?
 4 MR. KANTOWITZ: Yes.
 5 MR. WESELOSKI: Then yes.
 6 MR. KANTOWITZ: So the area from the
 7 property line down till that large dashed area is
 8 entirety in a flood hazard area?
 9 MR. WESELOSKI: Correct.
 10 MR. KANTOWITZ: Okay. And just to
 11 confirm, above the wetlands buffer that is
 12 prescribed for that, I guess the stream along --
 13 almost along the property line is the lighter dashed
 14 line a little bit higher than this I think you noted
 15 was the buffer line on your plan.
 16 I just want to make sure I am reading
 17 the pictures correctly and understanding what the
 18 constraints are.
 19 MR. WESELOSKI: Sure. If you wouldn't
 20 mind, I'll point it out.
 21 MR. KANTOWITZ: Would you mind just
 22 taking the pointer and just highlighting that?
 23 MR. WESELOSKI: The first item that you
 24 had mentioned --
 25 MR. DRILL: Do me a favor. Back up off

1 that mic about two inches.
 2 MR. WESELOSKI: Got you.
 3 MR. DRILL: Thank you.
 4 MR. WESELOSKI: The first thing you had
 5 mentioned is the flood hazard area line.
 6 MR. KANTOWITZ: Yes.
 7 MR. WESELOSKI: The second continuous
 8 line following my cursor here is the riparian zone
 9 associated with that stream.
 10 MR. KANTOWITZ: Right.
 11 MR. WESELOSKI: The wetlands buffer --
 12 there's actually a couple offsets here indicated by
 13 a 50-foot dimension.
 14 The wetlands that more or less run
 15 along that stream do come to a point where the
 16 50-foot buffer starts and it starts again slightly
 17 later on downstream.
 18 MR. KANTOWITZ: Where does it stop?
 19 MR. WESELOSKI: The LOI at the end
 20 indicates that the wetlands in between those points
 21 do not possess a buffer.
 22 MR. KANTOWITZ: Really?
 23 MR. WESELOSKI: Correct.
 24 MR. KANTOWITZ: I did notice the LOI, I
 25 may have missed it, was 30 pages. Was the LOI

1 provided as part of your submission?
 2 MR. WESELOSKI: It would have been
 3 provided as part of the initial application.
 4 MR. KANTOWITZ: Fine. That's fine.
 5 What is the topography of the area that
 6 sits to the orientation to the top of the entrance
 7 road?
 8 MR. WESELOSKI: This approximate area
 9 here where the driveway comes in from 202?
 10 MR. KANTOWITZ: Yes. I know you
 11 indicated that the topography is higher on each side
 12 and that the road is almost -- is almost going to
 13 cut in below the bottom of the top of the road if
 14 I'm correct from what I heard last name time.
 15 MR. WESELOSKI: If you'd allow me, I'll
 16 go over our overall grading plan which indicates
 17 that.
 18 MR. DRILL: Kate, do me a favor. Pull
 19 the microphone back.
 20 MR. WESELOSKI: Too much.
 21 MR. DRILL: Now you can lean in. No
 22 problem.
 23 MR. WESELOSKI: I'll actually zoom to
 24 site plan sheet 9 which is -- I'm sorry, sheet 10,
 25 which is -- site plan sheet 11 is the area that

1 you're questioning.
 2 MR. KANTOWITZ: Right.
 3 MR. WESELOSKI: So the topography of
 4 the existing site generally slopes from I believe
 5 it's the northeast property corner down to the
 6 opposite or southwest property corner. That general
 7 trend is followed throughout the entirety of the
 8 site.
 9 MR. KANTOWITZ: But what -- what's --
 10 where the road is cutting off of 202, what's the
 11 topography on the northeasterly side and I guess the
 12 southwesterly side of the road as it comes into the
 13 site?
 14 MR. WESELOSKI: So where the roadway
 15 comes in is approximately elevation 169, 168. There
 16 is a high point there along U.S. 202 that we're
 17 maintaining for purposes of not changing the
 18 drainage patterns.
 19 MR. KANTOWITZ: And what's the
 20 topography on each side of the road? I'm having
 21 trouble --
 22 MR. WESELOSKI: On our proposed road?
 23 MR. KANTOWITZ: Yes.
 24 MR. WESELOSKI: Following my cursor
 25 here, the elevations continue backwards. So you

1 have 169, 168, 167 and so on.
 2 MR. KANTOWITZ: Okay. But just to the
 3 southwest of that, the elevations look like they go
 4 up all the way up to 174. I'm correct in that?
 5 MR. WESELOSKI: That's correct.
 6 MR. KANTOWITZ: And on the other side
 7 they go up it's like 173 or so, 171.
 8 MR. WESELOSKI: To approximately this
 9 elevation.
 10 MR. KANTOWITZ: So the entranceway sits
 11 between a sloped entryway. Is that right?
 12 MR. WESELOSKI: Correct. Either side
 13 of that entranceway would slope up in elevation.
 14 MR. KANTOWITZ: Have you made provision
 15 in the event of ice or other kinds of hazards that
 16 might come from heavy storms in wintertime perhaps
 17 making that roadway inclement or impassable?
 18 MR. WESELOSKI: No. We envision at
 19 this site all snowplowing activities would be pushed
 20 inward to the site, not to the highway, and there's
 21 adequate space as you get slightly more into the
 22 site outside of our view here for snow stockpiling.
 23 MR. KANTOWITZ: But I'm more concerned
 24 about heavy rains coming on to where you're showing
 25 the highlighted topographic line and falling onto

1 the roadway, and I'm concerned just has that been
 2 accounted for in terms of safety and in terms of
 3 interior vehicular access?
 4 MS. COFFEY: Just so we're clear on the
 5 questions, you're wondering in a considerate storm
 6 there would be a lot of rain that would then freeze?
 7 MR. DRILL: That's what you're asking?
 8 MR. KANTOWITZ: Yes, exactly.
 9 MR. DRILL: It wasn't clear.
 10 MR. KANTOWITZ: Oh, I'm sorry. Yeah.
 11 You get a storm. You get a lot of rain or ice or
 12 whatever is going to be flowing in. Those -- the
 13 highlighted topographical lines each side of the
 14 entranceway in show that at least in my
 15 estimation --
 16 MR. DRILL: You're saying, in heavy
 17 rain, it's going to come down the slope and freeze
 18 on the roadway.
 19 MR. KANTOWITZ: Yes.
 20 MR. DRILL: You're asking have you
 21 considered that?
 22 MR. KANTOWITZ: Have you considered
 23 that?
 24 MR. DRILL: Have you considered that?
 25 MR. WESELOSKI: Yes. The roadway has

1 an adequate pitch to reassure that roadway is --
 2 excuse me, the stormwater is not going to pond in
 3 any isolated, low spots along the roadway.
 4 MR. KANTOWITZ: It's going to be
 5 treated in the stormwater basin catch along that
 6 roadway?
 7 MR. WESELOSKI: That's correct. The
 8 water would generally flow in a southern direction
 9 and be captured in stormwater inlets CB-1A and
 10 CB-2A.
 11 MR. KANTOWITZ: Are there any -- along
 12 Route 202 on your property, are there any easements
 13 that run along parallel to Route 202 on the interior
 14 of the property I guess on the northerly side?
 15 MR. WESELOSKI: I believe there is a
 16 slope easement to DOT.
 17 MR. KANTOWITZ: Are there any --
 18 MR. DRILL: Could you say that again?
 19 You're too close to the microphone.
 20 MS. COFFEY: I'll repeat. There's a
 21 slope easement to the Department of Transportation.
 22 MR. DRILL: Thank you.
 23 MR. KANTOWITZ: What does that mean?
 24 MR. WESELOSKI: It gives the DOT the
 25 right to maintain the right-of-way.

1 MR. KANTOWITZ: Okay. Are there any
 2 other easements granted to any utilities for any
 3 purposes whatsoever along Route 202?
 4 MR. WESELOSKI: Not to my knowledge.
 5 MR. KANTOWITZ: Okay. When was the
 6 last time you checked?
 7 MR. WESELOSKI: I would say during the
 8 preparation of our survey.
 9 MR. KANTOWITZ: What was the date of
 10 your survey?
 11 MR. WESELOSKI: I believe sometime in
 12 the fall of 2023.
 13 MR. KANTOWITZ: Okay. Okay. All
 14 right. Let me move on to a few other questions.
 15 Could you show me, if you wouldn't mind
 16 please, the sheet showing the topography of the site
 17 more generally?
 18 MR. WESELOSKI: Certainly.
 19 MR. KANTOWITZ: Yeah. If you back it
 20 out. Yeah.
 21 MR. WESELOSKI: We're now on sheet 9,
 22 the overall grade.
 23 MR. KANTOWITZ: What's the elevation
 24 on -- next to the roadway as you go in a -- I guess
 25 it's almost a westerly direction?

1 You got -- the roadway, the last heavy
 2 bar on the roadway, was what, 171 I think?
 3 MR. WESELOSKI: Are you talking about
 4 at the U.S. 202 driveway?
 5 MR. KANTOWITZ: No. I'm sorry. Let me
 6 point --
 7 MR. DRILL: Speak very loud if you're
 8 over there without a microphone.
 9 MR. KANTOWITZ: Yes, I will.
 10 This last heavy bar is 174, correct?
 11 MR. WESELOSKI: Yes.
 12 MR. KANTOWITZ: So I'm asking you what
 13 is the topography running from this direction all
 14 the way out in -- I guess it's almost the westerly
 15 direction up to the property line?
 16 MR. WESELOSKI: So that was 174
 17 represents a high point. From there, the grad
 18 slopes down in a west direction.
 19 MR. KANTOWITZ: And what does the grade
 20 slope down all the way at the end of the property?
 21 MR. WESELOSKI: Elevation plus or minus
 22 140 within the stream area.
 23 MR. KANTOWITZ: Okay. So this is
 24 basically downhill?
 25 MR. WESELOSKI: Correct.

1 MR. KANTOWITZ: What -- what -- and I
 2 listened carefully to your testimony. So if I'm
 3 going over ground you covered, no pun intended,
 4 you'll just quickly answer it.
 5 But what protections are placed in this
 6 development to assure that additional water runoff
 7 from this development won't spill onto the
 8 neighboring property?
 9 MR. WESELOSKI: So the project complies
 10 with not only the state's stormwater management
 11 rules, but we've obviously received and reviewed
 12 memos from the township's environmental consultant,
 13 and we've agreed to comply with the conditions on
 14 those items.
 15 MS. COFFEY: If we can walk through
 16 kind of just as a refresher to everybody, if you
 17 have runoff from the road, first it would hit the
 18 basins and then -- well, it should be captured by
 19 the basins, correct?
 20 MR. WESELOSKI: That's correct.
 21 MR. KANTOWITZ: And that's -- that's
 22 the same consideration, even though the slope is
 23 going down from the basins, you feel everything is
 24 going to be captured by the basins and not spill out
 25 beyond the westerly direction beyond the basin?

1 MR. WESELOSKI: That's correct. Any
 2 runoff that is not directed to a basin, it is,
 3 nonetheless, accounted for in our analysis.
 4 MR. KANTOWITZ: What's the status of
 5 your DOT application for access?
 6 You need DOT approval for access the
 7 way you are currently showing it, correct?
 8 MR. WESELOSKI: Correct.
 9 MR. KANTOWITZ: What's the status of
 10 your DOT application?
 11 MS. COFFEY: That application will be
 12 submitted upon if we receive approval from this
 13 board. We wanted to get our ducks in a row first,
 14 especially because we need to know what's happening
 15 with Railroad Avenue.
 16 MR. KANTOWITZ: Okay. So that hasn't
 17 been submitted yet, but it's obviously a condition
 18 that has to be addressed at this board's
 19 jurisdiction.
 20 MR. DRILL: In the event the board
 21 approves it, it will obviously be a condition of
 22 approval.
 23 MR. KANTOWITZ: Okay. But the status
 24 is it hasn't been submitted yet. Okay.
 25 Last question is were you involved in

1 any way with determining the amount of gallonage of
2 the sanitary sewer that you would need given the
3 bedroom mix on this project?

4 Let me ask you a different way. That's
5 a little unclear. The bedroom mix comes out to be
6 one, two and three bedrooms and I believe for a
7 total of 167 bedrooms if I'm not mistaken.

8 MR. WESELOSKI: I don't have the total
9 bedroom count offhand. I can say we have submitted
10 a sanitary sewer report, kind of a cursory
11 submission in advance of our TWA application.

12 MR. KANTOWITZ: Okay. Well, let me
13 just suggest a couple of numbers. If I'm wrong,
14 you'll correct me.

15 MR. DRILL: If you don't know, he'll
16 say he doesn't know off the top of his head.

17 MR. KANTOWITZ: Okay. Well, I took
18 notes last time, and I came up with 14 one bedroom,
19 45 two bedroom, 21 three bedroom for a total of 167
20 total bedrooms. Fourteen plus 90 plus 63. At least
21 that's what I heard the testimony of I guess the
22 architect.

23 MR. WESELOSKI: I can confirm that your
24 14, 45, 21 count is correct. I simply haven't done
25 the multiplication.

1 twenty-five runs about 110.9 per bedroom. Are you
2 satisfied that that's satisfactory for the amount of
3 sanitary treatment capacity for this development?

4 MR. WESELOSKI: The way the state's TWA
5 rules read is that allocation is based on a per
6 bedroom – per unit per bedroom. So a one-bedroom
7 unit has a certain allocation. A two-bedroom unit
8 has a certain allocation. A three-bedroom unit has
9 a certain allocation. Each being different, not one
10 allocation for all bedrooms.

11 MR. KANTOWITZ: Offhand, do you know
12 the allocations?

13 MR. WESELOSKI: Yes. One fifty for one
14 bedroom. Two twenty-five for two bedroom. Three
15 hundred for three bedroom.

16 MR. KANTOWITZ: I want to make sure
17 they're right. One fifty for one bed. Two
18 twenty-five for two bedroom. Three hundred for
19 three bedroom.

20 MR. WESELOSKI: Correct.

21 MR. KANTOWITZ: Give me a second. I'm
22 not as fast as I used to be for the math. So 21
23 three bedrooms. Hang on a second.

24 MR. DRILL: While he's doing that,
25 which governmental entity assigns the 150 gallons

1 MR. KANTOWITZ: Well, I did the
2 multiplication.

3 MR. DRILL: How did you confirm the
4 count? What are you looking at to confirm the
5 count?

6 MR. WESELOSKI: The bedroom count?

7 MR. DRILL: Yes.

8 MR. WESELOSKI: We have that listed as
9 shown on our site plan.

10 MR. DRILL: Right. What sheet?

11 MR. WESELOSKI: I believe it's listed
12 on sheet 1, the title sheet.

13 MR. DRILL: Okay.

14 MR. WESELOSKI: As well as sheet 6, the
15 overall layout plan.

16 MR. DRILL: Thank you.

17 MR. KANTOWITZ: And I recall he
18 testified to it if I'm not mistaken.

19 The sewer allocation I believe approved
20 by the township was eighteen, five, twenty-five. Is
21 that -- again, I think that was testified to as
22 well.

23 MR. WESELOSKI: Correct.

24 MR. KANTOWITZ: You can check my math.
25 One sixty-seven bedrooms into eighteen five

1 per day for a one bedroom, the 225 gallons per day
2 for a two bedrooms and the 300 gallons per day for a
3 three bedroom?

4 MR. WESELOSKI: That's NJDEP.

5 MR. KANTOWITZ: Okay.

6 MR. DRILL: I hope you're not being
7 like my father and doing it in your head.

8 MR. KANTOWITZ: What's that?

9 MR. DRILL: I hope you're not being
10 like my father and doing it in your head.

11 MR. KANTOWITZ: I'm not that good.

12 Believe me. I read Professor Benjamin's math stuff.
13 I can't do that. I'm not that good.

14 Okay. So I just spent a couple minutes
15 taking my pencil and paper and doing a little math.
16 So you told me that the three bedroom the allocation
17 is 300 gallons per day per unit for a three bedroom,
18 and I'm using 21 three bedrooms that was testified
19 to, and I come up with 21 times 300, my math tells
20 me that's 6300. Okay. I used 225 per two bedroom
21 unit and I come up with 19,200.

22 MR. DRILL: How many two-bedroom units?

23 MR. KANTOWITZ: He said there was 45
24 two-bedroom units.

25 MS. COFFEY: I believe your

1 multiplication may be off. I believe it's 45 times
 2 225 is 10,125.
 3 MR. KANTOWITZ: Forty-five times --
 4 could be.
 5 MR. DRILL: I asked you if you were
 6 using mechanical --
 7 MR. KANTOWITZ: I'm sorry. I'm sorry.
 8 You're right. You're right. Hang on a second.
 9 Thank you.
 10 MR. DRILL: How many three bedrooms?
 11 MS. COFFEY: If you want, I can give
 12 you the breakdown.
 13 MR. DRILL: How many three bedrooms?
 14 MS. COFFEY: A three bedroom is 21
 15 units at 300 gallons per day and that gives you
 16 6,300 gallons per day for the three-bedroom units.
 17 MR. KANTOWITZ: If you --
 18 MR. DRILL: What do you come up with?
 19 MS. COFFEY: That puts you to 16,425.
 20 MR. DRILL: So you have 2,000 gallons
 21 per day left over, and what's that for?
 22 MS. COFFEY: You have 14 one-bedroom
 23 units at 150 gallons per day and that's a demand of
 24 2,100 gallons, and that total puts you to 18,525
 25 gallons which was the allocated to the project from

1 the township committee.
 2 MR. KANTOWITZ: My mistake. Okay.
 3 Thank you.
 4 Okay. So it works out exactly to the
 5 gallon based upon the sums of the products of each
 6 of those bedroom counts.
 7 Okay. All right. I have nothing
 8 further. Thank you.
 9 CHAIRMAN VILLA: Thank you.
 10 Ms. Coffey, do you wish to continue?
 11 MS. COFFEY: Yes, please, Mr. Chairman.
 12 At this point, I think it would make sense for us to
 13 talk about the Railroad Avenue questions.
 14 So just to refresh everybody when we
 15 were here two weeks ago, on July 8 we had been
 16 talking about there's two accesses that are proposed
 17 to the project. There's the access on Route 202
 18 which is the one that we were just looking at a
 19 minute ago, and there's also access proposed on
 20 Railroad Avenue.
 21 Well, as part of the application that
 22 was submitted to the board prior to the July 8
 23 hearing, the Railroad Avenue access was shown as an
 24 emergency only access. There's commentary in the
 25 review memoranda that were received prior to the

1 July 8 hearing from the fire department suggesting
 2 that the Railroad Avenue access should be a full
 3 service access drive.
 4 The applicant indicated that we're
 5 happy to do either, and we would appreciate
 6 direction from the board, and, in turn, the board
 7 was looking for input from the public as to whether
 8 that driveway should be emergency access only or
 9 whether we should convert it to be a full service
 10 driveway, and so one of the homework assignments we
 11 had after our July 8 meeting with you was to submit
 12 an exhibit that would show what changes would be
 13 necessary to the plan if that Railroad Avenue access
 14 were to be a full service access rather than the
 15 emergency only access that you had previously
 16 testified to on July 8.
 17 So I will ask our engineer to explain
 18 what the differences are. We need to mark a new
 19 exhibit which is going to be -- I think it's A-8.
 20 BOARD SECRETARY: A-7.
 21 MR. DRILL: A-7.
 22 MS. COFFEY: A-7.
 23 MR. DRILL: So A-7 is what? Is it a
 24 sheet 6A entitled overall layout plan alternate?
 25 MR. WESELOSKI: Correct. This exhibit

1 is compromised of two sheets. If you'd like to
 2 designate them separately, we can.
 3 MR. DRILL: The Exhibit A-7 will be
 4 sheets 6A and 7A with 6A being the overall layout
 5 plan alternate and 7A being the layout plan
 6 alternate.
 7 MR. WESELOSKI: That's correct, and
 8 what I'll do here which I think will facilitate --
 9 MR. DRILL: Do you have them up on the
 10 screen?
 11 MR. WESELOSKI: I do. To facilitate
 12 the presentation, I can present a side-by-side
 13 comparison of the site plan as it was submitted and
 14 Exhibit A-7.
 15 MR. DRILL: Yes.
 16 MR. WESELOSKI: Okay. Let me direct
 17 your attention to the screen. The site plan as it
 18 was submitted shown on your left-hand side new.
 19 Exhibit A-7 is shown on your right-hand side.
 20 MS. COFFEY: I'm just going to remind
 21 everybody the left-hand side is the emergency access
 22 only version and the right-hand side is the full
 23 service version, correct?
 24 MR. WESELOSKI: Yes.
 25 MR. DRILL: The one on the left is

1 sheet what? Sheet 7, correct?

2 And the one on the right --

3 MR. WESELOSKI: Is sheet 7A.

4 MR. DRILL: 7A.

5 MR. WESELOSKI: So, generally speaking,
6 the two driveways don't look all that different from
7 each other.

8 The primary change that you'll notice
9 here is the previously submitted plan on your left
10 indicates a grass paver emergency access only
11 driveway. Whereas, the plan sheet on your right
12 indicates a 24-foot wide, asphalt, curbed driveway
13 unrestricted, full movement access to move around in
14 it. The driveway material being asphalt matches
15 that which is proposed throughout the remainder of
16 the site plan.

17 Another couple items that have been
18 added to this exhibit here, first, at the south end
19 of the driveway we have the proposed pervious
20 pavement system intended to provide stormwater
21 quality treatment for that driveway.

22 Second, we have a second site sign
23 located at this entryway which would be identical to
24 the sign proposed at U.S. Highway 202; and, last, we
25 have two additional light polls to provide continued

1 illumination along that driveway.

2 We are also maintaining the 50-foot
3 buffer along the easterly shared property line.
4 That would be undisturbed, existing wooded area to
5 the Railroad Avenue right-of-way.

6 MR. JOHN: So I guess my first question
7 is about the existing plans basically show a dirt
8 path of some type that's -- what is the material
9 that the existing path is basically comprised of?

10 MR. DRILL: You're asking what the
11 sheet --

12 MR. JOHN: Yeah.

13 MR. DRILL: Sheet 7 reflects what sort
14 of pavement surface or roadway surface, driving
15 surface, whatever you want to call it.

16 MR. WESELOSKI: We refer to that as a
17 grass paver. What that does is allow vehicular
18 access to occur as needed, but also allows for grass
19 to go through it which would be viewed as a pervious
20 surface.

21 MR. DRILL: So it's a webbed block
22 where the grass can grow through the webs?

23 MR. WESELOSKI: That's exactly right.

24 MR. JOHN: The question I have is to
25 change from that to an impervious pavement.

1 Impervious down at the bottom, in terms of runoff,
2 it looks like 7, about 7 and a half or so percent
3 grade come down that hill.

4 Is the plan to divert that water into
5 the pervious pavement system to gather it up in case
6 of inclement weather or freezing or ending up with
7 things with drainage out onto the road and onto
8 their roadway?

9 MR. WESELOSKI: That's correct. The
10 pervious pavement just is here as a reintroduction
11 in stormwater managing the metrics of the south end
12 of that driveway to address the applicable
13 stormwater requirements.

14 MR. JOHN: Any anticipations that that
15 can absorb up to X level storm? Do you know what
16 the amount of rainfall it can absorb in terms of --

17 MR. WESELOSKI: Not offhand, but
18 provided your pending decision by the board, if
19 necessary, we would, of course, revise our
20 stormwater calculations to ensure that the overall
21 site complies with the applicable rules.

22 MR. JOHN: Yeah. I guess the concern
23 is that whether it gathers down at the bottom or
24 forces the water over to Railroad Avenue and freezes
25 over and causes a bigger problem.

1 MR. HENDRICKSON: That's the question.
2 What's underneath? When it perks through the
3 pervious pavement, where does it go?

4 MR. WESELOSKI: Understood. So this
5 pervious pavement as we discussed during our prior
6 testimony, similar to the bioretention basins,
7 first, it would have an under drain which would
8 process that water.

9 Second, at the south end of the
10 pervious pavement there would also be a trench drain
11 side to accommodate the hundred-year storm to ensure
12 that any runoff which doesn't make it through the
13 pervious pavement is then captured by the trench
14 drain to ensure that none of that driveway area is
15 sent uncontrolled into Railroad Ave.

16 MR. HENDRICKSON: The trench drain goes
17 where?

18 MR. WESELOSKI: The trench drain and
19 the combined stormwater basins would all be
20 discharged in that same outward pipe that's down
21 Railroad Avenue.

22 MR. JOHN: And there's just a straight
23 run down to Railroad, straight down a hill.
24 Basically, there's no change in grade to Railroad
25 Avenue?

1 MR. WESELOSKI: From our driveway from
 2 our site along the proposed driveway to Railroad
 3 Avenue?
 4 MR. JOHN: Yeah.
 5 MR. WESELOSKI: Correct.
 6 MR. JOHN: Okay. So that's straight.
 7 CHAIRMAN VILLA: Any other questions
 8 from the board first on this additional testimony?
 9 MR. BECKER: I got a question.
 10 On the 202 entrance --
 11 CHAIRMAN VILLA: No. We're going to
 12 concentrate, Mr. Becker, on this Railroad Avenue
 13 access, and then we'll get into that.
 14 MR. JOHN: Can I have one more question
 15 about this?
 16 CHAIRMAN VILLA: Sure.
 17 MR. JOHN: Now, the way you had it
 18 drained prior, you had most of it going down towards
 19 I guess that's bioretention D. Because you have all
 20 the drainage systems underneath the existing road,
 21 when you open up all this to an impervious coverage,
 22 is the anticipation for that pervious pavement
 23 system to be taking off the runoff from the east
 24 facing road as well or is it going to be swallowed
 25 up beforehand and then this extension would simply

1 be its own thing?
 2 MR. WESELOSKI: This answers your
 3 question. So the portion of the driveway that has
 4 been added back or switched with the grass paver,
 5 the journey of that would be sent to the pervious
 6 pavement.
 7 Some of that we would look to send into
 8 say system bioretention basin D, but the majority of
 9 that driveway would go to pervious pavement.
 10 MR. JOHN: But the anticipation is that
 11 there's no additional flow coming where you open up
 12 the interface there at that road to where the
 13 existing -- you have the existing development plan,
 14 and the existing development plan that opens up the
 15 impervious surface there, is there something
 16 preventing that from just draining out onto the
 17 roadway and changing the way in which it drains
 18 basically?
 19 MR. WESELOSKI: Are you asking if we
 20 would have uncontrolled runoff, so to speak,
 21 directed to Railroad Avenue.
 22 MR. JOHN: Yes. Well, I guess I
 23 already asked that question, but I'm asking in a
 24 different way that you've now notched out what was
 25 the existing drainage system, and you've opened up a

1 lane of what could be runoff based on that east
 2 facing road that's there which at the plan that's
 3 there right now you have a loop.
 4 The back of that loop, the east side of
 5 that loop is a road. Once you open up that paved
 6 road past that point, is there any change to the way
 7 that you anticipate that water would drain from the
 8 site?
 9 In other words, you have probably some
 10 drainage. I believe there's two or three places to
 11 catch the water that you have already in the system.
 12 Does anything change from that setup?
 13 MR. WESELOSKI: Correct. So in going
 14 from one option to the other, there are minor
 15 adjustments that would be made I'll say to the
 16 interface of what was the asphalt driveway and the
 17 grass paver driveway. The grading changes slightly.
 18 The places of the inlets change slightly.
 19 MR. DRILL: Curbs, are there any curbs
 20 on either of them on the interface?
 21 MR. WESELOSKI: Curves?
 22 MR. JOHN: Curbs.
 23 MR. WESELOSKI: Oh, curbs.
 24 MR. DRILL: Curbs, C-U-R-B-S. Not
 25 curves. Curbs. Curbs.

1 MR. WESELOSKI: The entire 24-foot wide
 2 driveway would be curbed on both sides.
 3 MR. JOHN: As it stands right now, do
 4 you have the plan in such a way that that curve
 5 there on sheet 7 --
 6 MR. DRILL: As you stand right now
 7 meaning sheet 7.
 8 MR. JOHN: Sheet 7, yeah. Does sheet 7
 9 have curbs presently at that curve? Let me get up
 10 and show you.
 11 MR. WESELOSKI: I understand.
 12 MR. JOHN: Okay. Good.
 13 MR. WESELOSKI: So the area indicated
 14 here is showing that they have mountable curbs, and
 15 that allows vehicles to traverse over it relatively
 16 comfortably but would still provide some
 17 channelization of drainage to make sure that that
 18 area was captured continuing out our driveway, not
 19 going past that onto the grass basin.
 20 MR. JOHN: So now that you opened that
 21 up, do you anticipate any change -- that's where my
 22 question comes in.
 23 Do you anticipate any change in the way
 24 it's going to be drained based on the removal of
 25 that curb?

1 MR. WESELOSKI: Correct. Yes. Only in
2 a minor way. There would be small grading and inlet
3 placement adjustments to make sure that all this
4 water goes into either bioretention basin B or the
5 proposed pervious basin.

6 MR. JOHN: You're going to use the
7 pavement to try to drain it into the places that go
8 to bioretention basin B.

9 MR. WESELOSKI: Correct. We would
10 grade the proposed roadways as needed to direct the
11 runoff.

12 MR. HENDRICKSON: Are there specs for
13 pervious pavement or is it just a thing, pervious
14 pavement, or can you build it according to different
15 infiltration rates?

16 MR. WESELOSKI: There are various
17 specs. Generally, we would defer to NJDOT
18 specifications for that pavement.

19 MR. HENDRICKSON: So whatever it is,
20 for the rainfall load, the runoff load, you've
21 matched that with impervious pavement that you're
22 installing.

23 MR. WESELOSKI: Pervious pavement in
24 itself has certain specifications that are required
25 to make sure that it functions, and we would adhere

1 the Railroad Avenue exit would be going away from
2 Three Bridges because it would be easier to take 202
3 to get to Three Bridges, correct?

4 MR. WESELOSKI: Correct. We would not
5 anticipate that anyone utilizing the Railroad Avenue
6 access would have reason to navigate through the
7 neighborhood.

8 MR. IZZO: I think most people --
9 without the access, I think most people would go out
10 onto 202 and then come back down Main Street to get
11 and take the back road into Flemington.

12 So I think if you do have the Railroad
13 Avenue access, that eliminates people coming up and
14 coming back down. So I think it would be better for
15 you to have the access, try to direct more people
16 that want to go to Flemington and stay off 202 to
17 take Old York out from Railroad Avenue rather than
18 coming up 202 and then back down Main Street.

19 MR. BECKER: If I lived there and had
20 to go south on Old York Road, I'd have to use
21 Railroad Avenue and I'd miss downtown. I mean Three
22 Bridges, you're almost at the railroad tracks.

23 MR. IZZO: I think the access road
24 would be beneficial to both parties.

25 MR. DRILL: Before you guys straw poll

1 to that.

2 MR. HENDRICKSON: All right.

3 MS. HINDLE: Can you speak at all to
4 the change in the flow of traffic if this is a -- an
5 access road as opposed to emergency access road?

6 MR. DRILL: Emergency access versus
7 full service.

8 MS. HINDLE: Correct.

9 MR. WESELOSKI: The estimations were
10 prepared. They came back approximately 10 percent
11 of the site traffic would be directed or go toward
12 Railroad Avenue with 90 percent remaining at U.S.
13 Highway 202.

14 MS. HINDLE: And how would that change
15 traffic then flowing through the center of Three
16 Bridges?

17 MS. COFFEY: I don't know that we'd be
18 able to say because it would depend on, ultimately,
19 who needed to go to Three Bridges. I shouldn't
20 testify.

21 Tell me if I have this correct. My
22 understanding was, if someone was going to Three
23 Bridges, they would go either way whether they're
24 coming from 202 or Railroad Avenue.

25 I think the majority of folks taking

1 on that, I think the chairman wants to hear public
2 preferences and why, and then he wants to hear from
3 the board.

4 CHAIRMAN VILLA: I guess, Sean or Rob,
5 in terms of the drainage access of both alternates,
6 do you see any problems there? Is it doable?

7 MR. O'BRIEN: No. I don't see any
8 issues with it. Put inlets in where they need to go
9 and direct it to the drainage system.

10 CHAIRMAN VILLA: Okay. Sean, do you
11 have any comments?

12 MR. DRILL: Yeah. Can you give Sean
13 the microphone?

14 MR. WALSH: I can do it. It's fine. I
15 have a few quick questions. You're going to do test
16 pits and -- you're going to do test pits and
17 borings. I imagine you're going to infiltrate the
18 coarse pavement?

19 MR. WESELOSKI: Can you repeat that
20 please?

21 MR. WALSH: For the coarse pavement,
22 are you going to do any test pits or borings to
23 prove that it can and or cannot infiltrate?

24 MR. WESELOSKI: I believe we already
25 have test pits in that immediate area.

1 MR. DRILL: What he's saying is -- he's
 2 they already did it and they know it won't
 3 infiltrate.
 4 MR. WALSH: Because I remember there
 5 was a previous plan review where you had the rain
 6 guard in there with the bioretention basin and you
 7 didn't have enough there. So I was thinking you
 8 needed at least one more.
 9 MR. WESELOSKI: Correct. I believe
 10 the -- we're only talking about here. I believe
 11 that we previously proposed bioretention basin E
 12 would have been slightly further away from where
 13 those test pits were performed and that's the
 14 location of the proposed pervious pavement I believe
 15 falls within 25 feet of the way your tests would
 16 have to be performed.
 17 MR. WALSH: Okay. I'm pulling this off
 18 the top of my head. I just wanted to make sure.
 19 Then what is -- I think we said -- I
 20 can't remember. What's the slope of the road going
 21 down?
 22 MR. WESELOSKI: The proposed driveway?
 23 MR. WALSH: The proposed driveway, yes.
 24 MR. WESELOSKI: Approximately seven and
 25 a half percent I believe.

1 MR. WALSH: I would want to review your
 2 report, but I would be a little skeptical that it's
 3 seven and a half percent the porous pavement could
 4 collect all of that on its own.
 5 MR. WESELOSKI: For that reason, we
 6 have proposed the trench drain for those greater
 7 storm events or will be proposed.
 8 MR. WALSH: Yeah, definitely for the
 9 larger storm event. Actually, you can provide more
 10 details in your report.
 11 MR. WESELOSKI: Certainly.
 12 MR. WALSH: Okay. And you said would
 13 you be running it all the way down Railroad Avenue
 14 or would you be trying to connect everything to the
 15 nearest basin for the discharge code?
 16 MR. WESELOSKI: While we hadn't done
 17 the whole design for the impervious system yet, I
 18 would imagine that the majority of the driveway
 19 itself that's been added here would be directed to
 20 the pervious pavement. Some of the upstream portion
 21 of that driveway would likely be sent to
 22 bioretention system D.
 23 MR. WALSH: And then the overflow
 24 directed to the porous pavement, would that connect
 25 back into the larger stormwater system or would you

1 connect it further down to the culvert?
 2 MR. WESELOSKI: I believe the intent
 3 would be that the trench drain would connect to the
 4 ultimate discharge pipe on Railroad Avenue.
 5 MR. WALSH: Okay. I don't think I have
 6 any other further questions.
 7 MR. BECKER: I have a question.
 8 Obviously, you're compelled to put this impervious
 9 section in there, and I don't know what the square
 10 feet is. It's pretty small down there, and there's
 11 curbs all the way up that street?
 12 MR. WESELOSKI: Correct. It is curbed.
 13 MR. BECKER: Isn't there a theory or a
 14 suggestion you eliminate curbs and crown the street
 15 so the water flows off into the natural terrain and
 16 the water is absorbed by the adjacent grass and
 17 natural off the edge of the road? Did you consider
 18 that?
 19 MR. WESELOSKI: It is always a good
 20 option. In this case, we're required to meet
 21 stormwater quantity reductions which only allow us
 22 to discharge a certain amount of flow without
 23 slowing it down. That's the reason for a certain
 24 degree of infrastructure we must propose.
 25 MR. BECKER: If the water were flowed

1 off the side of the road into just the shoulder of
 2 the road, if it were at the elevation, you have all
 3 that free ground to absorb that water which is a lot
 4 more than that little impervious surface which, by
 5 the way, had proven to be difficult unless there's a
 6 maintenance plan to maintain it, to clean it, and
 7 I'm going to assume that that would be provided.
 8 MR. WESELOSKI: Correct. It would be
 9 part of our operation and maintenance manual.
 10 MR. BECKER: I'm just thinking of
 11 alternatives. I don't like curbs. I've seen
 12 success where water's draining off the sides of the
 13 roads and just wondering if you considered that.
 14 MR. WESELOSKI: We had to reduce to the
 15 fairly substantial topographic constraints here, we
 16 felt the porous pavement system was the best option.
 17 MS. HINDLE: The original plan for this
 18 to be emergency access only, how wide is that road?
 19 MR. WESELOSKI: It is 18 feet as
 20 proposed on the plan. I believe we had a comment
 21 from your fire marshal to increase that to 20 should
 22 that system remain as is.
 23 MS. HINDLE: If that changes then to a
 24 full access road, that widens into the direction of
 25 your development, not toward the existing

1 properties, the existing homes?
 2 MR. WESELOSKI: That's correct.
 3 MS. HINDLE: Okay. Is there any change
 4 if you change this to a full access road to any
 5 plantings that you were planning to put between that
 6 road and the existing properties?
 7 MR. WESELOSKI: No.
 8 MS. HINDLE: Can you show what that
 9 looks like? I guess it looks like exactly the same
 10 that you had in, what was it, Exhibit 2, A-2?
 11 MR. WESELOSKI: Correct. I can bring
 12 that up.
 13 MS. HINDLE: How buffered visually is
 14 that for cars that might be coming in from the 202
 15 side of Railroad Avenue and shining into those
 16 properties?
 17 MR. WESELOSKI: Would you like me to
 18 bring up that exhibit?
 19 MS. HINDLE: Sure.
 20 MR. DRILL: This is A-2.
 21 MS. COFFEY: A-2.
 22 While he's bringing it up, I'll just
 23 add something, because I was going to say it at the
 24 beginning, but we jumped right in.
 25 One of our other homework items that we

1 MR. BECKER: I need an explanation of
 2 that fence. Do you have a picture of it?
 3 You're saying a split rail fence 4-foot
 4 tall, one top rail, one middle rail.
 5 MR. WESELOSKI: One vinyl rail.
 6 MR. DRILL: And then they'll have mesh.
 7 MR. WESELOSKI: There's going to be
 8 mesh.
 9 MR. DRILL: One-inch square, small,
 10 vinyl covered mesh so the fence is not easily
 11 climbable.
 12 MS. COFFEY: Yes.
 13 MR. JOHN: Can we finish with the road?
 14 MS. COFFEY: I was trying to maximize
 15 our time. I'm sorry. I didn't want to derail us.
 16 MS. HINDLE: My concern with the number
 17 of plantings is how will that protect visually from
 18 lights shining into -- there are two properties, in
 19 particular, along that road that is Block 86, I
 20 think, Block 86, Lots 1 and 2.
 21 MR. WESELOSKI: Correct. I think you
 22 raised a good point. We would look to extend this
 23 buffer taking in the comments received from Mr.
 24 Hendrickson and fire chief to extend that all the
 25 way to Railroad Avenue. Right.

1 were asked to look at was whether we would be able
 2 to install a fence along the side of the property
 3 that borders the Three Bridges neighborhood, and
 4 we've looked at it, and we are able to install a
 5 fence along the entire length. The request was for
 6 a 4-foot high split rail fence, and we are able to
 7 do that, and that's along 1,610 feet which is that
 8 entire border running from 202 to Railroad Avenue.
 9 MR. DRILL: So the applicant is
 10 agreeing to provide a fence, what did you say, along
 11 the entire --
 12 MS. COFFEY: I'm trying to look at the
 13 direction to call it.
 14 MR. WESELOSKI: The easterly property
 15 line.
 16 MS. COFFEY: Thank you. The easterly
 17 property line, and it would bound to the north where
 18 202 is and bound to the south.
 19 MR. DRILL: And you say the same 4-foot
 20 split rail fence that's going to go around the
 21 detention basin also will have the black,
 22 anti-climb, black, vinyl mesh covered mesh?
 23 MS. COFFEY: Correct.
 24 MR. IZZO: Four foot.
 25 MS. COFFEY: Four foot.

1 MS. HINDLE: Basically to provide
 2 shading from time headlights into those properties.
 3 MR. WESELOSKI: Yes.
 4 MR. HENDRICKSON: Did I ask at that
 5 time what species you'd be using because it would
 6 have to be evergreens.
 7 MR. WESELOSKI: Yes.
 8 MR. HENDRICKSON: And preferably not
 9 something like white pine which will get very tall
 10 very fast and the lights will shine underneath.
 11 MR. WESELOSKI: Correct. You had
 12 provided several recommendations which we have
 13 noted.
 14 MR. HENDRICKSON: Your memory's better
 15 than mine.
 16 MS. HINDLE: Okay. Thank you.
 17 MR. HENDRICKSON: Thank you.
 18 MR. WESELOSKI: You're welcome.
 19 CHAIRMAN VILLA: Okay. One other
 20 expert that gives recommendations to the board, I'd
 21 like to ask about the traffic circulation aspect of
 22 this full service road if that's preferred.
 23 MR. DRILL: I suppose you want to hear
 24 from Jay Troutman, the board's traffic expert.
 25 CHAIRMAN VILLA: Jay, you can give us

1 your comments.
 2 MR. TROUTMAN: Yes. I will first say
 3 that both options will function. My opinion would
 4 be that the Railroad access being a full access
 5 would provide more flexibility for the residents.
 6 That would give them options depending on where
 7 they're traveling to and where they're coming from,
 8 and it would also give options to other municipal
 9 services, you know, mail order delivery or refuse
 10 pickup or any type of services that need to be
 11 provided to this community.
 12 CHAIRMAN VILLA: And could you give us
 13 off the top of your head the impact traffic would
 14 have on the Three Bridges area if people came out of
 15 this site and went through Three Bridges?
 16 MR. DRILL: Could you comment on Mr. —
 17 MR. IZZO: Me?
 18 MR. DRILL: Yes.
 19 MR. IZZO: Izzo.
 20 MR. DRILL: — Mr. Izzo's suggestion or
 21 his observation he made as a board member in the
 22 area?
 23 MR. TROUTMAN: Yes, I do concur with
 24 that. You have access to it from the south on Old
 25 York Road. That would be an option if this were

1 open.
 2 I also think that inbound traffic
 3 that's traveling on 202 southbound which will enter
 4 the left-turn storage lane that's on 202 at Railroad
 5 Avenue would turn into Railroad Avenue, and they
 6 wouldn't have to make a U-turn there. They would
 7 just continue straight down Railroad and be able to
 8 enter the site.
 9 CHAIRMAN VILLA: Okay. Any other
 10 comments from your engineer before -- I'd like to
 11 open it to the public specifically on the issue of
 12 this being a full service driveway or a emergency
 13 only driveway, and if you'd like to give us your
 14 comment, would you please step forward?
 15 MR. DRILL: I'm going to swear everyone
 16 in for this straw poll of the public on the issue of
 17 full service versus emergency access, and you should
 18 also feel free to also ask questions of anyone who's
 19 testified about this issue when you come up.
 20 Ma'am, could you please identify
 21 yourself for the record.
 22 MS. FORT: Yes. Betty Ann Fort. You
 23 want me to -- I have a question really.
 24 MR. DRILL: Let me swear you in just in
 25 case. Do you swear, in case you give any testimony,

1 that it's going to be truth, the whole truth and
 2 nothing but the truth?
 3 MS. FORT: I do.
 4 I've watched this project because I was
 5 on the township committee and the planning board and
 6 the affordable housing committee when this was
 7 hatched.
 8 MR. DRILL: But you're not on any of
 9 them right now, are you?
 10 MS. FORT: I am not on a single one for
 11 reasons we won't go into.
 12 MR. DRILL: You're speaking as a
 13 citizen.
 14 MS. FORT: I am a citizen, absolutely.
 15 My question is, in the eventuality that
 16 this full service connection to Railroad Avenue is
 17 approved, will there be sidewalks?
 18 MS. COFFEY: Along Railroad Avenue?
 19 MS. FORT: No. Along the
 20 entrance/exit.
 21 MR. DRILL: You mean if it's full
 22 service, will there be sidewalks along the full
 23 service driveway? That's your question.
 24 MS. FORT: Yes. That's my question
 25 kit.

1 MS. COFFEY: No, none are proposed.
 2 MS. FORT: Is that a possibility to
 3 consider?
 4 MR. DRILL: That's going to be another
 5 issue that the chairman -- the whole issue of
 6 sidewalks leading out of the development, that's
 7 going to be another straw poll public issue.
 8 MS. FORT: Okay.
 9 MR. DRILL: That straw poll is not up
 10 right now.
 11 MS. FORT: This then becomes a comment.
 12 I like the idea of the full service entrance/exit
 13 because it would mean that people would have
 14 pedestrian access to the library, walking their kid
 15 to school, the post office.
 16 We encourage people to walk, and,
 17 otherwise, without that being a full service exit,
 18 to do any of those things, they would have to go out
 19 onto 202 in through the intersection and come back
 20 down through either past the school if they're going
 21 to the library or if they're going to the school.
 22 So this would enable people to walk in
 23 Three Bridges.
 24 MR. DRILL: Don't take this question --
 25 I'm not one way or the other, but do you live in the

1 neighborhood or do you live somewhere else?
 2 MS. FORT: I live somewhere else. I
 3 have family in the neighborhood.
 4 MR. DRILL: Okay.
 5 MS. FORT: I own a house on Railroad
 6 Avenue. Okay.
 7 CHAIRMAN VILLA: Anyone else from the
 8 public wish to speak on this particular issue?
 9 MR. DRILL: Your name please.
 10 MS. STRAUBE: Cindy Straube.
 11 MR. DRILL: I know I asked you this
 12 last time.
 13 MS. STRAUBE: 456 Main Street.
 14 MR. DRILL: Spell your last name.
 15 MS. STRAUBE: S-T-R-A-U-B-E.
 16 MR. DRILL: Do you swear or affirm any
 17 testimony you're going to give in this matter will
 18 be the truth, the whole truth and nothing but the
 19 truth?
 20 MS. STRAUBE: I do.
 21 MR. DRILL: Okay.
 22 MS. STRAUBE: I have a major concern
 23 with the traffic flow.
 24 MR. DRILL: Put it this way. Are you
 25 in favor of emergency access only or full service?

1 Those are the choices.
 2 MS. STRAUBE: I guess like half access.
 3 Half access. What's the --
 4 MR. DRILL: Your choices are drawing
 5 sheet 7 on the left or sheet 7A on the right.
 6 MS. STRAUBE: I would say on the left,
 7 because with full access, they're going to use Main
 8 Street, and there's a major issue as of right now
 9 with Main Street. They speed. It's not maintained
 10 as far as traffic flow right now. So it's going to
 11 be a nightmare.
 12 MS. COFFEY: I'm sorry. Just so I'm
 13 clear, you're saying you prefer the emergency
 14 access?
 15 MS. STRAUBE: Yes, emergency access
 16 only.
 17 MS. COFFEY: Okay. Thank you.
 18 MS. STRAUBE: Where do they get their
 19 mail? How are they going to get their mail?
 20 MR. DRILL: That was testified to. I
 21 don't want to testify.
 22 MS. STRAUBE: No, but I'm just going to
 23 say, if they get their mail at the post office and
 24 it's not delivered, they will use the Main Street.
 25 MS. COFFEY: I'm sorry. Ma'am, they

1 have mailboxes on the site. So they won't be going
 2 to the post office to receive their mail.
 3 MS. STRAUBE: That is a good option.
 4 So that will lessen the traffic on Main Street, but
 5 the Main Street is --
 6 MR. DRILL: You're in favor of
 7 emergency access, not full service.
 8 MS. STRAUBE: Yes, because the less
 9 they use Main Street, the better off we will be in
 10 Three Bridges.
 11 MR. IZZO: May I ask you a question?
 12 MS. STRAUBE: Sure.
 13 MR. IZZO: In my thinking, without
 14 the -- without full access, they're going -- people
 15 are going to drive out to 202, go up to the Speedway
 16 or High Street and come down High Street or Main
 17 Street to go -- to take Old York out to Flemington.
 18 MR. DRILL: You see where his question
 19 is steering?
 20 If you limit it to emergency access,
 21 you're actually going to cause more traffic on Main
 22 Street. That's his theory. He wants to know have
 23 you thought about that?
 24 MR. IZZO: If you have the access,
 25 people are going to leave onto Railroad, go out to

1 Old York and then make a right, and they won't be --
 2 MS. STRAUBE: How is Readington
 3 Township police going to man this?
 4 MR. IZZO: Man what, the entrance?
 5 MS. STRAUBE: Yeah. How are they going
 6 to man it? They don't man Main Street now. So how
 7 are they going to man it once this development is
 8 pushed through?
 9 MR. IZZO: I understand what you're
 10 saying. I'm just saying that --
 11 MS. STRAUBE: If it is full access --
 12 all right. Let's just say it's full access. That's
 13 fine.
 14 But how -- moving forward then, how is
 15 Readington Township police force going to man it?
 16 MR. IZZO: That I can't answer you.
 17 MS. STRAUBE: Well, that's the problem.
 18 MR. IZZO: The point I'm trying to
 19 make --
 20 MS. STRAUBE: That's another issue
 21 then. Yeah. Right.
 22 MR. IZZO: Full access --
 23 MS. STRAUBE: They're still going to
 24 come around.
 25 MR. IZZO: Directing people, making it

1 easier for people to go to Flemington rather than
 2 going -- most people are going to want to avoid 202.
 3 MS. STRAUBE: They don't. They use the
 4 Main Street now.
 5 MR. IZZO: Right. They try to stay off
 6 202. They want to take Main Street.
 7 MS. STRAUBE: Right. So they're going
 8 to use it more either way.
 9 MS. HINDLE: So do you think -- Mrs.
 10 Straube, do you think that they will come -- that
 11 they will come off of 202 to go up to Main Street
 12 and use Railroad to get in instead of turning around
 13 from 202 onto Railroad Avenue? Is that the concern?
 14 MS. STRAUBE: They're going to -- if
 15 you make it a full access, they're going to use
 16 both -- they're going to use it both ways more.
 17 MS. HINDLE: Okay. I feel like if they
 18 are -- if they need to go on 202 north, they will
 19 use the access -- the driveway directly out to 202,
 20 right? That makes sense.
 21 MS. STRAUBE: Uh-hmm.
 22 MS. HINDLE: And if they need to go to
 23 202 south in that direction, just as Mr. Izzo said,
 24 they probably will take Railroad Avenue out and turn
 25 onto Old York to go to Fleming which avoids all of

1 Three Bridges with that driveway with that road
 2 there.
 3 MR. IZZO: If I may --
 4 MS. STRAUBE: I understand.
 5 MR. IZZO: -- if they don't have the
 6 access, they still want to avoid 202. They're going
 7 to go up to the Speedway, come down Main Street of
 8 Three Bridges, and that's what we don't want them to
 9 drive.
 10 MS. STRAUBE: Right. So full access,
 11 and that's fine. My moving -- moving forward then,
 12 either way is the problem is the township --
 13 MR. IZZO: You're more concerned about
 14 traffic.
 15 MS. STRAUBE: The township police need
 16 to man it.
 17 MR. DRILL: Sorry to do this. Do you
 18 have a preference then on emergency access or full
 19 access?
 20 MS. STRAUBE: I don't have a
 21 preference.
 22 MR. DRILL: You want policing.
 23 MS. STRAUBE: Police enforcement.
 24 MR. DRILL: Okay. Who's up next?
 25 CHAIRMAN VILLA: I think there was a

1 lady in the back.
 2 BOARD SECRETARY: State your name and
 3 your address please.
 4 MR. DRILL: If they want to give their
 5 address, they're allowed to. They don't have to.
 6 BOARD SECRETARY: So I think that makes
 7 a big impact where we leave.
 8 MR. DRILL: If you want to give your
 9 address, they have the right to give their address
 10 in my opinion.
 11 MS. PRESTON: My name is Stephanie
 12 Preston, P-R-E-S-T-O-N. I live at 1 High Street.
 13 MR. DRILL: Hold on.
 14 MR. IZZO: Is 1 High Street on 202 or
 15 the other side?
 16 MS. PRESTON: The other side.
 17 MR. DRILL: Did you swear or affirm the
 18 testimony you're going to give in this matter will
 19 be the truth, the whole truth and nothing but the
 20 truth?
 21 MS. PRESTON: I do.
 22 If it appears all of you, I know this
 23 is a question mostly about this aspect of it. I had
 24 to leave last time because it was my son's birthday.
 25 I have to leave now because it's actually my

1 birthday. Thank you. And this is not no offense to
 2 all of you all, but this is not where I wanted to
 3 spend my 50th birthday.
 4 MR. DRILL: You don't look 50.
 5 MS. PRESTON: Thank you.
 6 But I do have concerns and I do have
 7 questions that are both here and just some other
 8 stuff that was discussed. So if you guys are okay,
 9 can I just --
 10 MR. DRILL: Okay.
 11 MS. PRESTON: Thank you. I appreciate
 12 it, and I will try and make the next one as well,
 13 but I promise there's no birthdays on that day
 14 but -- well, my sister's, but I don't have to be
 15 there.
 16 So I've lived at 1 High Street for 20
 17 years. My grandparents built that house back in
 18 1958. So it's been, obviously, there for a while.
 19 In all of the years I've been there and
 20 all of the years I've grown up, nothing has been
 21 built behind us. I'm assuming it's for a reason.
 22 I know multiple times there are things
 23 that have been tried and failed. Again, assuming
 24 for multiple reasons that have kind of been brought
 25 up by the developer and by you guys.

1 I know I speak on behalf of my
 2 neighbors, both of those that are here --
 3 MR. DRILL: You're only speaking on
 4 your own behalf.
 5 MS. PRESTON: I can only, but I need to
 6 say this because a lot of our neighbors cannot be
 7 here. We had neighbors who just had babies. We had
 8 neighbors who just, you know, cannot make it.
 9 I understand we have to have the
 10 hearings here, but I guaranty, if you had them
 11 somewhere at the firehouse, you'd probably have a
 12 better outcome.
 13 With that being said, I understand you
 14 guys are under constraints from the federal
 15 government to have these affordable houses built in
 16 Readington Township.
 17 MR. DRILL: State government.
 18 MS. PRESTON: State government.
 19 Federal.
 20 My point is that we are asking that you
 21 please, please find another location for these
 22 developments.
 23 MR. DRILL: That's not -- there's
 24 nothing I can do about that.
 25 MS. PRESTON: I understand, but if you

1 do is, once the property's been zoned for it and an
 2 application has been filed, they hear the
 3 application.
 4 They cannot say the site's not
 5 appropriate, because once the township committee has
 6 zoned it, by law it's appropriate.
 7 MS. PRESTON: Okay. With that being
 8 said, originally, I remember this being a 40-unit
 9 development which has now been doubled to an 80
 10 unit.
 11 Has anybody been to Three Bridges?
 12 MR. DRILL: Listen --
 13 MS. PRESTON: No. I need to ask this.
 14 Have any of you from the developer been to Three
 15 Bridges?
 16 MR. DRILL: I thought you meant the
 17 board, because the board cannot -- you can't --
 18 they're not under oath.
 19 MS. PRESTON: But you're going to
 20 approve this, right? You're going to approve this?
 21 MR. DRILL: No. They don't get
 22 questioned. They get questioned. The board experts
 23 can get questioned. I can get questioned. The
 24 board members can't get questioned.
 25 You make comments to them and tell them

1 can't hear what we're saying as people who live in
 2 this town, then you guys aren't doing us justice.
 3 MR. DRILL: If you want them to do
 4 something, ask them something they can do.
 5 MS. PRESTON: I'm not asking them
 6 because they're not --
 7 MR. DRILL: If you want to ask the
 8 board to do something, you have to ask the board
 9 something it has power to do.
 10 MS. PRESTON: You do. You do have
 11 a power --
 12 MR. DRILL: They do not have power.
 13 MS. PRESTON: You don't have power to
 14 select another property within Readington Township?
 15 MR. DRILL: No, they do not. That's
 16 the township committee. The planning board does
 17 not. The township committee does. The township
 18 does not.
 19 MS. PRESTON: So we have to talk to
 20 somebody on the township committee?
 21 MR. DRILL: Yes.
 22 MS. STRAUBE: Got it. Thank you.
 23 Thank you. Yeah. I did not understand that, but
 24 thank you. I appreciate that.
 25 MR. DRILL: All the planning board can

1 what you would like them to do and why.
 2 MS. PRESTON: I would like you all to
 3 come to Three Bridges to see what a small town is.
 4 I understand it's Readington Township. We cannot
 5 handle 300 more people in our development -- in our
 6 town. Our town is very small.
 7 There was a comment made about
 8 sidewalks, about having a Wawa. We don't have
 9 sidewalks. We don't have a Wawa. We have one
 10 restaurant, and one pizzeria that's open
 11 occasionally. We have a couple of businesses, and
 12 that is it.
 13 It is a small town, a small community
 14 of people who care about each other, who work with
 15 each other when things happen. We cannot -- we
 16 cannot have 300 people at a minimum put behind us.
 17 MR. DRILL: Put it this way. They want
 18 to know what your preference is between emergency
 19 access or full service.
 20 MS. PRESTON: And I asked if I could,
 21 please, because I have to leave.
 22 MR. DRILL: I know on. Hold on. Hold
 23 on for a second. Hold on. I thought you said you
 24 wanted to ask questions.
 25 MS. PRESTON: I am getting to that.

1 MR. DRILL: That's what the chairman
2 said yes to. The public comments are reserved at
3 the very end.

4 MS. PRESTON: Okay. But at the very --
5 well, at least tonight I am here, but I am getting
6 to my question. I'm getting to my question.

7 MR. DRILL: You have to ask questions.

8 MS. PRESTON: Can I get to my
9 questions? I'm asking them.

10 MR. DRILL: You're not.

11 MS. PRESTON: I'm getting to them.
12 Thank you.

13 For the traffic study, you guys say you
14 have done traffic studies, but the traffic studies
15 are older, correct?

16 There's been no new traffic studies
17 with the way traffic is today for either group?

18 Because if you're coming off 202, there
19 is a bend, and we are now talking three exits within
20 a span of --

21 MR. DRILL: There was testimony there
22 was no traffic study done because the township
23 committee rezoned it. So off-site traffic is
24 irrelevant for the planning board. That was the
25 testimony.

1 trying to stay calm.

2 You've confirmed there's going to be no
3 sidewalks, correct? We're removing them between
4 Grove Street and Center Street?

5 MR. DRILL: Well, that's up to the
6 board. They said, whatever the board wants them to
7 do, they'll do.

8 MS. PRESTON: Okay.

9 MR. DRILL: That's another issue the
10 board wants to hear tonight. Because you're not
11 going to be here, are you in favor or against
12 sidewalks?

13 MS. PRESTON: Against sidewalks. No
14 sidewalks.

15 MR. DRILL: How about emergency access
16 or full service?

17 MS. PRESTON: Look, no matter what you
18 do, I'm going to be honest, it's a hot mess.

19 MR. DRILL: So you don't care.

20 MS. PRESTON: I care.

21 MR. DRILL: So which one do you prefer,
22 emergency access or full service? That's what the
23 board wants to hear from you guys.

24 MS. PRESTON: We don't want any more
25 traffic down those roads. So I would say emergency

1 Then the board's traffic expert
2 testified that the police department raised two
3 questions, and so he addressed the police
4 department's two questions.

5 MS. PRESTON: And that's it.

6 MR. DRILL: That's it.

7 MS. PRESTON: So the fact that one of
8 us is going to end up being in an accident because
9 there's three exits within a 150-yard span or 200
10 yards, whatever it is, you're going to have the exit
11 in their development. You're going to have the exit
12 onto High Street.

13 MR. DRILL: If this was a board of
14 adjustment for a use variance, that would be a
15 totally hundred percent legitimate question because
16 the board of adjustment would have to make a
17 determination whether it's -- whether it's
18 appropriate to zone this thing because of the
19 traffic, because the governing body has zoned this
20 for this development, I announced at the last
21 hearing that the case law says -- Dunkin' Donuts
22 case said -- public case says the planning board
23 cannot consider the off-site traffic impact. They
24 can't consider it.

25 MS. PRESTON: Okay. All right. I'm

1 exit. Emergency exit only.

2 MR. DRILL: Emergency access only.

3 MS. HINDLE: Ms. Preston, just as I
4 asked Mrs. Straube -- or Ms. Preston. I apologize.

5 MS. PRESTON: No. That's okay.

6 MS. HINDLE: Do you feel that with that
7 emergency access there would be less traffic coming
8 down Main Street or High Street?

9 MS. PRESTON: I feel that, no matter
10 what you do, there's going to be an influx of
11 traffic in our town.

12 MS. HINDLE: I agree there will be more
13 traffic. There can't not be more traffic when you
14 have more cars. I agree, but I think, as Mr. Drill
15 said, we can only do what we are allowed to do as a
16 planning board, right?

17 So, certainly, I'm thinking what I
18 think all of my co-members on this board are trying
19 to minimize the impact that it will have on the
20 township, right?

21 That's why we talk about safety issues.
22 We talk about flooding issues.

23 So my question remains, if you really
24 think that having a full emergency access as opposed
25 to full access would minimize the traffic?

1 What I'm looking at is trying to
 2 minimize the impact on everybody that lives there.
 3 MS. PRESTON: You can't. That's what
 4 I'm telling you. You can't.
 5 MS. HINDLE: But of those two choices,
 6 which one do you think --
 7 MS. PRESTON: You have two options. No
 8 matter how you look at it, you have two options.
 9 They're going to go off of 202. They're going to
 10 take the jughandle to go back down 202 towards
 11 Flemington, or when they get smart enough to know
 12 the back roads, they're going to come down Main
 13 Street. They're going to come down High Street.
 14 They're going to come down all these roads which
 15 would be the back roads into Flemington. No matter
 16 how you look at it, it's not --
 17 MR. DRILL: That's her answer.
 18 MS. PRESTON: It's not going to be --
 19 it's not going to work. It's not going to work for
 20 us who live in the community. That's all I'm
 21 saying.
 22 MR. DRILL: Thank you. If you have
 23 more questions, go for it, because you might not be
 24 here.
 25 MS. PRESTON: I do. I do.

1 So we keep talking -- so talking about
 2 the water, first thing, I know you guys keeping
 3 saying -- you're saying that everything you're going
 4 to do is going to collect the water and it's going
 5 to -- I'm just going to ask you to please on both
 6 sides relook at this, because living there for 20
 7 years, I can tell you that, probably no matter what
 8 you do, it is a flood zone regardless.
 9 I just ask that you please relook at
 10 your -- what you think may or may not happen because
 11 you have not been in our town when we've had a major
 12 storm, when we've had hurricanes, when we had roads
 13 completely flooded and people are out there trying
 14 to help people get out of their cars.
 15 So I just highly suggest on both sides
 16 that you please relook at this. I don't -- I'm
 17 sorry, but I really don't see this working as far as
 18 that concern.
 19 As far as the fence, we are not asking
 20 for a 4-foot split rail fence. We are asking for
 21 something that cannot be climbed over, that --
 22 MR. DRILL: Tell them. What are you
 23 looking for?
 24 MS. PRESTON: We're talking a 6, 8-foot
 25 fence, that has no slates.

1 MR. DRILL: No slats.
 2 MS. PRESTON: No slats.
 3 MR. DRILL: I don't want to see any --
 4 MR. O'BRIEN: Solid.
 5 MS. PRESTON: We want a solid fence
 6 that nobody can climb through, can climb over.
 7 MR. DRILL: You want a 6-foot high,
 8 solid fence.
 9 MS. PRESTON: At a minimum, yes, with
 10 our trees.
 11 MS. COFFEY: That's different than what
 12 somebody from the public --
 13 MS. PRESTON: Yes. Dave spoke last
 14 week, but he was just trying to --
 15 MR. DRILL: You're going to hear
 16 different things from different people. The board
 17 is going to hear it. They're going to ask you.
 18 MS. PRESTON: I know. I watched it.
 19 Dave said it, but he was just trying to also make a
 20 point that the fence was more security.
 21 MR. DRILL: He said what he said.
 22 You're saying you want a 6-foot high, solid wood
 23 fence.
 24 MS. PRESTON: At a minimum.
 25 We also want to make sure, and I know

1 you said it last time, but if this is happening, we
 2 want the trees, no fence. We don't want to see, we
 3 don't want to hear and we don't want to know what's
 4 behind us.
 5 We've all moved here. We all live here
 6 for a reason, and that is not to have people living
 7 directly behind us.
 8 CHAIRMAN VILLA: Other comments?
 9 MS. PRESTON: The other question I had
 10 is, when you start digging, if this is all approved,
 11 what happens to all of the animals that live back in
 12 there?
 13 And you have no idea what is behind
 14 there because you're talking over 60 years of
 15 untouched land. There's deer, there's foxes and God
 16 knows what rodents are in there. So what happens to
 17 them when you start plowing down?
 18 MR. DRILL: Thank you very much. All
 19 the other people -- they just want to hear the two
 20 preferences. They made a special dispensation for
 21 her because she can't be here.
 22 So this is not going to be allowed
 23 tonight, far ranging comments. They want to hear
 24 about the two things, questions about his testimony.
 25 MS. PRESTON: Okay. But this is the

1 next question that, unfortunately, I won't be here
2 to -- later on.
3 MR. DRILL: I told them this is a
4 special dispensation.
5 MS. PRESTON: Okay. I'm guessing --
6 again, I know we talked -- somebody talked about the
7 police presence. I can count just so you guys --
8 MR. DRILL: This is not a question.
9 MS. PRESTON: I know it's not a
10 question but --
11 MR. DRILL: It's not going to finish
12 tonight. It's not going to finish tonight. Okay.
13 This is not a -- you said --
14 MR. IZZO: Will you be able to make the
15 next meeting?
16 MS. PRESTON: I hope so. I'm close to
17 being divorced at this point from having to come to
18 these last two. I hope so. Okay. Thank you.
19 CHAIRMAN VILLA: Anyone else from the
20 public wish to ask questions of the applicant's
21 engineer? Sir.
22 MR. RABOSKY: Yes. My name is Bill
23 Rabosky, R-A-B-O-S-K-Y. I live at 4 High Street
24 Three Bridges. I've been there 54 years.
25 MR. DRILL: Hold on. I have to swear

1 MR. RABOSKY: Well, you mentioned 90
2 and 10. What's the -- 90 percent is going to use
3 Railroad Avenue?
4 MS. COFFEY: I believe -- correct me if
5 I'm wrong. I believe it's the opposite. The
6 expectation was that, if Railroad Avenue were to
7 become a full service drive, 10 percent of the
8 traffic would go through Railroad Avenue as opposed
9 to using 202.
10 MR. RABOSKY: That ain't right. That
11 ain't right. They're going to go by the light.
12 Then have to wait for a jughandle to get off 202 to
13 get on Railroad Avenue.
14 MR. DRILL: Again, this is not the time
15 for testimony. Ask questions. You gave your
16 preference of emergency access. The time now --
17 MR. JOHN: Traffic flow. Let him --
18 I'm just going to let --
19 MR. RABOSKY: I've been there 54 years,
20 and it's not getting any better.
21 MR. IZZO: Can you repeat what you just
22 said please?
23 MR. RABOSKY: Pardon?
24 MR. IZZO: Can you repeat what you just
25 said please?

1 you in. Raise your right hand. Do you swear the
2 testimony you're going to give in this matter will
3 be the truth, the whole truth and nothing but the
4 truth?
5 MR. RABOSKY: Yes, I do.
6 As far as the alternate right, I
7 definitely want it emergency. Definitely want
8 emergency.
9 The other thing is, with this traffic,
10 you mentioned 90/10.
11 MR. DRILL: Hold on. If you have
12 questions about his testimony, they wanted to hear
13 the preference on the emergency versus full service,
14 and then if you had questions on his testimony.
15 They gave her a special dispensation
16 because she said it's her birthday. She can't be
17 here. She had to leave early.
18 MS. HINDLE: Mr. Drill, I think he is
19 asking a question.
20 MR. O'BRIEN: He's talking about the
21 traffic count.
22 MR. DRILL: The traffic count you're
23 asking?
24 MR. RABOSKY: Yeah.
25 MR. DRILL: Sorry. My bad.

1 MR. DRILL: He wants you to repeat what
2 you just said.
3 MS. COFFEY: How you expect the
4 traffic --
5 MR. IZZO: About going down to the gas
6 station and the turnaround.
7 MR. RABOSKY: Yeah. Well, if you're
8 gonna make that alternate route in the back on
9 Railroad Avenue, some of them are going to go down
10 that way. Yeah.
11 Majority of them are going to use that
12 light, and once you get past that light, the first
13 right is Broad Street. The second right is Main
14 Street. So you're going to have -- and neither one
15 of those streets can really handle a lot more
16 traffic.
17 MR. IZZO: Right. That's why I say
18 Railroad Avenue should have the access so they could
19 come out to Railroad Avenue, make a left to Main
20 Street, then make a right and go down Old York to
21 Flemington, because if you don't have the emergency
22 access, they're going to do exactly what you said,
23 and you don't want that.
24 MR. RABOSKY: So they could come out
25 the way they came in, go to the light and go down

1 202.

2 MR. IZZO: They won't do that because
3 they want to avoid 202 those people. So they're
4 going go to the traffic light and go down Main
5 Street to go towards Flemington because you have
6 people now who do that.

7 So now you're adding more people to the
8 mix. They're going to do the same thing. You see?
9 Listen --

10 MR. RABOSKY: Main Street is like 523
11 in the morning. Now it's like a highway.

12 MR. IZZO: That's what we're trying to
13 avoid.

14 MR. RABOSKY: Everybody is going and
15 coming on Main Street.

16 MR. IZZO: People are trying to avoid
17 202.

18 MR. RABOSKY: Well, they come out to
19 202. Yeah. It's all these people that live off the
20 main roads.

21 Just like 523 over here. You get, you
22 know, major times in the morning and in the evening,
23 and it's like a highway, and they're all going to
24 202.

25 MR. IZZO: Whatever you guys want,

1 Totally understand.

2 MR. DRILL: You're against the
3 emergency?

4 MS. CASTELLANO: I'm sorry. The full
5 service access. Yes. I understand it's going to
6 increase traffic on Main Street. I walk Railroad
7 Avenue, and I walk Main Street every single day, but
8 the reasons I'm against that full service access
9 versus the emergency, at least Main Street has speed
10 limits, yellow lines. There are shoulders, you
11 know. There's a little bit of a barrier. There are
12 crosswalks.

13 There is nothing on Railroad Ave. It's
14 full of blind corners, blind hills and it is narrow,
15 and when you walk it -- and, yes, I understand that
16 is my choice to walk it, but it's scary, and there
17 is never any sort of police presence, and I
18 understand that's not -- this is not the time, but
19 there is no sort of police presence.

20 There is no sort of accountability, you
21 know. There's no speed limit sign posted. It's
22 supposed to be 25 miles an hour. There is none of
23 that, and, you know, with this full service access,
24 it will completely increase the amount of traffic
25 both ways, and I understand it's going to increase

1 I'm -- I'm for.

2 MR. DRILL: You're listening.

3 MR. IZZO: You know, we're trying to
4 help you.

5 MR. DRILL: You're not going to
6 convince him otherwise. His preference is the
7 emergency access.

8 He doesn't accept or he doesn't see
9 that emergency access will cause more traffic and
10 that full service would be less. He doesn't
11 understand or he doesn't accept your view.

12 MR. RABOSKY: All right. That's all I
13 got to say. I'm for emergency access. If it backs
14 up to Centerville, let it back up.

15 CHAIRMAN VILLA: Yes, ma'am.

16 MS. CASTELLANO: Hi. Megan Castellano.
17 Castellano is C-A-S-T-E-L-L-A-N-O.

18 MR. DRILL: Raise your right hand. Do
19 you swear the testimony you're about to give in this
20 mat will be the truth, the whole truth and nothing
21 but the truth?

22 MS. CASTELLANO: I do. So I am a
23 resident of Railroad Avenue, and we will be placed
24 right next to this potential entrance. So,
25 therefore, I am against the emergency access.

1 traffic on Main Street, but Main Street is a little
2 bit wider. There are shoulders, there are speed
3 limits and there are yellow lines, and I really --
4 the one thing that we want is privacy, and with that
5 access right there, we lose it. Signs. Lights.
6 There will be more bushes. That's not going to do
7 anything. People turn in. We will see it. Our
8 property is right there. We want our privacy.

9 CHAIRMAN VILLA: Okay.

10 MS. CASTELLANO: Thank you.

11 CHAIRMAN VILLA: Anyone else from the
12 public wish to speak on this specific issue?

13 MR. DRAINE: Hello. My name is Jason
14 Draine. I live at 5 Broad Street.

15 MR. DRILL: Can you spell your last
16 name?

17 MR. DRAINE: D-R-A-I-N-E.

18 MR. DRILL: Raise your right hand. Do
19 you swear or affirm the testimony you will give in
20 this matter will be the truth and nothing but the
21 truth?

22 MR. DRAINE: I do. I'm in favor of
23 emergency access simply to hopefully cut down
24 traffic. I understand what your viewpoint is as far
25 as, you know --

1 MR. IZZO: And I understand yours.
 2 MR. DRAINE: Yeah. It's all
 3 speculation, right? No one knows until it happens,
 4 right, and, unfortunately, when it happens, it's too
 5 late.
 6 I can tell you that Three Bridges is
 7 riddled with children. With all of this traffic
 8 discussion and Railroad Avenue and Main Street, it's
 9 kind of slipping through that, before Main Street,
 10 there's a little road called Broad Street that leads
 11 up to a light because the post office is at the end
 12 of that street.
 13 I can tell that, when I come over every
 14 day from work, I have about 10 neighborhood children
 15 playing at my house playing in my front yard which
 16 is right on Broad Street, and even before all of
 17 this, people use it as a cut through.
 18 They come from 202 to take Old York
 19 Road to cut through to get -- to make it easier, or
 20 the other way around, people try to avoid the light.
 21 They fly down Railroad Avenue, and even though it's
 22 25, it's not posted, people fly, but besides the
 23 fact that, you know, there's speculation people
 24 might make the left onto Main Street, I would argue
 25 that people would make the left onto Broad Street

1 because that would also then take you down to the
 2 light to allow you to make a left or right on 202
 3 north or south.
 4 So with that said, in the hopes of the
 5 inevitable, I would like to vote for emergency
 6 access on it.
 7 MR. IZZO: So I don't know if this is
 8 even possible or not, but like later on if that --
 9 if the access road was there and people were --
 10 traffic increased, I don't know, is it possible they
 11 could advocate for --
 12 MR. DRAINE: Speed bumps.
 13 MR. IZZO: Is it possible they could
 14 advocate --
 15 MR. DRILL: The township committee.
 16 MR. IZZO: -- to do like one-way
 17 streets over there or something?
 18 MR. DRAINE: Or even, honestly, speed
 19 bumps.
 20 MR. DRILL: In their neighborhood.
 21 MR. IZZO: Yeah.
 22 MR. DRILL: They can ask the governing
 23 body for anything like that.
 24 MR. DRAINE: That's my piece. Thank
 25 you.

1 MS. HINDLE: Mr. Draine, quick
 2 question. Living there experiencing the traffic, do
 3 you feel that if people were making the right
 4 turn -- if it were a full access road, a right turn
 5 out of the new development onto Railroad and then --
 6 MR. DRAINE: Heading towards 202.
 7 MS. HINDLE: -- you think that they
 8 would be less inclined to do that than go the other
 9 way so that the traffic light is in their favor
 10 getting onto 202?
 11 MR. DRAINE: You know, it's hard to
 12 say. The traffic is bad now. Most people are
 13 trying to avoid that light. They're flying down
 14 Railroad.
 15 MS. HINDLE: Trying to avoid which
 16 light, the one on 202?
 17 MR. DRAINE: Yeah. It's kind of like a
 18 catch 22, because if you continue straight avoiding
 19 Railroad Avenue, you know, that light backs up. So
 20 people will try to take a shortcut by taking
 21 Railroad, flying down either going onto Broad or
 22 then going onto Main and then hopefully trying to
 23 catch the light there.
 24 MR. BECKER: People do that.
 25 MR. DRAINE: It's hell, and, honestly,

1 like I said, I mean there's -- the neighborhood is
 2 riddled with children. You know, all are at the age
 3 now where they're able to walk by themselves to
 4 their friend's house. I mean it's like old school.
 5 There's no arranging play dates. Kids are walking
 6 around knocking on your door saying, hey, can I
 7 play.
 8 You know, it's a huge dog-walking
 9 neighborhood. Huge. I can say probably 80 percent
 10 of the homes there have dogs that people are
 11 walking, you know, and it's like Stephanie said
 12 earlier. It's a tight-knit, little neighborhood.
 13 Everyone knows everyone, and what's great about that
 14 is like, when the kids are playing, if things go
 15 bad, there's at least 10 different houses that any
 16 of them can run to at any given point.
 17 Then, again, with traffic comes that
 18 concern as well. Again, this is all speculation,
 19 and, unfortunately, we won't know the ramifications
 20 until the damage is already done. So --
 21 CHAIRMAN VILLA: Thank you for your
 22 comments.
 23 MR. IZZO: They don't want the access.
 24 MR. KELCO: Good evening, Board. Mr.
 25 Kelco, K-E-L-C-O.

1 MR. DRILL: First name.
 2 MR. KELCO: Andrew.
 3 MR. DRILL: You have the option of
 4 giving your address or not.
 5 MR. KELCO: 15 High Street.
 6 MR. DRILL: Raise your right hand. Do
 7 you swear the testimony you're about to give in this
 8 matter will be the truth, the whole truth and
 9 nothing but the truth?
 10 MR. KELCO: I do.
 11 Can you just open up back to the one
 12 with the road but show the entire development so
 13 it's going to be hooked to the rest of the road?
 14 MR. DRILL: You want 7 or 7A? You want
 15 the full access or emergency access?
 16 MR. KELCO: Full access. They're not
 17 much different because I take it the road still
 18 comes off the highway, right?
 19 MS. COFFEY: 202.
 20 MR. KELCO: Yeah. It's not shining
 21 lights in my backyard. They're just putting a road
 22 out to the other side, right?
 23 I mean that don't make any sense, but,
 24 anyway, they're talking about your fence. I'm
 25 talking about the fence. Is that okay? Questions

1 about the fence or is that too soon?
 2 MR. DRILL: Too soon.
 3 Are you in favor of emergency access or
 4 full service? Are you in favor of emergency access
 5 or full service?
 6 That's what the board wants to hear at
 7 this point or if you have questions on his
 8 testimony.
 9 MS. COFFEY: Regarding the access.
 10 MR. DRILL: Regarding the access.
 11 MR. IZZO: You can still address your
 12 issues later.
 13 MR. KELCO: I understand. I
 14 understand.
 15 Okay. As for full or access, you know,
 16 I hate saying it, but you guys are probably right.
 17 The better way to try to push the traffic --
 18 MR. DRILL: You're assuming. There
 19 might be some members in favor of that.
 20 MR. KELCO: I hear arguments. I'm
 21 sorry. I mean if we don't understand what your
 22 argument is, and, believe me, I understand the
 23 board's situation.
 24 MR. DRILL: What's your preference?
 25 Not their preference.

1 MR. KELCO: I don't really have a
 2 preference. I feel sorry for lot owner of 1 and 2
 3 or 2 and 4 down at that end that those lights
 4 because I don't see any kind of hill for them, any
 5 way to block the lights from coming around.
 6 MR. DRILL: If you have no preference
 7 on this issue, thank you very much. We'll get you
 8 back up for your issue.
 9 All they want to hear is it's like a
 10 straw poll of the public, where do they stand,
 11 emergency access or full service.
 12 MR. KELCO: Okay. Before I go away, I
 13 do have -- can I have just one question from last
 14 meeting?
 15 MR. DRILL: From last meeting?
 16 MR. KELCO: Yes.
 17 MR. DRILL: No.
 18 MR. KELCO: I'd just like to reiterate
 19 something.
 20 MR. DRILL: No. No. No. You were
 21 here last meeting. You asked.
 22 MR. KELCO: I wasn't able to get a copy
 23 downloaded onto my phone. So I would just like from
 24 the Shore Point Engineering --
 25 MR. DRILL: No. No.

1 MR. KELCO: -- the document on surface
 2 waters.
 3 MR. DRILL: This is not right. There
 4 are other members of the public who the board wants
 5 to hear from on the preference and you're
 6 monopolizing.
 7 CHAIRMAN VILLA: Why didn't you bring
 8 this up?
 9 MR. KELCO: I did. I asked him the
 10 question if he knew that there was water running off
 11 from High Street.
 12 MR. DRILL: Bring it up at the end of
 13 tonight's meeting please. Bring it up at the end of
 14 tonight's meeting.
 15 MR. KELCO: Oh, you mean you're going
 16 to let me come back?
 17 CHAIRMAN VILLA: Yes. Additional
 18 public comment at the end of the application.
 19 MR. DRILL: If there's no other
 20 questions from the public, Mr. Kantowitz is going to
 21 come up with questions.
 22 CHAIRMAN VILLA: Remember, this is
 23 specifically on the access whether it's full service
 24 or emergency.
 25 MR. DRILL: Name please.

1 MS. ROUTEL: Lisa Routel, R-O-U-T-E-L.
 2 MR. DRILL: Do you swear or affirm the
 3 testimony you're about to give is the truth, the
 4 whole truth and nothing but the truth?
 5 MS. ROUTEL: Yes.
 6 MR. DRILL: It's up to you whether or
 7 not you want to give an address.
 8 MS. ROUTEL: I'm a Readington resident.
 9 MR. DRILL: Neighborhood or
 10 nonneighborhood?
 11 MS. ROUTEL: Nonneighborhood.
 12 Regarding the full access and emergency
 13 access, I have a couple of follow-up questions
 14 before I make my decision. I think they would be
 15 directed to the traffic engineer, and I understand
 16 there's --
 17 MR. DRILL: That's all right. Come on
 18 up. We'll get the traffic engineer in the hot seat.
 19 MS. ROUTEL: Because there's a lot of
 20 hypothetical and speculation and I want to learn
 21 more of the details.
 22 MR. DRILL: Go ahead.
 23 MS. ROUTEL: So regarding the emergency
 24 access versus full access, what is the impact with
 25 ancillary roads?

1 Like we're saying is it going to
 2 increase traffic or decrease or remain the same on
 3 Main Street, on Railroad?
 4 Do you have -- because I asked even
 5 last week about estimates of increases on traffic on
 6 202. So do you have any of that modeling,
 7 estimates, traffic studies that you performed with
 8 the two scenarios, full access versus emergency, and
 9 especially with the impact on ancillary roads.
 10 MR. TROUTMAN: So the applicant gave an
 11 estimate of 10 percent usage of Railroad Avenue.
 12 MR. DRILL: If it was full service.
 13 MR. TROUTMAN: If it was full access,
 14 right. We know what the peak hour trips are for the
 15 site.
 16 So these trips are going to get
 17 split -- if it's full access, some will be split.
 18 Some will use the 202 driveway. Some will use
 19 Railroad.
 20 Now, I would probably estimate that
 21 that would probably be 20 percent. It might be a
 22 little higher than 10 percent.
 23 So let's look at what 20 percent would
 24 be. In the weekday morning peak hour, that would be
 25 about 12 trips in and out of that Railroad full

1 access.
 2 MS. ROUTEL: May I ask how you're
 3 getting this 20 percent and how the developer is
 4 estimating 10 percent?
 5 Like how are you getting to those
 6 numbers? Do use a model? Are you performing
 7 traffic studies?
 8 MR. TROUTMAN: It is not an exact
 9 science.
 10 MR. DRILL: It's based on how many
 11 years of experience have you been a traffic
 12 engineering expert.
 13 MR. TROUTMAN: I have been for 37
 14 years.
 15 MR. DRILL: Are you giving us 20
 16 percent estimate based on your 37 years of
 17 experience?
 18 MR. TROUTMAN: Yes.
 19 MR. DRILL: That's how. Keep on asking
 20 him.
 21 MR. TROUTMAN: So the next peak hour
 22 would be the weekday afternoon rush hour. So that
 23 would be about 14 trips using Railroad in an hour.
 24 MR. DRILL: By the way, where are you
 25 getting 14 trips and other trips? That's what she's

1 going to ask you next.
 2 MR. TROUTMAN: So we projected the
 3 total trips for the development using the Institute
 4 of Transportation Engineers trip generation manual
 5 for multi-family housing category.
 6 MR. DRILL: Is that a reference book
 7 that is used by traffic engineering experts
 8 throughout the State of New Jersey and the United
 9 States for making estimates like this?
 10 MR. TROUTMAN: Yes. So we know what
 11 the total trips would be, and then I'm giving you
 12 say 20 percent would use the Railroad Avenue full
 13 access, and the other peak hour we looked at would
 14 be a weekend peak hour, and the estimated usage
 15 would be six in the highest hour.
 16 MS. ROUTEL: See, from a layman's
 17 terms, I understand you have all this experience.
 18 You're the traffic engineer, but say, estimate, 300
 19 people are living in that unit, it's tough to
 20 believe then there's going to be six trips,
 21 additional trips during peak hours.
 22 MR. TROUTMAN: I understand your
 23 concern. I get asked this question time and time
 24 again over many, many years.
 25 I guess what you have to do is go out

1 and actually count one like I've done many, many
2 times if my career, and I can substantiate that
3 these are where the numbers come out.

4 If you go out once this is built and
5 you put one person at the 202 driveway and one
6 person at the Railroad driveway and you count all
7 the traffic in and out of the site, it's going to
8 come around into these numbers. It happens every
9 time.

10 MS. ROUTEL: Well, I would say, where I
11 stand, my opinion is to make it only emergency
12 access.

13 CHAIRMAN VILLA: Thank you.

14 MS. KOPECKY: Hi. Christine Kopecky.

15 MR. DRILL: Can you slowly spell your
16 last name?

17 MS. KOPECKY: K-O-P-E-C-K-Y. I live at
18 5 Broad Street with that guy over there.

19 MR. DRILL: Do you swear or affirm the
20 testimony you're going to give in this matter is the
21 truth, the whole truth and nothing but the truth?

22 MS. KOPECKY: Yes. I am for emergency
23 access only for the reasons that my husband stated.
24 There are tons of children in our neighborhood.
25 Broad Street is a busy street for them.

1 orientation if that answers your question.

2 MR. KANTOWITZ: If you come in from 202
3 and you reach the community house, can you go left
4 or right or only left or only right?

5 MR. WESELOSKI: No. It's full access
6 either way.

7 MR. KANTOWITZ: All those streets are
8 two-way streets.

9 MR. WESELOSKI: Interior to the site,
10 correct.

11 MR. KANTOWITZ: Okay. And are you
12 satisfied -- and I'll ask you and then I'll turn to
13 the other side.

14 Are you satisfied with two-way access
15 on the entire interior circular road that a driveway
16 of only 24 feet which allows ingress and egress off
17 of Railroad Avenue is a safe method of circulation
18 in the project?

19 MR. WESELOSKI: Yes.

20 MR. KANTOWITZ: Okay. I'll ask Mr. --

21 MR. DRILL: Mr Troutman.

22 MR. KANTOWITZ: Mr Troutman. Yes.
23 Same question at a 24-foot wide driveway. It's a 24
24 foot --

25 MR. DRILL: He heard the question.

1 My concern is that traffic will come
2 off 202 south at that light, jughandle, cross over
3 where the post office is and use Broad Street as a
4 pass through as they do, and the speed is a concern.

5 They are -- It's a 25 mile an hour as
6 my husband stated, and they are going 40, 50 miles
7 per hour. There are no speed limit signs posted.
8 There are no speed bumps. There's nothing to
9 prevent people from coming that way, going to the T
10 intersection and then making that right onto
11 Railroad and accessing the development from that
12 way.

13 CHAIRMAN VILLA: Thank you.

14 Anyone else wish to make a comment
15 regarding this specific issue of access?

16 MR. DRILL: So, Mr. Kantowitz, you said
17 you have questions for his testimony.

18 MR. KANTOWITZ: Yes, sir. Thank you.

19 MR. DRILL: Does your client have a
20 preference between emergency access and full access?

21 MR. KANTOWITZ: No, not one to express.

22 The circulation is counterclockwise
23 based on 202, correct? Is that what you testified
24 last time?

25 MR. WESELOSKI: In a north to south

1 MR. TROUTMAN: Yes, I'm satisfied.

2 MR. KANTOWITZ: Okay. For the entire
3 internal circulation works?

4 MR. TROUTMAN: Yes.

5 MR. KANTOWITZ: Okay. One last
6 question.

7 The ITE numbers, and I recognize the
8 ITE is the ITE. Do you know if behind the ITE those
9 numbers account for projects that either have or
10 don't have any public transportation anywhere near
11 them?

12 MR. TROUTMAN: Yes. They have two
13 categories, and the numbers I use are from the
14 category of no access to public transit.

15 MR. KANTOWITZ: Okay. Thank you.

16 CHAIRMAN VILLA: All right. At this
17 point, I think I would ask the applicant's attorney
18 to continue.

19 MS. COFFEY: Okay. The other item that
20 you wanted to touch on is we received two new review
21 memoranda from the emergency professionals.

22 In turn, we received a memorandum from
23 the fire chief as well as I think the police
24 department. So I'll touch on their -- the memos
25 were consistent in one respect which was discussing

1 the prior request that we talked about on July 8
2 which is to install hydrants on Grove Street and
3 High Street, and the other comment in the fire
4 department memoranda was regarding truck turning
5 radius.

6 I'm going to take the truck turning
7 radius first, and we can come back to the hydrants.
8 Is that acceptable?

9 MR. DRILL: The chairman said to me,
10 after you talk about hydrants, he wants to straw
11 poll the public, yes hydrants and no hydrants.

12 MS. COFFEY: Let's do truck turning
13 first and then we can get into hydrants.

14 CHAIRMAN VILLA: Go ahead.

15 MS. COFFEY: Truck turning radius.
16 There was a comment about concern about going over
17 the curbs in the truck turning analysis.

18 MR. DRILL: By the way, truck
19 turning -- the fire truck turning plan, we have to
20 mark that as an exhibit, yes, or was it submitted --
21 it says it's dated July 12.

22 MS. COFFEY: Yeah. Hang on. Let me
23 double-check. I believe we have not marked it yet.
24 Let me double-check. One second.

25 We have not marked it yet. So that's

1 fire marshal for both townships.

2 MS. COFFEY: I'm going to be super
3 quick. The two memos that you received, one is
4 dated July 19, 2024, and it's received from Dennis
5 Concannon is what I will say.

6 MR. DRILL: The fire marshal.

7 MS. COFFEY: The fire marshal.

8 The second memorandum we received is
9 dated --

10 MR. DRILL: July 12. I thought it was
11 July 12, and that's from the Readington Township
12 Chiefs Association.

13 MR. DRILL: That's Chief James Traynor
14 of the Three Bridges Volunteer Fire Company, Chief
15 Matthew Hoffman of the Readington Volunteer Fire
16 Company and Chief Tim Apgar of the Whitehouse
17 Station Fire Company.

18 MS. COFFEY: Correct.

19 So the truck turning comment comes from
20 the July 19 memo that we received from Mr.
21 Concannon, and that's the one that I'm asking our
22 engineer to address now.

23 MR. WESELOSKI: Sure. I can keep it
24 short and sweet as well. Some of the line work
25 referenced in the comments refers to areas where the

1 going to be A-8.

2 MR. DRILL: A-8 is going to be the fire
3 truck turning plan dated July 12, 2024.

4 MS. COFFEY: Can you put that up for us
5 please?

6 MR. WESELOSKI: Yes.

7 MS. COFFEY: Thank you. It's easier
8 when we know what we're talking about. Okay. Thank
9 you.

10 CHAIRMAN VILLA: Just for the record,
11 you mentioned one of the review letters is from the
12 police. Did you mean the one review letter from the
13 fire marshal of Raritan Township?

14 MR. WESELOSKI: Yes.

15 MS. COFFEY: Yes. I'm sorry. I
16 misspoke.

17 CHAIRMAN VILLA: I just wanted to
18 correct that.

19 MR. DRILL: And for the record, it's
20 true he's the fire marshal for Raritan Township, but
21 he's also the fire marshal for Readington Township,
22 and he put Raritan instead of Readington, but he did
23 this in his capacity as the fire marshal for
24 Readington Township, right, Ann Marie?

25 BOARD SECRETARY: Correct. He is the

1 truck overhang or vehicle overhang overlaps the
2 curb. That's typical.

3 Other areas where the wheel pad may be
4 close to the curb, we can easily adjust the vehicle
5 path to pull that away from the curb and address the
6 comment.

7 CHAIRMAN VILLA: Thank you. Any
8 questions from the board on that?

9 Okay. You want to continue.

10 MS. COFFEY: The hydrant question which
11 appears in both Mr. Concannon's letter as well as
12 the chief's letter is repeating the request that we
13 had touched on on July 8 to install hydrants along
14 High Street, and so what we had discussed I think,
15 Mr. Chairman, when we were together two weeks ago
16 was that that was another item that the board was
17 looking for input from the public on.

18 MR. DRILL: The applicant's position
19 is, if the board says give us the hydrants, you're
20 going to give them the hydrants. If the board says
21 we don't want the hydrants, you're not going to give
22 the hydrants. Is that correct?

23 MS. COFFEY: Correct.

24 CHAIRMAN VILLA: Let's open it up to
25 the public then for comments about extending the

1 water lines in those two paper streets from the
 2 property to High Street as requested by the fire
 3 chief.
 4 MR. DRILL: For the purpose of getting
 5 the two fire hydrants, so this is a straw poll of
 6 the public, yes, we want the hydrants, or, no, we
 7 don't want the hydrants.
 8 MS. CASTELLANO: Does this include
 9 adding in a sidewalk there?
 10 CHAIRMAN VILLA: No. This is simply
 11 extending the water lines through those paper
 12 streets up to High Street.
 13 MR. DRILL: For the hydrants.
 14 AUDIENCE MEMBER: For the hydrants.
 15 MS. COFFEY: I'll repeat the proposal.
 16 The request that we had received is to consider
 17 installing fire hydrant -- hydrants on High Street,
 18 and so --
 19 AUDIENCE MEMBER: Where?
 20 MS. COFFEY: We do not know the exact
 21 location on High Street where the hydrants would go.
 22 CHAIRMAN VILLA: Generally, where the
 23 paper street and High Street meet.
 24 MR. DRAINE: All right. That's you
 25 guys. So that be directly up from Grove where Grove

1 Street intersects with High Street right on that
 2 area.
 3 AUDIENCE MEMBER: Where the gas lines
 4 stick out?
 5 MR. DRILL: Somewhere around there.
 6 Yes, extend them for hydrants, or, no,
 7 don't extend them from hydrants?
 8 MR. DRILL: For yourself or consult
 9 with your wife. Give your own opinion. You and
 10 your wife might have different opinions.
 11 MR. DRAINE: Well, sometimes. Do you
 12 need my name again by the way?
 13 MR. DRILL: Yes.
 14 MR. DRAINE: Jason Draine, D-R-A-I-N-E.
 15 MR. DRILL: And you've already been
 16 sworn.
 17 MR. DRAINE: Thank you.
 18 I mean purely just for the sake of
 19 having hydrant access for just our neighborhood, I
 20 see that as a positive. Sorry.
 21 I see it as a positive thing. I guess
 22 you said it's the number -- how many did you take
 23 two or was it undecided on the number of hydrants.
 24 MS. COFFEY: I believe it's two
 25 hydrants.

1 MR. DRAINE: So it would be two in that
 2 area or would they be spread down High Street
 3 towards Center Street?
 4 CHAIRMAN VILLA: Can you show where the
 5 paper streets are when we're talking?
 6 MR. O'BRIEN: Can you bring up the
 7 utility plan? They're shown on the utility plan.
 8 MR. DRAINE: Thank you.
 9 MR. WESELOSKI: So I'm referring to
 10 utility plan sheet -- sheets, excuse me, 12 and 13.
 11 MR. DRILL: And can you just walk up to
 12 the plan and show where the location of I believe
 13 it's going to be proposed two hydrants will be.
 14 MR. WESELOSKI: Each of these locations
 15 is where the subject property meets.
 16 MR. DRAINE: That's the intersection of
 17 High and Grove Street, correct?
 18 MR. WESELOSKI: These locations here is
 19 where our property meets the adjacent neighborhood.
 20 MR. DRILL: Those are two paper streets
 21 at the property line, the two paper streets.
 22 MR. O'BRIEN: Grove Street and Center
 23 Street.
 24 MR. DRAINE: Okay.
 25 MR. DRILL: So knowing that, are you

1 still, yes, in favor of hydrants?
 2 MR. DRAINE: I am.
 3 CHAIRMAN VILLA: Thank you.
 4 Any other opinions of the public?
 5 MR. DRILL: How about from your wife?
 6 MR. KELCO: Can I do it from here. Can
 7 you hear me from here?
 8 MR. DRILL: No. You got to do it from
 9 here.
 10 MS. HINDLE: Mr. Chairman, it might be
 11 a good idea to read into the record what the letter
 12 says regarding the hydrants so the public is aware.
 13 CHAIRMAN VILLA: Especially, the
 14 paragraph that talks about decreases the homeowners
 15 insurance premiums for those within a thousand feet
 16 of the hydrants.
 17 You want me to read the entire --
 18 MR. DRILL: Read the whole thing for
 19 the record.
 20 CHAIRMAN VILLA: Okay.
 21 MR. DRILL: It has come to our
 22 attention.
 23 CHAIRMAN VILLA: This is addressed to
 24 Readington Township Planning Board, July 12, 2024,
 25 from the three fire chiefs of our volunteer fire

1 companies.

2 It has come to our attention that some
3 concern has been raised about the proposal to add
4 two fire hydrants in the area of Center Street and
5 Grove Street along High Street in Three Bridges. We
6 wish to express our support and stress the
7 importance of their installation. Currently, no
8 fire hydrants are located in the Town of Three
9 Bridges. The closest are located along Route 202
10 south and Pittenger Road.

11 In the event of a fire in Three
12 Bridges, water would have to be delivered to the
13 scene by way of a water shuttle operation bringing
14 in water from a remote location in a continuing
15 cycle. The street width is also not conducive to
16 this tactic.

17 By way of example, if a fire was to
18 occur on High Street, water would have to be
19 delivered to Broad Street, pumped up Grove Street to
20 High Street and then to the fire scene. This is a
21 complicated, manpower-intensive task which delays
22 establishment of a water supply and thus increases
23 the risk to residents, structures and our
24 firefighters.

25 The installation of the two proposed

1 Township or the neighboring residents. Their
2 presence will have a significant and positive impact
3 on our ability to deliver services to the local
4 community, increase the safety of residents and
5 firefighters and decrease property damage in Three
6 Bridges.

7 MR. DRILL: So, for the record, you're
8 Andrew Kelco.

9 MR. KELCO: Yes, sir.

10 MR. DRILL: In favor of fire hydrants
11 or --

12 MR. KELCO: I would be in favor of fire
13 hydrants as long as it don't come with sidewalks and
14 they're behind fences.

15 CHAIRMAN VILLA: Thank you very much.

16 MS. BARTON: Can I ask a question? You
17 said the fire hydrants will be on the paper streets,
18 but they're going to be on the property line, not
19 on --

20 MR. WESELOSKI: High Street.

21 MS. BARTON: -- High Street?

22 MR. WESELOSKI: The current proposal
23 contemplates extending the water main from the
24 shared property line eastward towards High Street,
25 and I believe Mr. Concannon's prior letter discussed

1 hydrants would have a net positive impact on the
2 public safety of the entire Three Bridges community
3 referencing NFPA --

4 MR. DRILL: It's the National Fire
5 Protection Association.

6 CHAIRMAN VILLA: National Fire
7 Protection Association.

8 MR. DRILL: 291, that's the section
9 number in that document.

10 CHAIRMAN VILLA: Right. Which utilizes
11 1,000 feet of travel distance from a hydrant for it
12 to count toward fire flow. Those two hydrants would
13 have a direct impact on 74 properties including
14 several commercial operations and an existing
15 three-story apartment building. The Insurance
16 Standards Organization, ISO, also utilizes a
17 thousand feet of travel distance in calculating
18 insurance rates for properties. Those within a
19 thousand feet would potentially see a decrease in
20 their homeowners insurance premiums. Nearly every
21 property on the west side of Main Street to the
22 proposed development falls within this area.

23 We implore the planning board to
24 support the installation of these two hydrants which
25 are to be installed at no cost to Readington

1 locating those hydrants at those two intersections.

2 MR. O'BRIEN: And I just had one other
3 question in this regard. If the board does propose
4 to request these hydrants, who would maintain them?

5 I understand the water lines on your
6 property are privately owned and maintained. How
7 would it be handled to maintain these two hydrants?

8 MR. WESELOSKI: I would have to assume
9 those would become public items.

10 MR. O'BRIEN: It could stay private,
11 but that would have to be determined.

12 MR. DRILL: It's off their property.

13 MR. O'BRIEN: In an easement. It's in
14 a road public right-of-way.

15 MR. DRILL: That could be left to the
16 developer and the township committee to discuss.

17 CHAIRMAN VILLA: And the water company.

18 MR. DRILL: Just because, again, the
19 reason the Class 1 and Class 3 members are recused
20 because the township owns this property.

21 So our Class 1 and our Class 3 members
22 are really like owner's representatives. So they
23 would be -- the applicant and the township would
24 decide that issue.

25 In my opinion, that's not for the

1 planning board.
 2 CHAIRMAN VILLA: Thank you.
 3 MR. DRILL: You're telling me there's
 4 no one from the public that wants to say yes or no
 5 to hydrants?
 6 Two people have said yes to hydrants.
 7 MS. CASTELLANO: Do you need my name
 8 again? Megan Castellano. Yes, to the fire
 9 hydrants. It's safer, you know, more water access
 10 for fires.
 11 CHAIRMAN VILLA: Thank you.
 12 MS. TAYLOR: Hello. Linda Taylor on
 13 High Street, 7. My house is right next to -- and
 14 I'll give you the answer yes or no. Right next to
 15 the paper street. How far away from our house since
 16 we're on the borderline of the paper street are you
 17 going to put the fire hydrants and how close to High
 18 Street.
 19 MR. WESELOSKI: We don't have the exact
 20 locations to determine that. That would be worked
 21 out with the applicable professionals.
 22 CHAIRMAN VILLA: Before you begin,
 23 would you give us your name again?
 24 MS. TAYLOR: Oh, I'm sorry. Linda
 25 Taylor, T-A-Y-L-O-R. I'm right on -- right by the

1 are there?
 2 MR. DRILL: That's why you're
 3 undecided.
 4 MR. IZZO: I believe the township does
 5 get billed monthly for the hydrants.
 6 MR. DRILL: Don't guess. Don't answer
 7 it. If you say something wrong and someone's
 8 relying on it, nothing good is going to come of it.
 9 MR. O'BRIEN: We've got to talk to
 10 Dennis Concannon about that. He's the one that's
 11 going to set the responsibilities for these.
 12 MS. TAYLOR: Thank you.
 13 CHAIRMAN VILLA: Thank you.
 14 MR. DRILL: Two other people.
 15 MS. KOPECKY: Christine Kopecky. Yes,
 16 I am in favor of the hydrants.
 17 MR. DRILL: Okay.
 18 CHAIRMAN VILLA: Anyone else?
 19 AUDIENCE MEMBER: Sure. Why not.
 20 MR. DRILL: You coming?
 21 AUDIENCE MEMBER: No.
 22 CHAIRMAN VILLA: Okay.
 23 MS. COFFEY: I think our last straw
 24 poll was the sidewalks on Grove Street and Center
 25 Street.

1 paper street there on the corner.
 2 MR. DRILL: So are you yes hydrants, no
 3 hydrants or do you have to know exactly where they
 4 are?
 5 MS. TAYLOR: I have to know exactly
 6 where it is.
 7 MR. DRILL: You're undecided.
 8 MS. TAYLOR: I'm undecided.
 9 CHAIRMAN VILLA: You're on Grove
 10 Street.
 11 MS. TAYLOR: I'm on High Street.
 12 CHAIRMAN VILLA: The paper street.
 13 You're on High Street, but the paper street next to
 14 you is identified on the tax map as Grove Street?
 15 MS. TAYLOR: It would continue. Yes.
 16 CHAIRMAN VILLA: Okay. Thank you.
 17 MS. TAYLOR: I'm just wondering like
 18 how far to park your car from a fire hydrant? Does
 19 anybody know that?
 20 MR. O'BRIEN: I think 50 feet.
 21 MR. DRILL: Listen, you ready for this.
 22 If you don't know -- I'm going to tell them we don't
 23 know.
 24 MS. TAYLOR: The reason why I'm asking
 25 can I park in front of my house if the fire hydrants

1 MR. DRILL: That's right.
 2 MR. JOHN: Fence.
 3 MS. COFFEY: Talk about the fence.
 4 MR. JOHN: Whatever you want to do.
 5 MR. DRILL: Why don't you talk about
 6 the fence first, because then the board -- the
 7 chairman has indicated he wants to straw poll the
 8 public on the sidewalk. I think I know where that
 9 one's going.
 10 MS. COFFEY: I suspect you do, but on
 11 the fence, we had heard from members of the public
 12 when we were here on July 8 that they would like a
 13 fence on the eastern property line, and the specific
 14 request on the 8th from at least one neighbor was
 15 that we install the same kind of fencing that's
 16 going to be installed around the detention basin.
 17 MR. DRILL: Tell you what. The
 18 chairman just said why don't we straw poll the
 19 people on the fence and find out are most people in
 20 favor of a 3-foot high versus 6-foot solid.
 21 MS. COFFEY: The one thing I'll tell
 22 you is there is an increased cost associated with
 23 the higher fence, and I know that the applicant
 24 priced out the split rail fence option and was able
 25 to fit it into the budget. I don't not whether a

1 6-foot high fence -- if it's in the budget.
 2 MR. DRILL: Why don't we say this. If
 3 the board wants a 6-foot fence after hearing from
 4 the public, 6-foot, solid board fence or solid
 5 whatever fence, they could say that's a condition
 6 subject to the township and the applicant agreeing
 7 on that, because if the applicant needs to ask the
 8 township for some more money, that's not the
 9 planning board's business. That would be between
 10 you and the township.
 11 If the township is willing to give them
 12 more money for that, if not, then not, but that's
 13 how I would suggest that be handled. The planning
 14 board deals with the type of fence and not the cost
 15 of the fence.
 16 MS. COFFEY: Okay.
 17 MR. DRILL: I know there's at least one
 18 board member who has questions about the --
 19 MS. COFFEY: Drive.
 20 MR. DRILL: The entrance road, and
 21 that's one member of the public that has some
 22 question about something. I forget.
 23 MS. COFFEY: So just so we're
 24 organized, you want to talk about fencing now?
 25 MR. DRILL: Right.

1 MS. COFFEY: And then we'll go to the
 2 next topic.
 3 MR. DRILL: Straw poll fencing. Straw
 4 poll driveways. Then get the remaining questions.
 5 MS. COFFEY: Okay. Mr. Chairman, I
 6 think at this point we're looking for input on the
 7 public on -- I suppose whether they want a fence and
 8 what kind of fence that they want.
 9 MR. DRILL: That's correct.
 10 MR. JOHN: Before we get to that, what
 11 level of disturbance of the 50-foot buffer would
 12 installation of a fence of any type put just for
 13 informational purposes?
 14 You're talking about an undisturbed
 15 50-foot buffer that you were proposing prior. Now
 16 you're talking about putting in a fence.
 17 What kind of construction vehicles and
 18 width would you need to disturb in order to put that
 19 fence in?
 20 MR. WESELOSKI: My honest first thought
 21 is, if it's part of the straw poll, what is the
 22 desired location of that fence along the property
 23 line or at the -- or at the further end of that
 24 50-foot buffer.
 25 MR. DRILL: It's going to be where you

1 have the least disturbance of the buffer. That's
 2 what the board is going to say. Whether they say,
 3 yes, a fence, no, a fence, 3-foot high fence, 6-foot
 4 high fence, they're going to want the least possible
 5 disturbance of the buffer.
 6 CHAIRMAN VILLA: I think it should be
 7 close to the property line as physically possible,
 8 not on the property line, but maybe a foot or two
 9 back.
 10 MS. COFFEY: Let just me pause because
 11 I think we might be saying different things.
 12 If we're looking to preserve the
 13 buffer, the area where the least disturbance would
 14 be on the western side of the buffer --
 15 CHAIRMAN VILLA: I hear you.
 16 MS. COFFEY: Right.
 17 MR. JOHN: Otherwise, if not, from your
 18 estimate, what would be the amount of disturbed land
 19 you would expect from installation of a fence?
 20 MR. WESELOSKI: I think for access for
 21 a fence, I would estimate you would need a 5-foot
 22 wide minimum area to traverse for personnel access
 23 to allow for installation of posts and whatnot
 24 minimum.
 25 CHAIRMAN VILLA: Can we also assume, if

1 there was a major tree of a reasonable size, the
 2 fence could be maneuvered around that tree so that
 3 the tree wouldn't have to be removed?
 4 MR. WESELOSKI: That's correct.
 5 MS. COFFEY: I have new information.
 6 I'm told that the applicant could install a 6-foot
 7 white, vinyl, solid fence.
 8 MR. DRILL: Solid.
 9 MS. COFFEY: Solid fence.
 10 CHAIRMAN VILLA: Very good. Straw
 11 poll, 4-foot fence or -- 4 split railing or 6-foot
 12 vinyl stockade.
 13 MR. JOHN: Are we going to straw poll
 14 the preference of the location?
 15 MR. DRILL: No. The location is going
 16 to be the least disturbed to the buffer. So it's
 17 4-foot split rail versus 6-foot white vinyl, solid.
 18 People come up.
 19 MR. BEHRENS: Just a question about how
 20 long along that shared property line, because if
 21 it's in the front yard area, it technically might
 22 require a variance whether it's closer to Railroad
 23 Avenue or Route 202.
 24 MS. COFFEY: Our understanding of their
 25 request is the eastern board is 1,610 feet long, and

1 our understanding of the request is it be along that
2 entire length.

3 That's what the applicant is proposing
4 again. Of course, to the extent that we would need
5 a variance related to the preference of the board to
6 install a fence, we would be asking for that relief
7 to accommodate it.

8 MR. BEHRENS: That's my understanding
9 too.

10 MR. DRILL: Let's assume there's going
11 to be a preference for a fence. I don't know if
12 it's going to be 4-foot split rail or 6-foot solid.
13 Whatever it is, if the public prefers it and I
14 assume the board's going to say we want it, then
15 implicitly the board is going to grant a C-2
16 variance --

17 MR. BEHRENS: Right. I understand.

18 MR. DRILL: -- if they find that it
19 would benefit the public because the public wants
20 the fence.

21 MR. BEHRENS: Understood.

22 MR. BECKER: I have a question. Is
23 this fence going to be continuous solid or are you
24 going to have gates or openings anywhere along the
25 line?

1 Avenue?

2 MS. COFFEY: So the proposal is that it
3 would go along the entire eastern property line.

4 MR. DRAINE: Where that dotted line is
5 from 202 to Railroad Avenue.

6 MR. O'BRIEN: Right. You're not going
7 to be able to put it in the DOT right-of-way either.
8 It can't go all the way down.

9 MR. WESELOSKI: For the sake of
10 discussion, if it's installed on the property line,
11 it's here to here. If it's installed along the
12 50-foot buffer, it's from here to here.

13 MR. DRILL: Well, again, if the board
14 prefers the least disturbance possible of the
15 buffer, show them where it would be.

16 MR. WESELOSKI: That would be the
17 latter of the two options from the outside of the
18 50-foot buffer.

19 MR. DRILL: If it's right along the
20 property line, it's going to -- it's going to result
21 in having to take out 5 feet of the buffer
22 plantings.

23 MR. DRAINE: No. That's perfect.

24 MR. O'BRIEN: You can't go in the
25 right-of-way. You're going to have to stop,

1 So there will be no ability to open the
2 gate on Grove Street or Center Street, solid right
3 across.

4 MS. COFFEY: My understanding of the
5 request that it would be solid. So that's our
6 intention, and just going back to the variance
7 relief for one second, to the extent that the
8 fencing is located within the 50-foot buffer area, I
9 believe that may also trigger a requirement for
10 relief.

11 MR. DRILL: C-2 variance for location
12 and height if the preference is 6 foot.

13 MS. COFFEY: Right. Thank you.

14 MR. JOHN: Four foot.

15 MR. DRILL: Four-foot split rail or
16 6-foot solid?

17 MR. JOHN: Are they for or against?

18 MR. DRILL: Everybody's for the fence.

19 Four-foot split rail versus 6-foot solid.

20 Name please.

21 MR. DRAINE: Jason Draine, D-R-A-I-N-E.

22 Before I answer, I guess, I'm an art
23 teacher. I'm a visual learner. Looking at this,
24 how far down close to 202 would the fence begin and
25 where would it end in relationship to Railroad

1 correct?

2 MR. WESELOSKI: Correct.

3 MR. O'BRIEN: On the DOT, 202.

4 MS. HINDLE: Can you show where it
5 would actually end on 202?

6 MR. DRAINE: I'm curious because there
7 is a house that's like literally right on 202.

8 MR. O'BRIEN: It would come back
9 further where the right-of-way intersects.

10 MR. IZZO: If it would be 15 feet, 20
11 feet, whatever --

12 CHAIRMAN VILLA: Is the northern
13 property line the right-of-way?

14 MR. WESELOSKI: Correct.

15 MR. DRILL: The northern property line
16 is the right-of-way.

17 MR. O'BRIEN: Whether about that slope
18 easement?

19 MR. DRILL: Put it this way. We can
20 ask them as part of the condition to ask the DOT --

21 MR. O'BRIEN: It's part of their
22 access.

23 MR. DRILL: Ask them if it's something
24 they have to get approval. If the DOT says yes,
25 great. If it's no, it's no.

1 MS. COFFEY: Differently, the applicant
2 is going to install the maximum extent possible.
3 MR. DRILL: The preference 4-foot split
4 or 6-foot solid.
5 MR. DRAINE: Duly noted, and back to
6 what he was saying, there would be no gates, 6 foot
7 vinyl.
8 MR. DRILL: 6-foot solid.
9 MR. DRAINE: Solid. Solid.
10 CHAIRMAN VILLA: Others from the
11 public.
12 MS. TAYLOR: It's me again.
13 MR. DRILL: Linda Taylor.
14 MS. TAYLOR: You got it.
15 Six-foot solid. The only reason I'm
16 saying this is it will keep us separate from the
17 apartments and the community.
18 MR. DRILL: Don't give the reasons.
19 Just give your preference.
20 MS. TAYLOR: Okay. Solid. Thank you.
21 MR. DRILL: Andrew Kelco.
22 MR. KELCO: Do I get a question?
23 MR. DRILL: No. Well, is it about the
24 fence?
25 MR. KELCO: Yes, it is.

1 MR. DRILL: Yeah. Go ahead.
2 MR. KELCO: Does that take away any of
3 the plantings and does it extend any plantings like
4 I requested all across?
5 MR. DRILL: They just said the reason
6 they're going to put it not on the property line and
7 they're going to put it at the beginning of the
8 buffer so it won't take away from the plantings.
9 That's what they said.
10 You want to answer? Could you answer
11 him?
12 MR. WESELOSKI: We would not be
13 eliminating any proposed landscaping.
14 MR. KELCO: Have you discussed with
15 them going further with landscaping?
16 MR. DRILL: This is the fence. This is
17 the fence.
18 MR. KELCO: Well, they're going to make
19 the fence go all the way.
20 MR. DRILL: Listen, this is the fence.
21 Do you prefer --
22 MR. KELCO: Yes, 6-foot solid.
23 MR. DRILL: Not a 4-foot rail.
24 MR. KELCO: Six-foot solid, but I want
25 plantings extended.

1 MR. DRILL: Thank you.
2 MS. CASTELLANO: Meg Castellano, and I
3 am in favor of the 6-foot, solid fence.
4 MR. DRILL: Thank you so much.
5 CHAIRMAN VILLA: Thank you very much.
6 MS. KOPECKY: Christine Kopecky, and I
7 am in favor of the 6-foot, solid fence please.
8 MR. DRILL: Thank you very much.
9 CHAIRMAN VILLA: Thank you.
10 All right. That's it.
11 MR. DRILL: Sidewalks, and then we have
12 our two questions.
13 CHAIRMAN VILLA: Can you present the
14 options and where they were located so the public
15 understands?
16 MS. COFFEY: So the request was that
17 the applicant consider installing sidewalks to
18 the -- through the buffer on the eastern side of the
19 property. It would lead to the paper streets at
20 Grove Street and Center Street, and, again, this is
21 an item we were looking for input from the board and
22 the public, because our understanding is that not
23 everybody wants the sidewalks, and we're happy to do
24 whatever the preference is, and then if you could
25 please point out where we're talking about.

1 MR. WESELOSKI: These would be the same
2 general areas that we discussed regarding the
3 extension of the water main from the two additional
4 hydrants being through the paper streets of Center
5 Street and Grove Street to High Street.
6 MR. DRILL: Remind me. What do the
7 plans in front of the board show now?
8 MR. WESELOSKI: They show and have
9 always shown those sidewalk extensions.
10 MR. DRILL: So the request that some
11 members of the public made was to eliminate the
12 sidewalks.
13 So the straw poll is keep the sidewalks
14 that are proposed or eliminate them. That's the
15 straw poll.
16 MR. BECKER: I'm still confused about
17 where these sidewalks are.
18 MR. DRILL: Can you do that again
19 please from the street right to the fence?
20 MR. WESELOSKI: The proposal was to
21 extend sidewalks from the proposed development
22 through those paper streets which would, obviously,
23 then require a gap in the sidewalk or a gate. I'm
24 sorry. Gap in the fence.
25 MR. BECKER: You don't have a gate.

1 It's a solid fence. So why are we doing the
2 sidewalks?
3 CHAIRMAN VILLA: We just want to get
4 the issue resolved.
5 MR. IZZO: We want people's opinions.
6 MR. DRILL: Robert, the plans right now
7 show sidewalks. So to eliminate the sidewalks's,
8 the board's going to have to say eliminate them.
9 You the don't want to hear from the
10 public on the issue?
11 MR. BECKER: Sure. I do. I don't know
12 what -- why they would want them but --
13 MR. DRILL: Why don't we hear from the
14 public and see what the preference is. Someone
15 should start.
16 CHAIRMAN VILLA: Ms. Taylor, I think
17 you commented at the last meeting. Others may have
18 comments.
19 MR. DRAINE: Hi, Jason Draine,
20 D-R-A-I-N-E. I vote to not have sidewalks.
21 MR. DRILL: To eliminate the sidewalks.
22 MR. DRAINE: To eliminate the
23 sidewalks. Since there's no gate, it seems like a
24 moot point.
25 MR. DRILL: I believe that when we were

1 eastern perimeter of the property, correct, and then
2 that's where the offshoots then would have --
3 MR. DRILL: The loop is staying.
4 MR. DRAINE: That loop is staying, but
5 there's no more offshoots.
6 MR. WESELOSKI: This offshoot would be
7 removed. This offshoot would be removed.
8 MR. DRAINE: Yes, I vote to eliminate.
9 CHAIRMAN VILLA: Anyone else?
10 Ms. Taylor, I think you expressed your
11 comment last meeting, but you may want to reiterate
12 it.
13 MS. TAYLOR: Yes, no sidewalks.
14 MR. DRILL: Eliminate sidewalks.
15 MS. TAYLOR: Eliminate sidewalks.
16 CHAIRMAN VILLA: And your house is
17 right next to the paver street?
18 MS. TAYLOR: Yes. Thank you.
19 CHAIRMAN VILLA: Mr. Kelco.
20 MR. KELCO: Eliminate the sidewalks
21 please.
22 MR. DRILL: Thank you.
23 MS. CASTELLANO: Eliminate the
24 sidewalks. Megan Castellano.
25 CHAIRMAN VILLA: Thank you, Ms.

1 talking about this at the last hearing session, it
2 wasn't simply eliminating the sidewalks on the paper
3 streets. It was also eliminating the sidewalks on
4 the applicant's property from the current sidewalk
5 system to the property line. Am I right?
6 MR. WESELOSKI: That's correct.
7 MS. COFFEY: The current sidewalk
8 system might be confusing. So there's the loop
9 sidewalk system, and then what had been shown on the
10 plans where it's offshoots that extended from the
11 loop through the applicant -- through the subject
12 property of the application and then onto the paper
13 streets.
14 What would be eliminated would be not
15 only the sidewalk on the paper streets, but the
16 offshoots on the subject property that come off of
17 the loop road and to the paper streets.
18 So if we're eliminating, you would
19 eliminate both the offshoot on the property and the
20 sidewalk on the paper street.
21 MR. DRILL: Mr. Draine, you knew that
22 when you said eliminate the sidewalks. That's what
23 you meant, right?
24 MR. DRAINE: On the applicant's
25 original plans, the loop would go around sort of the

1 Castellano. Democracy works.
2 MS. KOPECKY: Christine Kopecky.
3 Eliminate the sidewalks please.
4 CHAIRMAN VILLA: Thank you.
5 All right. Do we have anything else?
6 MS. COFFEY: I think that's it for
7 straw polls, but I think there's some questions that
8 people have.
9 MR. DRILL: A board member has a
10 question, and the member of the public has a
11 question, and Sean wants to say something.
12 MR. WALSH: Hello.
13 MR. DRILL: Nice and loud, Sean.
14 MR. WALSH: I'm going to get close. I
15 promise.
16 I want to go back to the fence very
17 quickly. I'm not anti-fence, but can you show sheet
18 9 up there?
19 How will the fence interact with the
20 culverts?
21 MR. WESELOSKI: With the what?
22 MR. DRILL: The culvert.
23 MR. WALSH: The culverts. There's two
24 culverts. You're going to run along the length of
25 the buffer. There's two culverts along the road.

1 MR. WESELOSKI: Like on the main --
 2 MR. WALSH: Then never mind. I
 3 misunderstood. I'm good.
 4 MR. WESELOSKI: Perfect.
 5 MR. WALSH: Sorry.
 6 MR. DRILL: I believe Mr. Becker.
 7 MR. BECKER: I was taken at the last
 8 meeting with the concern of headlights at the
 9 entryway, particularly as it would affect Lots 1, 2,
 10 3 and 4.
 11 So I visited the location. By the way,
 12 I'm a very strong advocate of Three Bridges. I was
 13 responsible for the Forest Hill property development
 14 and trail system in there. I hope all the residents
 15 get out there and use that property please. Thank
 16 you.
 17 First of all, I'm hoping you guys are
 18 aware that the intersection of your proposed
 19 entrance is the thickest bamboo forest I have ever
 20 seen, and that bamboo forest runs --
 21 MR. DRILL: Are you aware that the
 22 entrance right now in the location have a bunch of
 23 bamboo?
 24 MR. WESELOSKI: No, I am not aware.
 25 MR. BECKER: I'm advising you that

1 there is a massive bamboo forest that runs along the
 2 back of Lots 1, 2 and 3 that is so massive I don't
 3 know why you'd want to put the fence in there, but I
 4 think that's something that the residents on those
 5 locations should decide.
 6 MR. DRILL: The bamboo, is it on the
 7 applicant's property or the resident's property?
 8 MR. BECKER: Both.
 9 The second thing is you realize that,
 10 this access off the road, it's piled up about 12
 11 feet high with I think removed shale that was just
 12 dumped in front of that opening. Why did you --
 13 MR. DRILL: Hold on. Are you aware
 14 that right now there's a big pile of shale near the
 15 opening?
 16 MR. BECKER: Massive pile of shale.
 17 MR. WESELOSKI: I'm not aware of the
 18 contents of the stock pile, but I am aware of the
 19 stockpile.
 20 MR. BECKER: Do you know how deep it is
 21 and how long it runs?
 22 MR. WESELOSKI: We do have that
 23 information on our survey.
 24 MR. BECKER: So why did you select that
 25 entry point off 202?

1 MR. WESELOSKI: In my experience with
 2 making application to NJDOT for access, if there's
 3 an existing driveway curb cut already there and
 4 available, DOT is more than very likely to direct
 5 you to use that entrance.
 6 MR. BECKER: Okay. One of the things
 7 that, unfortunately, these maps that people show are
 8 flat maps, they don't show the contours. They show
 9 the contours, but they don't show the tree structure
 10 in this area.
 11 Now, the gentlemen on Lots 5 and 6
 12 would definitely have no tree cover back to the
 13 roadway. So he's going to see those car lights, but
 14 that's been diminished now because of the fence.
 15 MR. DRILL: Right. The 6-foot high,
 16 solid fence is going to take care of that, right?
 17 MR. BECKER: I would think that would
 18 resolve the question of the headlights.
 19 I want to know why -- you got all that
 20 property to the west, and we've got three cramped up
 21 intersections there. Why was that selected?
 22 Look at that turn. You got to pull in
 23 there. Why couldn't it have been moved to the west
 24 so that curve comes in and you use some of that
 25 space and avoid that section so close to the

1 property.
 2 MR. WESELOSKI: So that driveway --
 3 there's a driveway apron, a curb cut in the highway
 4 there that was installed.
 5 MR. BECKER: I see. It will probably
 6 get ruined when you try and remove that awful pile
 7 of shale that's in there, and it can't be that
 8 expensive to put curb cuts in.
 9 So I'm wondering -- I guess you
 10 answered that you're using it because it was there.
 11 MR. WESELOSKI: Because NJDOT would
 12 look at what's existing along their right-of-way,
 13 and if such an access exists that was already
 14 planned for, DOT will more than likely direct you to
 15 still use that access. So we planned for that in
 16 our site plan.
 17 MR. BECKER: But you didn't consider an
 18 alternative?
 19 MR. WESELOSKI: Because of the presence
 20 of that access.
 21 MR. BECKER: Would you consider an
 22 alternative?
 23 MR. WESELOSKI: We would not want to
 24 consider an alternative. We feel that DOT -- if we
 25 submitted plans that were different than this, they

1 would say the opposite, please use the existing
 2 access.
 3 MR. BECKER: Okay. I just -- I'm going
 4 to say the fence helped neutralize my concern, but I
 5 am concerned about that there's the thickest bamboo
 6 forest I've seen in the township, and you people who
 7 live there no it's there, right?
 8 MR. KELCO: Yeah. It will be gone when
 9 they put that road in.
 10 MR. BECKER: I guess some of it will,
 11 not all of it.
 12 MR. KELCO: That and the fence.
 13 MR. JOHN: Based on the map there, it's
 14 not true that there's a 7 foot -- basically, the
 15 road is sitting at about a 7-foot depression at that
 16 point, and further down the road quite a bit, it
 17 looks like you have 177 and 174 on both sides.
 18 MR. BECKER: If you move that road
 19 down, you're right in the elevation. You don't have
 20 any change of topography where you've turned that
 21 corner into the thing. You could put it straight in
 22 and not have any change in elevation.
 23 MS. COFFEY: Mr. Becker, I want to make
 24 sure we answer Mr. John's question.
 25 MR. JOHN: It's okay. I'll wait.

1 CHAIRMAN VILLA: The slope above the
 2 road.
 3 MR. JOHN: The slope above the road.
 4 MR. WESELOSKI: The elevation of the
 5 road starts at approximately 159 where it meets the
 6 highway, and if you can slope down to 158, 157, the
 7 adjacent areas that would be disturbed or I'll call
 8 it the proposed tree lines on the west side
 9 approximate elevation 174.
 10 MR. DRILL: Do the arithmetic. One
 11 seventy-four minus --
 12 MR. WESELOSKI: Approximately 7 feet on
 13 the west side. Approximately 9 feet on the east
 14 side.
 15 MR. JOHN: So it's sitting in a small
 16 chasm for most of that first curb.
 17 MR. WESELOSKI: Yes.
 18 MR. JOHN: I'm trying to make sure
 19 because I didn't understand it.
 20 MR. DRILL: Okay.
 21 MR. BECKER: I just feel that this
 22 whole thing would have been better if the entrance
 23 were moved down.
 24 I was curious too if the neighbors --
 25 the road that goes down to the post office and

1 The -- based on the topography of the map right now,
 2 when you look at 9, is it -- is it not true that
 3 there's a 7- or 8-foot depression that this road is
 4 sitting in?
 5 MR. WESELOSKI: Correct. The road
 6 would be cut at elevation to achieve the proposed
 7 grades relative to those that exist today.
 8 MR. JOHN: I think it's hard for Bob to
 9 see and myself. You're sitting -- the actual grade
 10 is above you by 7 feet when you're sitting on the
 11 roadbed.
 12 So you're in like, I guess, a canyon
 13 that you have huge 7-foot sides or berms on the side
 14 of you for three, four or five lots until it comes
 15 to 164 down the road.
 16 MR. WESELOSKI: That is correct.
 17 MR. JOHN: Can you point that on the
 18 map as to how far that is? It was hard for me to
 19 see it first as well.
 20 MR. WESELOSKI: I'll pan over to sheet
 21 11 which is the grade plan. Are you asking for a
 22 certain measurement?
 23 MR. JOHN: Yeah. The difference
 24 between the roadbed and the size of the road. It
 25 looks like it's about 6 or 7 feet.

1 there's an entrance on 202, what if that was closed
 2 off in terms of --
 3 CHAIRMAN VILLA: Mr. Becker, that's
 4 off-site.
 5 MR. IZZO: That's what I was trying to
 6 say before.
 7 MR. BECKER: I withdraw that concern.
 8 I just wanted to express my observation
 9 of that intersection, what you're going to run into
 10 with the bamboo thicket in there, and the fact that
 11 you got this big pile, as Mr. John mentioned, sounds
 12 like you're going to incur a potential pocket, but
 13 you could avoid it all if it had been pushed down
 14 further.
 15 MS. COFFEY: Thank you.
 16 CHAIRMAN VILLA: Okay.
 17 MR. DRILL: I believe Mr. Kelco.
 18 CHAIRMAN VILLA: Mr. Kelco still had a
 19 question for the engineer. If you'd like to come up
 20 here again.
 21 MR. DRILL: And then after that, I
 22 think you should take a break so they can set up for
 23 their architect. This will be the last question for
 24 the engineer.
 25 MR. KELCO: We all know who I am. I'm

1 still confused. I'm still confused about the runoff
 2 that comes off on my property.
 3 I asked you last time if you were aware
 4 of it, and you assured me you're aware of it, but in
 5 their proposal, in the section of water runoff, it's
 6 the Shore Point Engineering environmental impact
 7 statement, section 2, paragraph F, when they explain
 8 explicitly that no water runoff will be coming from
 9 the development to the east because I believe it
 10 states, that's not my word, because it all runs to
 11 Main Street, and that is far from the truth.
 12 MR. DRILL: This is questions. You can
 13 save all that stuff when it's time for comments
 14 under oath.
 15 MR. KELCO: Is it, in fact, written in
 16 your report that you're saying that there's no water
 17 that comes from our development east of your
 18 property?
 19 MR. WESELOSKI: I'm not familiar with
 20 the exact verbiage.
 21 MR. KELCO: Can you read it to him?
 22 MR. WESELOSKI: I'm happy to clarify
 23 that I believe I did agree with you at our prior
 24 meeting that we are aware of it and have accounted
 25 for runoff that comes from the property east of

1 ours.
 2 MR. KELCO: When did you account for
 3 it, after I told you last two weeks ago?
 4 MR. WESELOSKI: No.
 5 MR. KELCO: How come it's not changed?
 6 I mean I have to believe what's said in
 7 his application --
 8 MR. DRILL: That's a comment that you
 9 make when you get under oath. You're asking him a
 10 question.
 11 MR. KELCO: I guess the direct question
 12 is, when you did all your calculations for these
 13 four retention basins, when you did all your
 14 calculations to run that all into one 24-inch pipe
 15 that's going to run down a borough street and tie
 16 into an existing 36-inch main, was all that done
 17 underneath the specs that there's no water runoff?
 18 MR. WESELOSKI: No. The stormwater
 19 management report, which would be the report that
 20 focuses on runoff, that report accounts for runoff
 21 from the properties.
 22 MR. KELCO: No. It's right in your
 23 report that it doesn't.
 24 MR. DRILL: Do us a favor. Refer us to
 25 the page of the report.

1 MR. KELCO: I don't know the page. The
 2 report is the Shore Point Engineering -- Shore Point
 3 Engineering environmental impact statement.
 4 MR. DRILL: Ah-hah. It's not the
 5 stormwater report. You're asking a question about
 6 the existing conditions in the environmental impact
 7 statement.
 8 MR. KELCO: Right.
 9 MR. DRILL: Well, you asked him about
 10 the stormwater plan. He was answering about the
 11 stormwater plan.
 12 Let's get the EIS out.
 13 MS. COFFEY: Yes. Let me try to
 14 explain. Your question is actually not written in
 15 the manual in that statement, but Mr. Weselowski
 16 testified to is that the stormwater management
 17 report is looking at the runoff.
 18 MR. DRILL: So, now, here's
 19 environmental impact statement. Please take it and
 20 find the page and show it to him and ask the
 21 question.
 22 MR. JOHN: Mr. Kelco, it's page 8,
 23 section --
 24 MR. KELCO: Could you read it to him?
 25 MR. DRILL: Give it to him.

1 MR. JOHN: It's right here.
 2 MR. WESELOSKI: Can you please specify
 3 if you have it in your notes?
 4 MR. KELCO: I believe it's section
 5 2(F).
 6 MR. WESELOSKI: Having read that area,
 7 I understand your comment. I apologize if that area
 8 was misleading.
 9 Nonetheless, the environmental impact
 10 statement may be describing areas even further east
 11 of the proposed property. Some of which may drain
 12 towards Main Street.
 13 MR. KELCO: It explicitly says no
 14 runoff affects the property being developed.
 15 MR. DRILL: It doesn't say that.
 16 MR. KELCO: Yeah, it does.
 17 MR. DRILL: Read it. Give him back the
 18 report. Read the sentence that you're talking
 19 about.
 20 MR. KELCO: I can't see that good. I
 21 wish I had my glasses.
 22 MR. DRILL: I don't see a sentence that
 23 you're saying is in there.
 24 MR. KELCO: The residential development
 25 to the east drains towards Main Street. Both the

1 tributary and Main Street ultimately drain into the
2 Raritan River located 1,300 feet south from the
3 property.

4 Apart from the tributary, no other
5 surface water bodies exist within the 300 feet of
6 our property.

7 MR. DRILL: That's what it says.
8 That's not what you said before. That's not what
9 you said before.

10 MR. KELCO: I'm sorry. I read this two
11 weeks ago.

12 MR. DRILL: That's why I took the
13 environmental impact statement out because I had a
14 feeling you were -- can you give me the -- can you
15 give me my environmental impact statement back?

16 Now, based on what it says, what's your
17 question?

18 MR. KELCO: How are you justifying your
19 calculations when it says none of our runoff runs
20 onto your property?

21 MR. DRILL: It doesn't say that.
22 Go ahead. You answer.

23 MR. WESELOSKI: The statement in the
24 environmental impact statement is intended to be a
25 general statement that describes the entirety of the

1 MR. KELCO: I kind of like accept the
2 answer, but I still don't have faith in the their
3 calculations.

4 I mean just like the first lady that
5 made comments here. You don't know realize how much
6 water runs off of High Street, and when he says he
7 knows there's a few houses, I'm telling you it's all
8 of us on the south side of High Street.

9 Everything from the center of High
10 Street through all our properties run to that
11 property all the way down. I don't know about the
12 one that actually sits on Railroad Avenue. That one
13 might be a little touchy, but every house that's on
14 High Street runs to their property.

15 CHAIRMAN VILLA: And we don't have the
16 drainage area map up as an exhibit, but would that
17 be considered from the center of High Street, more
18 or less, into your property as part of the drainage
19 area to be considered?

20 MR. WESELOSKI: Yes. We would have
21 considered it in our analysis any upstream area and
22 insured that none of the proposed development is
23 going to impede the flow of that water.

24 MR. IZZO: So when you say ensure, can
25 you guaranty that?

1 area to the east, not the immediate area to the east
2 necessarily, but the area as a whole. Some of which
3 we may -- some of which we are area of drains onto
4 the property, our property. Some of which may drain
5 to Main Street and onto other area.

6 The submitted stormwater management
7 report is the report that focuses on our runoff
8 analysis. I believe you and I had discussed the
9 provision of culvert pipes under the roadway that
10 we've provided in order to allow that runoff from
11 your property and other properties to continue in
12 its existing pattern.

13 CHAIRMAN VILLA: Maybe we can put it
14 this way. Does the stormwater runoff from the back
15 of Mr. Kelco's property and backs up to the
16 applicant's property, is that going to be impeded or
17 stopped in any way or did your drainage calculations
18 consider that runoff and address that and allow it
19 to continue?

20 MR. WESELOSKI: Answering both
21 questions, no, it will not be impeded because our
22 stormwater design accounts for the flow of that
23 runoff.

24 CHAIRMAN VILLA: Does that answer your
25 question, Mr. Kelco?

1 MR. KELCO: That was my next question.
2 So if it doesn't work, who do I go to?

3 MR. WESELOSKI: I can't guaranty that
4 none of the properties east of the site will not
5 experience any water issues that may be unrelated to
6 the proposed site.

7 I can assure you that the site plan has
8 been designed with its grading and stormwater
9 management measures to process all stormwater that
10 is directed onto the site or that falls onto the
11 site.

12 MR. KELCO: There's no guarantees.

13 MS. COFFEY: So I'm going to add one
14 more thing.

15 With respect to the stormwater that
16 originates on the subject property, your management
17 plan addresses the stormwater that is originated on
18 the property.

19 MR. DRILL: He's going one step
20 further. He's saying the stormwater plan also
21 addresses water that's coming onto their property.

22 MS. COFFEY: Correct.

23 MR. DRILL: All right. I think we
24 resolved the issues.

25 Would any of our experts have any

1 issues with that?
 2 MR. O'BRIEN: I would just like to ask
 3 a question.
 4 Is there any grading that's happening
 5 adjacent to Mr. Kelco's property, any proposed
 6 disturbance?
 7 MR. KELCO: No. They don't want to
 8 touch anything back there.
 9 MR. O'BRIEN: I asked the question.
 10 MR. WESELOSKI: We discussed that we're
 11 maintaining the 50-foot buffer. Some of the grading
 12 measures that have been proposed, they're on the
 13 other -- our side of that buffer.
 14 MR. O'BRIEN: So there's nothing
 15 adjacent to Mr. Kelco within 50 feet of it on your
 16 property that you're disturbing?
 17 MR. WESELOSKI: Correct.
 18 MR. KELCO: Well, I think he says 40
 19 feet over there by the bend in the road.
 20 MR. O'BRIEN: Forty feet.
 21 MR. WESELOSKI: Forty-foot required
 22 setback. Those are the dimensions we've seen.
 23 MR. KELCO: I still want to see more
 24 plantings.
 25 CHAIRMAN VILLA: You'll have an

1 opportunity to make general comments, Mr. Kelco, at
 2 the end of their application and that's the
 3 appropriate time. All right.
 4 MR. DRILL: Okay. You need to take a
 5 five-minute break to set up for your architect?
 6 MS. COFFEY: Yes.
 7 CHAIRMAN VILLA: All right. We'll take
 8 a five-minute break now so we can continue the
 9 testimony.
 10 (Whereupon, a recess was taken.)
 11 CHAIRMAN VILLA: We will continue with
 12 the applicant's presentation.
 13 MS. COFFEY: Thank you, Mr. Chairman.
 14 Our next witness is Julie Diston from
 15 WRT. She's the project architect, and we ask Ms.
 16 Diston please be sworn.
 17 MR. DRILL: She was sworn at the last
 18 session. All you have to do is qualify her.
 19 MS. COFFEY: That's right. Thank you.
 20 J U L I E D I S T O N, having been previously
 21 sworn, testifies as follows:
 22 EXAMINATION BY MS. COFFEY:
 23 Q. Okay. So in that case, Ms. Diston,
 24 since you're already sworn, can you please introduce
 25 yourself to the board and the public and tell them

1 about your experience and credentials.
 2 A. Of course. Testing. Everyone can hear
 3 me?
 4 MR. DRILL: Yes.
 5 A. My name is Julie Diston. I'm a
 6 principal with WRT with over 20 years of experience
 7 practicing architecture, nineteen of which at my
 8 current firm.
 9 I am licensed -- I'm a licensed
 10 architect since 2007, currently licensed in New
 11 Jersey as well as several other states, and have
 12 gone before various planning boards in multiple
 13 states on several occasions.
 14 I am a current member of the AIA,
 15 American Institute of Architects, and NCARB in good
 16 standing.
 17 CHAIRMAN VILLA: Okay. Like I said, I
 18 think the board will accept you as an expert in
 19 architect.
 20 MS. COFFEY: Thank you, Mr. Chairman.
 21 Q. Okay. Ms. Diston, can you tell us
 22 about buildings that are being proposed?
 23 A. Of course.
 24 MR. DRILL: Your plans in the planning
 25 board's file are last dated June 4, 2024. Is that

1 what you have up on the screen?
 2 MS. DISTON: I believe so. Let me just
 3 double-check that. Yes. That is correct.
 4 MR. DRILL: Okay. Great. Let her
 5 roll.
 6 MS. DISTON: Okay. Excellent. So --
 7 okay. So I'm just going to zoom into --
 8 Q. Can you tell us the sheet?
 9 MR. DRILL: You can bring your
 10 microphone closer to you. The engineer we made him
 11 pull it away. You pull it closer.
 12 MS. COFFEY: We got upgraded technology
 13 during the break.
 14 A. We need to recalibrate. So we are on
 15 Z-101, and I am shifting into just for purposes of
 16 explanation --
 17 BOARD SECRETARY: I want to remind you
 18 there's some buzzing. Just keep your cell phones
 19 away from the microphones. Sorry. I forgot to
 20 mention that.
 21 A. So we have, per the civil engineer's
 22 testimony, seven residential buildings with a
 23 community building. All seven are situated around a
 24 central green. The seven buildings consist of 80
 25 units, all affordable, fourteen of which are

1 one-bedroom units. Forty-five are two-bedroom
2 units. Twenty-one are three-bedroom units. Each
3 unit will be equipped with a washer and dryer for
4 in-unit laundry facilities.

5 The seven residential buildings are
6 type 5B wood construction, wood framing and wood
7 trusses, with conventional spread footing and slab
8 on-grade design. No basements.

9 And I'll go through each of the
10 buildings quickly. Buildings 1, 2, 3 and 4 consist
11 of eight units each. Buildings 5, 6, 7 consist of
12 16 units each. All with one-, two- and
13 three-bedroom configurations.

14 Average square footage of each unit.
15 One bedrooms are 819 to 880 square feet. Two
16 bedrooms are 879 to 1,125 square feet.
17 Three-bedroom units range from 1,180 square feet to
18 1,601 square feet.

19 3B units, specifically, have two
20 levels. There are a total of 20 units. All of the
21 other units represented are one level.

22 MR. DRILL: Now, are you reading off
23 your notes or is there a chart on your plans that
24 also reflect that information?

25 MS. DISTON: There is a chart in the

1 area.

2 There are 80 12-by-12 locked storage
3 lockers proposed within the community space. There
4 are two outside cover porch areas. The mailboxes
5 are near the main entrance, and the community
6 building will be locked after hours, and residents
7 will have key card 24-hour access.

8 So for one moment I will go to the
9 community building, the lower plan, and just share
10 that quickly with the group and point out near the
11 main entrance --

12 Q. We're on sheet Z-105, correct?

13 A. Correct. Thank you.

14 On Z-105 you can see near the main
15 entrance there are mailboxes to the right-hand side.
16 I think that was a question posed earlier as well as
17 storage lockers along the rear entrance. The rear
18 entrance also is locked for after-hour access via
19 key card.

20 Within this community building we
21 obviously have maintenance, management office,
22 fitness zone in the front and the main community
23 space in the back with restrooms and various storage
24 spaces. Okay. And there is a roof line. Yes.

25 Did you have any questions?

1 plans.

2 Q. While you're pulling up the chart, when
3 you said 3B, that's referring to Building 3B, which
4 is a type B building, correct?

5 A. Yes.

6 MS. COFFEY: And all of this
7 information can be found on the front page of the --

8 MR. DRILL: On the title sheet, right?

9 MS. DISTON: Title sheet 0001, correct,
10 and I can just pull that up for a minute. Okay.
11 For a total of 80 community buildings.

12 Q. Before you get to the units, I'm sorry.

13 All of the units either have a porch or
14 a balcony for private outdoor space, correct?

15 A. That is correct.

16 Q. Thank you.

17 A. Okay. Moving on to the community
18 building, again, type 5B wood construction, wood
19 framing and wood trusses, conventional spread
20 footings with slab on grade, no basement.

21 It is approximately 3590 square feet
22 consisting of a fitness center, social services,
23 management office, restrooms, work room and
24 community room provided along with an IT closet
25 storage and surface area -- I'm sorry, in service

1 Q. Keep going.

2 A. There is also on this site I believe
3 Mike -- I'm sorry. The engineer referred to the
4 shed. That prefabricated shed is approximately
5 10-by-10 feet, less than 20 feet in height, siding
6 and roofing materials will be matching the
7 residential buildings, and we can get into some
8 elevation design shortly.

9 Let me just quickly go through some
10 building floor plans. Z-101 indicates building type
11 A.

12 Q. And building type A, just for
13 reference, is Buildings 1, 2 and 4, correct?

14 A. Correct and -- apologies.

15 For purposes on the site plan, you can
16 see these are the smallest footprint of buildings
17 along the main entry as well as more central.

18 Here we go. So we have building type A
19 which is actually our most common building. Then we
20 have building type B which is similar to A, but it
21 has a different configuration on the ground floor.

22 Q. And that's Building 3.

23 A. Uh-hmm. Correct.

24 Q. And --

25 A. And then Building C.

1 Q. Which is Buildings 5, 6 and 7.
 2 A. Thank you. Is our longest
 3 configuration with 16 units each, and each building
 4 is 3 stories in height, and we can start to go into
 5 the design for the elevations.
 6 Okay. Moving on to elevation design
 7 starting at -- you got it, Kate.
 8 Q. We're at sheet Z-201.
 9 A. So, as I mentioned, building types A
 10 through Z all have three stories, no basement. They
 11 have been designed with a general understanding of
 12 the surrounding development and character of the
 13 township.
 14 In relation to planner comment number
 15 2, we have studied the surrounding neighborhoods and
 16 have designed our elevations to blend into the
 17 existing fabric using similar materials and
 18 earth-tone colors as indicated in the rendering.
 19 I can pop over to the rendering in a
 20 moment.
 21 Q. I think we have to mark this as an
 22 exhibit. So this -- the rendering is going to be
 23 Exhibit A-9.
 24 A. One question on that, Kate.
 25 Q. Yes.

1 A. Is it on the front cover?
 2 MR. DRILL: Yes. It's on the title
 3 sheet.
 4 Q. Okay. This is bigger.
 5 MR. DRILL: The demonstrative up there.
 6 Q. Okay. Never mind. It's not Exhibit
 7 A-9. It's just the cover sheet brought up.
 8 A. Okay. Yes. So this is just -- again,
 9 it's on the first -- the cover sheet, we just showed
 10 it on that title block here, but as you can see, we
 11 took careful consideration of the adjacent
 12 surrounding neighborhood, studied the gable roofs
 13 and proportions of the area and tried to be as
 14 sensitive as we could to the existing fabric.
 15 In doing so, we selected -- we created
 16 masonry water table at the ground level with the use
 17 of lap siding and board and batten siding for the
 18 main material for the facades as well as asphalt
 19 shingle roofing. Most of the area has these
 20 materials currently on their residential buildings.
 21 I will note that, obviously, we're
 22 showing earth-colored tones, earth-tone colors here.
 23 I'll zoom in a little bit. Whites, blues, grays, et
 24 cetera, potentially greens. These color selections
 25 will be finalized once we know exactly in -- once we

1 know exactly which materials will be finalized
 2 during construction.
 3 So moving on, we do have --
 4 MR. JOHN: Can you go back to Z-101?
 5 Do you have an overall roof height? I didn't see it
 6 anywhere.
 7 MS. DISTON: I do have that. I have it
 8 right in here. So the average height of all the
 9 residential buildings are roughly 30-foot-5 inches.
 10 High point is 31-foot-8, and the low point is
 11 29-foot-2 under the 35-foot maximum height.
 12 MR. JOHN: Okay.
 13 MS. DISTON: The community building
 14 high point is 24-feet-5 inches under the 25-foot
 15 maximum height.
 16 MR. JOHN: Thank you. Sorry.
 17 MS. COFFEY: Thank you.
 18 MS. DISTON: Okay. So we do have some
 19 building-mounted signage that we would -- there's
 20 some actually right here on the right side of the
 21 elevation indicating way finding, that all that
 22 signage would be a minimum of 6 inches.
 23 We also would indicate unit signage at
 24 each door location, front entry. Mechanical units
 25 screening. So that I think was covered by the

1 engineer's testimony related to landscaping.
 2 MR. IZZO: Say that again.
 3 MS. DISTON: Screening.
 4 Q. So the mechanical units are not on the
 5 roof, correct?
 6 A. Correct. They are on concrete pads in
 7 the rear of the buildings.
 8 Q. And they will be screened with
 9 landscaping as testified to by the engineer,
 10 correct?
 11 A. Correct. Yes.
 12 MR. IZZO: So the only question I have
 13 with that, since you're going to have heat pumps --
 14 MS. DISTON: I will get to that.
 15 MR. IZZO: Yes.
 16 MS. COFFEY: It's on our to-do list.
 17 We got ya.
 18 MS. DISTON: I will point out that each
 19 unit entry and balcony porch or -- I'm sorry,
 20 balcony, we will have LED wall-mounted porch sconces
 21 in the form of down lights with the same color
 22 temperature to match the site lighting. Each shall
 23 be controlled by the resident via internal unit
 24 switches.
 25 Okay. I will address another planner

1 comment, number 2, the architect design standards.
2 Q. Meaning the redevelopment plan design
3 standards.

4 A. Yes.

5 MR. DRILL: Thank you.

6 A. The design complies with all of the --
7 help me.

8 Q. Redevelopment plan.

9 A. Redevelopment plan design standards
10 including gable roofs, minimum one foot each
11 protection, a roof hitch of 6 to 12, external
12 storage provided in the community building, balcony
13 supported by columns, not cantilevered, as well as
14 designed as an integral part of the building facade.

15 Okay. I will get into building
16 systems. Are you ready?

17 MR. IZZO: Whenever you're ready.

18 MS. DISTON: Please don't grill me on
19 this because I'm an architect by trade. I'll do my
20 best.

21 MR. IZZO: Go ahead.

22 MS. DISTON: No. It's good.

23 So we have -- all the residential
24 buildings will be fully sprinklered per NFP 13R.
25 The community building will be fully sprinklered per

1 be more than 65 DB during the day and 50 DB at
2 night.

3 So your testimony is that 59 at the
4 source. By the time you get to 75 feet, it's going
5 to be no more than 50 DB at night, correct?

6 MS. DISTON: That's my understanding.

7 MR. BECKER: With or without fence?

8 MS. DISTON: I think the fence would
9 help and buffer, the landscaping, et cetera. So I
10 think --

11 MR. IZZO: You're also going to have a
12 fence around it.

13 MS. DISTON: Well, we're not going to
14 have a fence necessarily around the mechanical unit,
15 but we will have landscaping, and that landscaping
16 right near the condenser will help. Absolutely.

17 Okay. Getting into hot water heaters
18 shall be high efficiency electric hot water heaters.
19 We will also have a passive radon system provided
20 with a junction box in the attic for future
21 installation of active systems -- of an active
22 system if it's required.

23 We will be providing exterior locked
24 hose bibs for maintenance purposes all along the
25 perimeter of each of the buildings as well as all of

1 NFP 13. There is a difference in that residential
2 versus community kind of business occupancy.

3 So the building shall have split system
4 heat pump, air handling units with condensers
5 located on concrete pads on grade, exhaust-only
6 ventilation via bathroom exhaust fans, constant
7 airflow regulator and motor-operated dampers to
8 supply enough air.

9 We did a test of that or we have some
10 data related to the Caterpillar unit as specified
11 related to a concern of noise from over 75 feet from
12 the property line. Equipment at the source produces
13 59 decibels which is the equivalent of a normal
14 conversation and no louder than the adjacent
15 neighbor standard residential equipment.

16 Does that answer your question?

17 MR. DRILL: The 59 DB is at the source?

18 MS. DISTON: At the source.

19 MR. DRILL: And you said the property
20 line is how many feet away?

21 MS. DISTON: Seventy-five feet, and
22 then my understanding is the actual adjacent
23 neighbors are even further back from that 75 foot.

24 MR. DRILL: And the New Jersey noise
25 code says that measured at the property line can't

1 the equipment and appliances shall be Energy Star
2 related -- Energy Star rated as applicable, and I
3 think that covers the MEP items.

4 MS. COFFEY: So I think that's what we
5 wanted to cover in our architectural testimony, but
6 we're happy to field any questions that anyone may
7 have.

8 CHAIRMAN VILLA: Anybody on the board
9 have any questions of the applicant's architect?

10 MS. ALLEN: Do you have back doors into
11 the green area?

12 MS. DISTON: I believe so. We do. Let
13 me share it.

14 MS. ALLEN: Can a person in the
15 townhouse exit the building from the green?

16 MS. DISTON: Yes. Yes. Give me a
17 second. Let me see if I can zoom in here.

18 Okay. For instance, Building A you see
19 there's entry on one side and entry on the other.

20 MR. IZZO: You said the condensers are
21 all going to be on the backside of the buildings?

22 MS. DISTON: I believe so. We can
23 confirm with -- my architectural team is nodding.

24 MR. DRILL: What are they nodding? Yes
25 or no?

1 MS. DISTON: Yes. They are nodding
 2 yes.
 3 MR. IZZO: How about on Buildings 1, 2
 4 and 5, how many units per building? How many
 5 condensers will be on the backside?
 6 MS. DISTON: Give me one second. Okay.
 7 So 1, 2 and 5. So A, A and C. We'll be looking at
 8 the C-type units.
 9 MR. IZZO: So it's the ones that are
 10 facing the Three Bridges?
 11 MS. DISTON: I see. I see. I
 12 understand the question now. So condensing unit per
 13 unit.
 14 MR. IZZO: One condensing unit per your
 15 unit.
 16 MS. DISTON: Eight per building or 16
 17 for the larger one.
 18 MR. IZZO: So you're talking 32 facing
 19 that development.
 20 MS. DISTON: Yes. I'm sorry. What was
 21 the question?
 22 MR. IZZO: It would be 32 condensers
 23 facing High Street, Three Bridges, correct?
 24 MS. DISTON: Eight plus eight plus 16
 25 is 32. Yes, you're correct, but they won't be --

1 they're going to be behind a buffer, behind a fence.
 2 MR. IZZO: I understand that. The
 3 technology has come a long way and they have gotten
 4 a lot more quiet.
 5 MR. O'BRIEN: I think it's only 16,
 6 right?
 7 MR. IZZO: It's 16. I said eight three
 8 times.
 9 MS. DISTON: So we have two closer to
 10 that property line.
 11 Q. And each of those two, they are shown
 12 as being Building A and to the far right-hand side
 13 of which area?
 14 A. I'm sorry. On Z-101?
 15 Q. On Z-101, each of those two buildings
 16 have eight units in them. So it would be a total of
 17 18 units for those two buildings.
 18 MR. IZZO: That's also referring to
 19 Building C. I know it's across the street, but it's
 20 still the backside is facing.
 21 MS. DISTON: Correct. That would be 16
 22 plus 16 would be --
 23 MR. IZZO: Thirty-two.
 24 MR. O'BRIEN: It's facing the
 25 courtyard.

1 MS. DISTON: It's facing the courtyard.
 2 So those are actually on the green side. So, yes,
 3 you are correct. So only 16 on Building A.
 4 MS. COFFEY: On the far right-hand
 5 side.
 6 MR. IZZO: There will be none in front
 7 of Building C.
 8 MS. DISTON: Correct, because we were
 9 trying to shield that from the main entry.
 10 MR. IZZO: Thank you.
 11 MS. DISTON: Okay.
 12 CHAIRMAN VILLA: Any other questions
 13 from board members?
 14 MS. ALLEN: One more clarification. On
 15 the back doors to the green area --
 16 MS. DISTON: Uh-hmm.
 17 MS. ALLEN: -- does that take you into
 18 a little patio?
 19 MS. DISTON: There are patios, yes.
 20 MS. ALLEN: Is the patio fenced?
 21 MS. DISTON: I don't believe they're
 22 fenced.
 23 MS. ALLEN: Because what happened in
 24 another development that we did, the people can only
 25 exit the townhouse from the front and not the back.

1 MS. DISTON: Got it.
 2 MS. ALLEN: And the reason is there's a
 3 back door but it goes into a fenced patio.
 4 MS. DISTON: Patio, yeah.
 5 MS. ALLEN: And they can't go any
 6 further unless they jump the fence.
 7 MS. DISTON: We don't want them to jump
 8 the fence.
 9 MS. ALLEN: No.
 10 MS. DISTON: I think the intention
 11 is --
 12 MS. ALLEN: I just want to make sure
 13 we're not doing the same thing here.
 14 MS. DISTON: Understood. The intention
 15 is to use that communal green as much as possible.
 16 MS. ALLEN: You'll be able to open the
 17 back door and walk out the back.
 18 MS. DISTON: Yes.
 19 MS. COFFEY: Just to be clear, the
 20 patio areas are not fenced. If you're a resident,
 21 you can exit your back door, walk across your patio
 22 and enter the green area without encountering any
 23 barriers.
 24 MS. ALLEN: Okay. Thank you.
 25 MS. COFFEY: Yes, ma'am.

1 CHAIRMAN VILLA: Our experts,
2 especially our planner, did their testimony address
3 any of the comments in your report?
4 MR. BEHRENS: Mr. Chairman, I think
5 they addressed all of my questions. I do have maybe
6 one or two more to ask.
7 One pertains to residential building
8 signage. Are any proposed? The
9 Redevelopment plan does prescribe you
10 can have up to two such signs per building. The
11 maximum sign area shall not exceed the minimum size
12 required by local code.
13 MS. COFFEY: Mr. Behrens, are you
14 referring to like project identification signs or
15 are you talking about like Building A?
16 MR. BEHRENS: Like Building A, Building
17 1.
18 MS. DISTON: Yes, and you can see our
19 intention is, although it's kind of small --
20 MR. DRILL: We don't know what the
21 intention. The drawing shows this is what you're
22 proposing, correct?
23 MS. DISTON: Yes. That's correct.
24 MS. DISTON: We have signage related to
25 each building. On the sides of the buildings as

1 approval, put a condition that the colors and
2 materials have to be substantially consistent with
3 the architectural plans you submitted, I assume you
4 will say, yeah, that's a great condition, right?
5 MS. COFFEY: Yes.
6 MR. DRILL: That takes care of that.
7 CHAIRMAN VILLA: Thank you.
8 MR. BEHRENS: Beyond that, I would just
9 offer that they're compliant from an architectural
10 standpoint, and I'll just note too that the
11 ordinance -- the redevelopment plan, rather, I
12 believe it allows for three stories and 50 feet, but
13 you're actually at two and a half stories and 35
14 feet. So the buildings are much smaller than this.
15 MS. DISTON: Much smaller.
16 MR. BEHRENS: I think there's a benefit
17 there. Thank you.
18 CHAIRMAN VILLA: Thank you, Mr.
19 Behrens.
20 Okay. If you're finished with your
21 architect's testimony, I'd like to open it up to the
22 public.
23 Can I see a show of hands who may have
24 questions of the architect's testimony?
25 Please come forward, Ms. Taylor.

1 well as each unit would have unit numbers adjacent
2 to the doors.
3 MR. BEHRENS: Which indicate.
4 MR. DRILL: The bottom line, does it
5 comply with the redevelopment standard or not?
6 MR. BEHRENS: It sounds like yes.
7 MS. DISTON: Yes. Yes.
8 MS. COFFEY: We believe that we comply
9 with the redevelopment plan standard and we are
10 committed to doing that.
11 MR. BEHRENS: So one of the goals of
12 the redevelopment plan is that there be articulation
13 and details in general terms that's consistent with
14 the township's character.
15 I think the elevation sort of speaks
16 for itself. Of course, the design is somewhat
17 subjective, but it seems like they achieved that.
18 You provided this color rendering, and
19 understanding that you can't, you know, commit to
20 certain exact colors, you know, sky blue or
21 whatever, that --
22 MR. DRILL: Put it this way.
23 MR. BEHRENS: It has to look more or
24 less like that.
25 MR. DRILL: If the board were to grant

1 MS. TAYLOR: Hello. Linda Taylor. I
2 just have a question. High Street is to -- I'm
3 right on High Street.
4 MR. DRILL: There's two what?
5 MS. TAYLOR: I'm on High Street, and
6 the two buildings right behind my house, how tall
7 are they?
8 MS. COFFEY: They're Building As.
9 MS. TAYLOR: I believe AA I believe it
10 was.
11 MS. DISTON: Thirty-five feet.
12 MS. TAYLOR: Oh, my God. And how many
13 stories is that?
14 MS. DISTON: It would be three.
15 MR. BEHRENS: Well, when you say three,
16 that's the image that you're building, right?
17 So it's two full stories, and then in
18 some places you have dormers, right, on the attic?
19 Is that accurate?
20 MS. DISTON: Roof pitched, yes. The
21 highest level of the roof pitched is at 35 feet,
22 but, in general, the two story is designed to
23 minimize the height of the building. So we're
24 basically creating dormers into that roof to make
25 that third story happen.

1 MR. DRILL: Let's ask Mr. Behrens.
 2 What does the ordinance allow in terms of height and
 3 stories?
 4 MR. BEHRENS: Three stories, 50 feet.
 5 MR. DRILL: So the buildings could have
 6 been 50 feet?
 7 MR. BEHRENS: And they're at 35.
 8 CHAIRMAN VILLA: The maximum height is
 9 35 feet?
 10 MS. DISTON: Correct.
 11 MR. BEHRENS: Do you have dormers
 12 facing east on those two buildings? Are they on the
 13 backs or the fronts?
 14 MS. DISTON: I don't believe so, but I
 15 can confirm. Just the front.
 16 MR. BEHRENS: So to be clear, none of
 17 those dormers are facing the residential properties
 18 from the east. So it's the roof you'll see.
 19 MS. DISTON: The roof plan on Z-101
 20 indicates dormers only on one side.
 21 MS. HINDLE: Can you show her a rear
 22 elevation of those buildings so she'll know what
 23 she'll be looking at?
 24 CHAIRMAN VILLA: And, also, can you
 25 describe -- the engineer could tell us what the

1 neighborhood.
 2 MS. TAYLOR: My house.
 3 MS. DISTON: Correct. So it appears to
 4 be two stories.
 5 CHAIRMAN VILLA: I think we should also
 6 point out for Ms. Taylor's benefit that that ground
 7 elevation she sees in that exhibit is about 5 foot
 8 lower than the elevation at her rear property line.
 9 So those buildings are somewhat depressed.
 10 MS. TAYLOR: Good.
 11 CHAIRMAN VILLA: Five feet actually
 12 from the elevation of your rear property.
 13 MR. DRILL: They're not depressed due
 14 to their color.
 15 MS. TAYLOR: What color are they going
 16 to be?
 17 MS. COFFEY: The color, to answer your
 18 question, they're going to be earth tones.
 19 MR. DRILL: Take a look. Take a look.
 20 MS. TAYLOR: Oh, I see.
 21 MS. DISTON: Muted earth tones. We are
 22 trying to blend in with the neighborhood as much as
 23 possible.
 24 MS. TAYLOR: Now, is there going to be
 25 a lot of trees behind them to separate it?

1 elevation is at the bottom of the building versus
 2 the rear?
 3 MR. DRILL: No. You don't need the
 4 engineer. The architect can do that. It will be
 5 right on that drawing.
 6 MS. DISTON: I'm on Z-201, detail 2
 7 showing the south elevation. You can see the gable
 8 line is higher, but we're basically having two-story
 9 units along that edge.
 10 The three-story component happens along
 11 the north elevation, and it's really just the end
 12 gables.
 13 MR. DRILL: Which elevation is facing
 14 her backyard?
 15 MS. DISTON: This.
 16 MR. DRILL: This meaning detail 2?
 17 MS. DISTON: Detail 2, south elevation.
 18 MR. DRILL: Right, detail 2.
 19 MS. DISTON: Detail 2 on Z-201.
 20 MS. TAYLOR: It's the one on the left?
 21 I mean on the right. Is that the one?
 22 MS. COFFEY: What you're seeing on the
 23 screen right now which is labeled number 2, building
 24 type A, south elevation, this is what the building
 25 would look like on the side that's facing your

1 MS. DISTON: There is, I believe, a
 2 buffer, but I don't want to --
 3 MS. COFFEY: The engineer had testified
 4 previously, if you don't mind me recapping, Mr.
 5 Chairman, we're required to provide a 50-foot buffer
 6 along the entire border, and so that buffer is going
 7 to be provided.
 8 We're keeping all the existing
 9 vegetation in that 50-foot buffered area, and then
 10 two weeks ago he also testified that we're providing
 11 supplemental evergreen tree plantings, species
 12 recommended by Mr. Hendrickson to be added into that
 13 buffer as well.
 14 MS. TAYLOR: Okay.
 15 MS. COFFEY: And you'll have the fence
 16 also.
 17 MS. TAYLOR: Fence. Okay. Thank you.
 18 CHAIRMAN VILLA: Thank you.
 19 Any other questions for the applicant's
 20 architect this evening?
 21 MR. KANTOWICZ: Yes, sir.
 22 MR. DRILL: Come up to the microphone.
 23 State your name for the record again.
 24 MR. KANTOWICZ: Jeffrey Kantowicz.
 25 Thank you, Mr. Chairman -- Mr. Counsel.

1 The buildings that are to the westerly
 2 side of the building of the property, what are the
 3 height -- what are the maximum heights of those
 4 buildings?
 5 MS. DISTON: So along the westerly side
 6 is a Building A and a Building B. I'll just orient
 7 you, Mr. Kantowicz.
 8 So Building A and Building B are the
 9 two buildings that are horizontal access on the
 10 westerly side of the property. Do you see that?
 11 MR. KANTOWICZ: A and B, correct.
 12 MS. COFFEY: Correct?
 13 MR. KANTOWICZ: What are the heights of
 14 the building going to be?
 15 MS. DISTON: We have an average height
 16 of 30-foot-5.
 17 MR. KANTOWICZ: Okay.
 18 MS. DISTON: Our highest point is
 19 31-foot-8, and our lowest point is 29.2.
 20 Q. That's your Building B?
 21 A. Correct.
 22 MR. KANTOWICZ: Do you happen to know
 23 what the topo line is at that point?
 24 Q. Let's do the height for Building A-2
 25 before we go to the next question.

1 feet.
 2 A. Thirty-foot-five inches which is very
 3 close to 30.5.
 4 Q. Just because that was going to be
 5 confusing.
 6 MR. DRILL: Thank you for that
 7 clarification.
 8 MS. DISTON: And I will clarify. The
 9 35 foot max height is actually related to the
 10 building code, not necessarily zoning. So we
 11 actually have to be much lower in relation to our
 12 building codes.
 13 MR. BEHRENS: Twenty feet lower than
 14 you're allowed to be.
 15 MS. DISTON: Exactly.
 16 CHAIRMAN VILLA: Any other public
 17 questions to the applicant's architect?
 18 All right then.
 19 MR. DRILL: Do you have any other
 20 witnesses to call?
 21 MS. COFFEY: We don't have any other
 22 witnesses to call.
 23 CHAIRMAN VILLA: Your application is
 24 complete.
 25 MS. COFFEY: Our application is

1 Can you give the building heights for
 2 Building A again please?
 3 A. Yes. Average height of -- again, this
 4 is average across the entire site. So we have
 5 average heights of 30-foot-5, highest point at
 6 31-foot-8 and lowest point at 29-foot-2. That's to
 7 the roof line.
 8 MR. KANTOWICZ: And what's the --
 9 what's the height on the westerly side of the
 10 building? I guess that's Building C.
 11 MS. DISTON: They're all at the same.
 12 MR. KANTOWICZ: They're all the same.
 13 Q. Let's go over the heights of Building C
 14 one more time for Mr. Kantowicz.
 15 A. The average height is 30-foot-5 inches.
 16 High point 31-foot-8. Low point 29-foot-2.
 17 Q. I want to clarify something because I
 18 think there may have been confusion.
 19 When Ms. Taylor was asking you about
 20 the height of Building A and you said 35 --
 21 MR. DRILL: Yeah. She said 35 feet.
 22 Q. You didn't mean three five feet. You
 23 meant 30.5 feet, correct?
 24 A. Yes.
 25 MR. KANTOWICZ: It's even lower. 30.5

1 complete.
 2 CHAIRMAN VILLA: I think, looking at
 3 the hour on the clock, I think we can open this up
 4 to the public.
 5 MR. DRILL: For testimony.
 6 CHAIRMAN VILLA: Can we see a show of
 7 hands to determine how late we may stay tonight?
 8 MR. DRILL: How many people want to
 9 make comments?
 10 CHAIRMAN VILLA: General comments
 11 beyond what they've already done.
 12 MR. DRILL: One. Okay. Mr. Kelco come
 13 on up.
 14 MS. COFFEY: I'm sorry. I just wanted
 15 to clarify. Mr. Kantowicz, are you putting on
 16 testimony? Okay.
 17 MR. DRILL: Mr. Kantowicz, are you
 18 putting on testimony?
 19 MR. KANTOWICZ: I have no one here
 20 tonight.
 21 MR. DRILL: Okay. He is not.
 22 MS. COFFEY: Just so we know what's
 23 ahead of us.
 24 MR. DRILL: The applicant has completed
 25 their case. We're opening it up to the public.

1 Mr. Kantowicz was offered first to put
2 on any witnesses. He says he doesn't have any
3 witnesses. He, obviously, may want to make some
4 sort of statement to the board.
5 MS. COFFEY: Understood.
6 MR. DRILL: So, Mr. Kelco, you've
7 already been sworn. So now --
8 MR. KELCO: Tear 'em up.
9 MR. DRILL: They're all yours, man.
10 MR. KELCO: I understand this board has
11 nothing to do with this development. All they can
12 do is to get you to do it as nicely as possible and
13 to hurt our development that we all live in and that
14 we love and are proud of as least as possible.
15 There's probably a borough councilman
16 up there somewhere.
17 MR. DRILL: There's not.
18 MR. KELCO: You sent him home.
19 MR. DRILL: I made him recuse himself.
20 MR. KELCO: They're the ones that
21 bought this property and rezoned it. So they can't
22 have a say on what you actually do.
23 So what you're actually saying is
24 there's no building back there is going to be over
25 31.8?

1 MR. DRILL: Thirty foot five inches is
2 what she said.
3 MS. DISTON: No. No. That's an
4 average height.
5 MR. KELCO: That's an average.
6 Q. The highest point of any of the three
7 building types is what?
8 A. Thirty-one-foot-eight.
9 MR. KELCO: Thirty-one-foot-eight.
10 That's what I thought I heard.
11 The only other complaint I have is,
12 because you're bringing that road off of the
13 existing cutoff of Route 202, just because it's
14 there, you have to put in 7-foot swales on both side
15 of it. You got to dig a hole. You're going to have
16 to come within 40 feet of my property line when you
17 could just cut a new one.
18 You're not going to use any of that
19 road or that curbing there anywhere on the street on
20 202. So if you couldn't cut a new one in like was
21 suggested straight in, I would have even least
22 complaints about this, but you literally want to
23 turn everybody that's coming north on 202 to come
24 right around and bring their life right past my
25 house like this, and I know you're trying with the

1 7-foot wall of dirt and you're trying --
2 MR. DRILL: And the 6-foot fence.
3 MR. KELCO: And the 6-foot fence which
4 I will still see the top of the dirt from, but I
5 mean I just don't understand why you're not -- you
6 don't want to give us some more kind of buffer.
7 If any one of you ever walked back
8 there, you're going to find that 40 feet after you
9 come out of the bamboo which is -- covers three
10 houses, that 40-foot buffer is a field that we all
11 cut. I actually have my service go back there and
12 kill fleas and ticks so I don't have those problems
13 in my yard, but that's fields from the third house
14 all the way to the tent.
15 So this 40 foot that you're trying to
16 protect, this 8, 50 feet you're trying to protect,
17 there's not a bush. There's not a tree. Nothing.
18 I'm going to see 6 feet of vinyl fence from what I
19 used to see the woods, and in my opinion, that's
20 pure craziness. We want to see what we see now.
21 So why can't you put your fence all the
22 way down like they suggest and line bushes and
23 trees? Dot it. I know it will take some years. It
24 won't be all filled in overnight, but within the
25 next few years, we won't have to look at that.

1 MR. DRILL: Can you explain something?
2 MR. KELCO: Sure.
3 MR. DRILL: What additional or what
4 fence location do you want that they haven't agreed
5 to?
6 MR. KELCO: No. No. I said along with
7 the fence that they're going to put 40 feet off our
8 property line where you're suggesting they put it 40
9 or 50 feet. That's 40 feet in between that fence
10 and our house.
11 MR. DRILL: You want additional
12 landscaping.
13 MR. KELCO: Right, because there's
14 nothing there. There's nothing. Take a walk.
15 MR. DRILL: Hold it. Hold up. You
16 guys, is there anything you can do for him for
17 additional landscaping?
18 MS. COFFEY: Yes. You brought up this
19 comment two weeks ago. So we did have a chance to
20 look at it, and we can install additional trees
21 along the property line. We are proposing to
22 install five additional evergreen trees.
23 MR. KELCO: That's not even one a house
24 but --
25 MS. COFFEY: On your property line.

1 MR. KELCO: On mlne.
 2 MS. COFFEY: Yes.
 3 MR. DRILL: They're offering you five
 4 trees.
 5 MR. KELCO: I would love to see five
 6 trees back there.
 7 MS. TAYLOR: What happened to mlne?
 8 MR. DRILL: Listen, when it's your turn
 9 to come up, why don't you ask for some trees? He's
 10 the only one that asked for the trees. He got some
 11 trees.
 12 MS. TAYLOR: I'm coming up next.
 13 MR. KELCO: I really feel sorry for all
 14 of you people. I sat in your seat and I understand
 15 this is not on you. I really do.
 16 MR. DRILL: Mr. Kelco, your lot is Lot
 17 4.
 18 MR. KELCO: Yes, Block 84, 4.
 19 MR. DRILL: Add five trees on their
 20 property adjacent to the property line on Lot 4.
 21 MR. KELCO: Thank you, sir.
 22 MS. TAYLOR: Wait a minute. Can we add
 23 five trees behind --
 24 MR. DRILL: Hold on. Just wait a
 25 minute. I'm still writing down his.

1 they're going to show you. They got you buffered up
 2 the ying-yang.
 3 MS. TAYLOR: They got me buffered to
 4 the ying-yang. Thank you. I know you guys are
 5 doing your best.
 6 MS. COFFEY: I'm sorry. Ms. Taylor,
 7 which property are you? We'll just do it the
 8 old-fashioned way.
 9 CHAIRMAN VILLA: Lot 1, Block 85.
 10 MR. DRILL: Block 85, Lot 1.
 11 MS. TAYLOR: I just sent my taxes in.
 12 MR. DRILL: Next to the --
 13 MS. TAYLOR: That's right. Now will
 14 our taxes go down?
 15 MR. O'BRIEN: No. Nothing goes down.
 16 MS. COFFEY: Ms. Taylor, you are you
 17 said --
 18 MS. TAYLOR: Right by the paper.
 19 MS. COFFEY: Of Grove Street?
 20 MS. TAYLOR: Yes.
 21 MS. COFFEY: Are you on this side or
 22 this side?
 23 MS. TAYLOR: I'm on this side.
 24 MS. COFFEY: You are tax Lot 1, Block
 25 85 which is immediately to the south of the Grove

1 MS. COFFEY: I'm going to put up a
 2 concept plan if you want to see what planting we
 3 have by your house.
 4 CHAIRMAN VILLA: They do show
 5 additional planting behind your house.
 6 MR. DRILL: Can you identify yourself
 7 first?
 8 MS. TAYLOR: Come on. Linda Taylor.
 9 I'm on High Street.
 10 MR. DRILL: And I assume you're up here
 11 because you want to see what kind of landscaping
 12 currently is proposed adjacent to your lot --
 13 MS. TAYLOR: Yes.
 14 MR. DRILL: -- to see if there's
 15 enough, and if there's not, I assume you're going to
 16 ask them to consider giving you additional
 17 landscaping. Am I correct?
 18 MS. TAYLOR: Yes.
 19 MS. COFFEY: Bear with us for two
 20 seconds because we're going to put it up so that you
 21 can -- I believe you already have some.
 22 MR. DRILL: Come on up. I'll give you
 23 a sneak peek.
 24 MS. TAYLOR: Let's see.
 25 MR. DRILL: This is you. That's what

1 Street paper street.
 2 MS. TAYLOR: Yes.
 3 MS. COFFEY: Okay. So now we're going
 4 to go to the landscaping plan. Okay. So next
 5 sheet. So our engineer is going to be looking at
 6 our landscaping plan from what we submitted which is
 7 sheet 21, and this paper street here is the Grove
 8 Street paper street, correct, Mr. Weseloski?
 9 MR. WESELOSKI: That's correct.
 10 MS. COFFEY: Okay. So your Lot 1, you
 11 see this line right there? There's additional
 12 trees -- well, go ahead. You explain what's being
 13 proposed.
 14 MR. WESELOSKI: Certainly. This is all
 15 part of the evergreen buffer that we have proposed.
 16 The species types we take the recommendations of Mr.
 17 Hendrickson to make sure those are appropriate for
 18 that area.
 19 MS. TAYLOR: The fence would go here?
 20 MR. WESELOSKI: Correct. The fence
 21 would go outside that buffer approximately 50 feet.
 22 MR. DRILL: For the record, are there
 23 landscaping now proposed?
 24 MS. COFFEY: Yes.
 25 MR. DRILL: Ms. Taylor, have you seen

1 the landscaping on the plan?
 2 MS. TAYLOR: Yes, just now.
 3 MR. DRILL: Does it look like you need
 4 any more landscaping?
 5 MS. TAYLOR: It looks beautiful. It
 6 looks beautiful.
 7 MR. DRILL: Thank you or thank them.
 8 MS. TAYLOR: Thank you. Thank you very
 9 much.
 10 CHAIRMAN VILLA: Any other members of
 11 the public wish to make general comments in regard
 12 to this application?
 13 MR. DRILL: A new person.
 14 MR. KELCO: I was talking to him.
 15 MR. DRILL: You can't talk to him.
 16 We're in the middle of a hearing.
 17 MS. MIDDLEMAN: Karen Middleman. I do
 18 not live in Three Bridges. I want to make that
 19 clear.
 20 MR. DRILL: Hold on. I got to swear
 21 you in. Do you swear or affirm the testimony you're
 22 about to give is going to be the truth, the whole
 23 truth and nothing but the truth?
 24 MS. MIDDLEMAN: I just find it really
 25 challenging that people who live in this new

1 of those outstanding issues where we have options.
 2 MS. HINDLE: Can I just ask one
 3 question about the landscaping?
 4 I know you talked about five extra
 5 trees behind the first property. Are you extending
 6 that offer to the other neighbors that have that
 7 field area that Mr. Kelco was talking about?
 8 MS. COFFEY: I don't know that we've
 9 looked at it on a property-by-property basis. We
 10 did look at that one because that is where we had
 11 the question.
 12 It looks like we can do it kind of
 13 while we're out on the site to figure out where
 14 additional trees are needed.
 15 MS. HINDLE: Yeah. I think that you
 16 definitely should because there are quite a few
 17 people that left this evening who I'm sure would
 18 like the same.
 19 MR. DRILL: Besides adding the five
 20 trees to the applicant's lot adjacent to Block 84,
 21 Lot 4 of Kelco's lot, add trees to applicant's lot
 22 where what -- where additional trees are needed?
 23 MR. BEHRENS: To provide a continuous
 24 buffer.
 25 MS. COFFEY: Why don't we say meet with

1 development cannot walk to the library, cannot walk
 2 to the school, and, you know, these people may be
 3 coming with children who become friends with people
 4 that live in Three Bridges and their children will
 5 have a hard time getting to play with their children
 6 in the way that you're not allowing any access.
 7 So, again, the fact that there's Forest
 8 Hill area, they have to drive to go to -- into the
 9 woods. I just find that really harmful.
 10 MR. IZZO: They can still walk out the
 11 emergency exit and walk down Railroad Avenue.
 12 MS. MIDDLEMAN: Okay. So that's fine.
 13 Thank you for that.
 14 MR. DRILL: That's true.
 15 CHAIRMAN VILLA: All right. At this
 16 point, I think I can close.
 17 MR. DRILL: Hold on. Mr. Kantowicz,
 18 you have any statement you want to make, closing
 19 statement?
 20 MR. KANTOWITZ: No.
 21 MR. DRILL: Now you want to close the
 22 hearing.
 23 CHAIRMAN VILLA: We want to close the
 24 public portion of the hearing and open it up to
 25 discussion with the board, especially regarding some

1 board professionals to add additional trees --
 2 MR. DRILL: Where the board's planning
 3 expert deems it necessary.
 4 MR. BEHRENS: I think you meant
 5 engineer.
 6 MS. HINDLE: Tom, I think any place
 7 where it's a similar environment.
 8 MR. DRILL: Okay. Got it. That's
 9 acceptable to you, correct?
 10 MS. COFFEY: Yes.
 11 MR. DRILL: Okay.
 12 CHAIRMAN VILLA: In the interest of
 13 time, I'm thinking maybe I'll bring up some of the
 14 options, those issues that are still outstanding,
 15 and we need the board to decide what the condition
 16 should be, and I'll just poll the board and go right
 17 down the row here starting with Jacqueline.
 18 Emergency access versus full access.
 19 MS. HINDLE: I think the public has
 20 spoken and they want emergency access.
 21 MR. DRILL: Right. But what do you
 22 want?
 23 MS. HINDLE: I will go with emergency
 24 access.
 25 MR. DRILL: Okay. Mr. Hendrickson.

1 MR. HENDRICKSON: I agree. I'll go
2 with what the public preferred.
3 CHAIRMAN VILLA: Ms. Barton.
4 MS. BARTON: The public.
5 CHAIRMAN VILLA: I'll go with the
6 public's request for an emergency access only.
7 Mr. John.
8 MR. JOHN: Yeah, I agree.
9 CHAIRMAN VILLA: Julia.
10 MS. ALLEN: I don't agree. I think,
11 given what Mr. Izzo said and what I have understood
12 to be the case of people coming and going, I think
13 they would have less traffic on High Street. If
14 they had full access, it would be less coming and
15 going, not -- people not going to High Street, not
16 going into Three Bridges.
17 I think there would be more people
18 going into Three Bridges trying to get to Three
19 Bridges if we eliminated that road access. So --
20 and I don't know that we put enough effort into
21 explaining that.
22 MR. DRILL: Mr. Izzo put an
23 unbelievable amount of effort into explaining that.
24 Don't blame the board members on that.
25 MS. ALLEN: I'm explaining my vote.

1 might regret it later, but they live there. I
2 don't. So whatever they want.
3 CHAIRMAN VILLA: Okay. So that's the
4 majority is in favor of the emergency access only.
5 Next issue I'd like to discuss with the
6 individual board members is the extension of
7 sidewalks in those paper streets.
8 MR. DRILL: Not the extension. The
9 elimination.
10 CHAIRMAN VILLA: The elimination.
11 MR. DRILL: The elimination of the
12 sidewalks on the paper streets and the subs.
13 CHAIRMAN VILLA: As stated, Ms. Hindle.
14 MS. HINDLE: Eliminate.
15 CHAIRMAN VILLA: Neil.
16 MR. HENDRICKSON: Eliminate.
17 MS. BARTON: Eliminate.
18 CHAIRMAN VILLA: I vote for the
19 elimination of the sidewalks too.
20 MR. DRILL: Mr. John.
21 MR. JOHN: Mr. John is struggling with
22 this one. I know. I know. It's -- I think there's
23 some -- there's some validity to Railroad Avenue's
24 exit, but as some of the members have stated, it's
25 quite similar to some of the roads that I have to

1 It's not that I'm going contrary to what the
2 residents say.
3 What I'm saying is that, in order to
4 keep traffic out of Three Bridges, driving traffic,
5 I think they're better off with driving access to
6 Railroad Avenue. So I am going to vote for that.
7 CHAIRMAN VILLA: Okay. Mr. Becker,
8 your opinion.
9 MR. BECKER: Well, I let the citizens
10 speak, but I -- it obviously contains as much as
11 this population and movement on 202 as possible, and
12 if that's what they want, that's okay with me.
13 CHAIRMAN VILLA: You go for the
14 emergency access only.
15 Mr. Izzo.
16 MR. IZZO: I think everybody knows how
17 I feel, but at the end of the day too, you know, I
18 want -- me, personally, I'm going through the same
19 thing that the residents in Three Bridges are going
20 through. So I feel your pain.
21 I think -- I think you guys are making
22 out pretty good by getting these sidewalks
23 eliminated and getting the fence put in and getting
24 nice buffers. You know, the entrance thins is six,
25 six of one, half a dozen of the other. I think they

1 deal with very early up in the north area of the
2 township. So there is some speed associated with
3 that, but at the same time, I can understand these
4 are paper roads, and so even though it takes away
5 from what is the fluid nature of the development, I
6 can understand having nothing there and having
7 something there especially when it's adjacent to
8 your property.
9 It might be a little bit of a difficult
10 thing to swallow. I feel like sidewalks are a part
11 of when we put any development or allowing
12 development into the township, and this is part of
13 our master plan. I'm surely going to be the only
14 one that says yes on sidewalks.
15 MR. DRILL: You want to keep the
16 sidewalks.
17 MR. JOHN: I would like to keep the
18 sidewalks. I'm the only one.
19 MS. ALLEN: I agree with everything
20 Chris said. I feel the pain of the residents. I'll
21 say no.
22 MR. DRILL: You'll say eliminate the
23 sidewalks.
24 MS. ALLEN: Eliminate the sidewalks.
25 I'm not happy with that. I like the kids to be able

1 to play with each other. Once the dust settles on
 2 this, hopefully it will be one community.
 3 MR. DRILL: Again, I'm not
 4 deliberating, but what Mr. Izzo said, kids can walk
 5 up and down that emergency access just for the
 6 record.
 7 MS. ALLEN: They can.
 8 CHAIRMAN VILLA: Mr. Becker, your
 9 opinion.
 10 MR. BECKER: No sidewalks.
 11 CHAIRMAN VILLA: Mr. Izzo.
 12 MR. IZZO: Again, no sidewalks. It's
 13 most of these people live out here and they don't
 14 want to be forced to have -- they live in a secluded
 15 area for that reason, to be secluded.
 16 So I think you're just inviting
 17 unnecessary things to their streets. So eliminate
 18 them.
 19 CHAIRMAN VILLA: Okay. Thank you.
 20 Next issue was extend the water lines
 21 into the paper streets up to High Street and put two
 22 hydrants at the end of those extensions. Am I
 23 misstating that?
 24 MR. DRILL: It doesn't matter. Extend
 25 the water lines and put the two fire hydrants in.

1 CHAIRMAN VILLA: Yes.
 2 Start again with Jacqueline.
 3 MS. HINDLE: Yes, I'm in favor of fire
 4 hydrants.
 5 MR. HENDRICKSON: Yes.
 6 MS. BARTON: Yes.
 7 THE COURT: I'm a yes.
 8 MR. JOHN: Yes.
 9 MS. ALLEN: Yes.
 10 MR. BECKER: Hydrants.
 11 MR. IZZO: Yes.
 12 CHAIRMAN VILLA: That's all eight of
 13 us.
 14 Okay. Do we have to vote on the 6-foot
 15 fence?
 16 MR. DRILL: Yes you do for two reasons,
 17 because to do the 6-foot solid fence, you need
 18 potentially two C-2 variances. We know you need a
 19 C-2 variance for the fence height, and we don't
 20 know, but we're going to play it safe by granting
 21 one just in case, and if we don't need it, I'll just
 22 take it out of the resolution and seek the variance
 23 for the location of the fence because it's going to
 24 be --
 25 MR. BEHRENS: One was the height. The

1 other was whether it would impact the buffer if it's
 2 located in the buffer. Now it's on the other side
 3 of the buffer.
 4 MS. COFFEY: And, potentially, also the
 5 front yard setback needs a variance.
 6 MR. O'BRIEN: I think you can get
 7 4-foot high in the front yard, but we want six.
 8 CHAIRMAN VILLA: We want 6.
 9 Does everybody on the board understand
 10 the issue at hand?
 11 MR. DRILL: The 6-foot high fence, to
 12 say yes to the 6-foot high fence means you're saying
 13 yes to granting, in my recommendation, a C-2,
 14 benefits versus detriments variance, for the fence
 15 height and part of that fence is going to be in a
 16 front yard.
 17 CHAIRMAN VILLA: And it's a solid
 18 fence.
 19 MR. DRILL: Right.
 20 CHAIRMAN VILLA: For the record.
 21 MS. ALLEN: What do you mean by front
 22 yard?
 23 MR. DRILL: It's going over towards off
 24 202.
 25 MS. COFFEY: Front yard setback.

1 CHAIRMAN VILLA: Jacqueline.
 2 MS. HINDLE: Yes, to the 6-foot solid
 3 fence and the variances required.
 4 MR. HENDRICKSON: Yes.
 5 CHAIRMAN VILLA: Thank you.
 6 MS. BARTON: Yes.
 7 CHAIRMAN VILLA: I will be a yes also.
 8 MR. JOHN: Yes.
 9 CHAIRMAN VILLA: Okay. Julia.
 10 MS. ALLEN: Yes.
 11 CHAIRMAN VILLA: Mr. Becker.
 12 MR. BECKER: I was going to think of a
 13 smart preamble and reasons why the fence is good.
 14 MR. DRILL: We can't hear you anyway
 15 whatever you're saying. The court reporter maybe.
 16 If you're going to say something, say it loud.
 17 MR. BECKER: Fences.
 18 MR. DRILL: Fences.
 19 MR. IZZO: Fences.
 20 MR. DRILL: You're under the theory
 21 that fences make good neighbors.
 22 MR. IZZO: Yes, build that wall.
 23 CHAIRMAN VILLA: Okay. Do we need any
 24 other direction?
 25 MR. DRILL: Yes. So with that

1 direction, from what I'm hearing is my sense is
 2 someone should be making a motion to grant
 3 preliminary and final site plan approval with the
 4 C-2 variances subject to all the conditions that
 5 have been mentioned in the two hearing sessions and
 6 the more standard conditions which I will draft up
 7 into a resolution, and everyone will, not criticize
 8 it, but you'll help me with the wording.
 9 MR. HENDRICKSON: One question was the
 10 issue of it being within the budget still your
 11 concern?
 12 MR. DRILL: No. No. No. They offered
 13 it up. No budget.
 14 MS. COFFEY: Yes, sir.
 15 CHAIRMAN VILLA: Would anyone like to
 16 make that motion?
 17 MR. IZZO: I'll make that motion.
 18 MR. HENDRICKSON: Second.
 19 CHAIRMAN VILLA: Okay. Can we have a
 20 roll call?
 21 MR. DRILL: Go slow please on the roll
 22 call.
 23 BOARD SECRETARY: Ms. Allen.
 24 MS. ALLEN: Yes.
 25 BOARD SECRETARY: Ms. Barton.

1 CHAIRMAN VILLA: Opposed.
 2 (Whereupon, no one board members
 3 opposed.)
 4 (Proceedings conclude at 10:32 p.m.)
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1 MS. BARTON: Yes.
 2 BOARD SECRETARY: Mr. Becker.
 3 MR. BECKER: Yes.
 4 BOARD SECRETARY: Mr. Hendrickson.
 5 MR. HENDRICKSON: Yes.
 6 BOARD SECRETARY: Mr. Izzo.
 7 MR. IZZO: Yes.
 8 BOARD SECRETARY: Mr. John.
 9 MR. JOHN: Yes.
 10 BOARD SECRETARY: Ms. Hindle.
 11 MS. HINDLE: Yes.
 12 BOARD SECRETARY: And Mr. Villa.
 13 CHAIRMAN VILLA: Yes.
 14 MR. DRILL: Okay. It's been an
 15 interesting evening. I'd like to thank the public
 16 especially for your input and cooperation and
 17 patience of the board.
 18 The only other thing left on your
 19 agenda is to ask for a motion to adjourn.
 20 MR. HENDRICKSON: So moved.
 21 CHAIRMAN VILLA: Second.
 22 MS. HINDLE: Second.
 23 CHAIRMAN VILLA: All in favor.
 24 (Whereupon, all board members respond
 25 aye.)

1 CERTIFICATE OF OFFICER
 2
 3
 4 I CERTIFY that the foregoing is a true
 5 and accurate transcript of the testimony and
 6 proceedings as reported stenographically by me at
 7 the time, place and on the date as hereinbefore set
 8 forth.
 9 I DO FURTHER CERTIFY that I am neither
 10 a relative nor employee nor attorney or counsel of
 11 any of the parties to this action, and that I am
 12 neither a relative nor employee of such attorney or
 13 counsel, and that I am not financially interested in
 14 the action.
 15
 16
 17 DIANE M. HOLMES, C.C.R.
 18 Certificate No. XI01660
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