

BOROUGH OF FAR HILLS
Planning Board Regular Meeting
MINUTES
August 2, 2021
VIA REMOTE MEETING ACCESS ONLY

CALL TO ORDER

Chairman Rochat called the virtual meeting to order at 7:10 p.m. and read the Open Public Meetings statement in accordance with the law. Those present stood for the pledge of allegiance.

ROLL CALL:

Present: Chairman Tom Rochat, Vice Chairman Richard Rinzler, Mayor Paul Vallone, Councilwoman Sheila Tweedie, Robert Lewis, Marilyn Layton, John Lawlor arrived at 7:20 p.m., Jack Koury, Alt. #1 and Suzanne Humbert, Alt. #2

Also Present: Peter Henry, Board Attorney, David Banisch, Planner, Steve Bolio, Engineer and Shana L. Goodchild, Secretary

Absent: None

There were approximately 20 audience members present.

BILL LIST

- August 2, 2021

Vice Chairman Rinzler made a motion to approve the Bill List. Councilwoman Tweedie seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote

Those in Favor: Vice Chairman Rinzler, Mayor Vallone, Councilwoman Tweedie, Mr. Lewis, Ms. Layton, Mr. Koury, Alt. #1, Ms. Humbert, Alt. #2 and Chairman Rochat

Those Opposed: None

MINUTES

- July 5, 2021 Regular Meeting

Councilwoman Tweedie made a motion to approve the minutes of the July 5, 2021 Regular Meeting for content and release. Ms. Layton seconded the motion. All were in favor.

RESOLUTION

- **Resolution No. 2021-22** — Chadwick Brokerage, LLC — 49 Route 202, Block 15, Lot 1.01

Mr. Henry noted that the approval was for an office suite application and the resolution provides for the standard conditions that have been applied in the past to similar applications. Councilwoman

Tweedie made a motion to approve the resolution as written. Vice Chairman Rinzler seconded the motion.

The motion carried by the following roll call vote:

Roll Call Vote:

Those in Favor: Mayor Vallone, Councilwoman Tweedie, Vice Chairman Rinzler, Mr. Lewis, Mr. Koury and Chairman Rochat

Those Opposed: None

APPLICATION/PUBLIC HEARING

- Appl. No. PB2020-04 – ADJOURNMENT TO November 1, 2021
Lakehaus, LLC
Block 4, Lot 5
100 Lake Road
Use and Bulk Variances for Ground Mounted Solar

Chairman Rochat referenced the letter received from the attorney for the applicant requesting an adjournment to November 1, 2021. Attorney Henry suggested that the Board consider that the application was noticed for June and had been carried since that time. He raised the issue of the need to re-notice, indicating that while the hearing could legally be adjourned on the record to a date specific, it may be prudent to provide new notice due to the long delay and potential for new owners within 200 feet. It was the consensus of the Board to require new notice for the November meeting given the length of the delay and the frequency in which houses are changing ownership. When asked by Vice Chairman Rinzler the reason for the delay, Attorney Henry noted that there were a series of reasons related to availability of the applicant/attorney/witnesses which brought about the requests to adjourn. Ms. Goodchild was asked to reach out to the applicant's attorney to make him aware of the Board's request for new notice.

Attorney Henry noted for the record that it was anticipated that the public hearing would be adjourned to November 1, 2021 with new notice to be provided.

APPLICATION/COMPLETENESS DETERMINATION

- Appl. No. PB2021-10
Far Hills Country Day School
Block 4, Lot 11
697 US Hwy Route 202
Amended Prel./Final Major Site Plan and Use Variance Scoreboard Replacement

Attorney Kathryn Hatfield, Hatfield Schwartz Law Group, was present on behalf of the applicant and explained that the application was for amended approval and use variances to replace and relocate the scoreboards on the four (4) existing athletic fields. Presently there are two (2) existing scoreboard

assemblies positioned in the opposite end of two (2) of the existing athletic fields. The school wishes to replace those scoreboards and erect new assemblies at the center of the athletic fields; the proposed location would allow all four (4) of the athletic fields to have access to the scoreboards. She went on to explain that the scoreboards are approximately the same size in configuration/height/color and function as the existing units. When asked by Attorney Henry if the applicant was requesting to duplicate the number of scoreboard faces, Ms. Hatfield responded in the positive. She noted that they are non-illuminated except for the LED lights that display the timing, scoring and the team names. They do not have the ability to display dynamic messages or videos and there are no sound systems associated with the units and they do not have the ability to make announcements. They are equipped with horn speakers to indicate the end of a quarter or half of a game and they would be oriented so that they would not face any close residential neighbors. There is no new lighting or field lighting proposed and the hours of operation would remain unchanged; hours of operation would typically be weekdays between 2:45 p.m. and 5:30 p.m.

Attorney Henry noted that the Board needed to take action on the numerous waivers requested from the checklist requirements which were outlined in the Ferriero Engineering letter dated July 9, 2021.

Steve Bolio, Ferriero Engineering reviewed the letter dated July 9, 2021 and referenced the specific waivers requested for Checklist Item Numbers for Preliminary Major Site Plan, the following checklist waivers were recommended – No's 4, 9, 10, 14, 16, 17, 19, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 34, 35, 36, 39, 40 and 41. With respect to Checklist Item Number 41 (stream corridors) the recommendation was for the applicant to confirm applicability. Referencing the specific waivers requested for Checklist Item Numbers for Final Major Site Plan, the following checklist waivers were recommended: No.'s 7, 9, 10, 13, 14, 15 and 16. Mr. Bolio opined that the applicant submitted sufficient information to proceed to a public hearing, subject to the Board granting the waivers and deeming the application complete.

With regard to the application and escrow fees, Mr. Bolio noted that it was recommended that the applicant post a \$7,000.00 escrow fee which requires a waiver from the Board based on the nature in which the escrow fees are calculated. If the fee schedule was followed to the letter of the ordinance the applicant would be required to post hundreds of thousands of dollars; the recommended initial escrow was based on the scope of the application. Mayor Vallone opined that it was a fair determination and asked that Ms. Goodchild monitor the escrow to which Councilwoman Tweedie agreed.

Vice Chairman Rinzler questioned the need for the 120-decibel level horn to which Attorney Henry suggested holding the question for the public hearing.

There being no questions from the Board, Vice Chairman Rinzler made a motion to grant the waivers requested to include the escrow subject to the regular terms of the escrow agreement and to deem the application complete. Mr. Lewis seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote:

Those in Favor: Vice Chairman Rinzler, Mayor Vallone, Councilwoman Tweedie, Mr. Lawlor, Mr. Lewis, Ms. Layton, Mr. Koury, Ms. Humbert and Chairman Rochat

Those Opposed: None

APPLICATION/PUBLIC HEARING

- Appl. No. PB2021-07
Pulte Homes of NJ, Limited Partnership/Residences at Overleigh
Block 5, Lot 4
220 Route 202
Prel./Final Subdivision and Site Plan and Variance

Chairman Rochat suggested the Board keep abreast of the meeting notes outlined in the Memo dated August 2, 2021 prepared by Borough Planner, David Banisch. Mr. Banisch noted that the purpose of the Memo was to make the Board aware that the meeting took place and to provide the Board with a summary of the subject matter. For the record, Attorney Henry noted that the Memo was part of the public record.

A transcript of the Pulte Homes of NJ, Limited Partnership/Residences at Overleigh public hearing has been attached to the minutes.

Attorney Henry noted a public meeting/site walk (not a continuation of the hearing) would be held at the site on August 14, 2021 at 9 a.m. and the hearing will be reconvened on September 22, 2021, 7 p.m. either in-person or virtually which will be made public on the Borough webpage.

- Appl. No. PB2021-13
JFS Fitness, LLC
Block 15, Lot 5
45 Route 202, Suite 201
Change of Use/Occupancy/Site Plan Waiver

Anthony Melillo was present on behalf of the applicant and sworn in by Attorney Henry. He explained that the tenant, Jan Swenson, was the owner of the business with an address of 7 New Jersey Ave., Lake Hopatcong. The prior use was a retail use occupied by the Red Toad (womans apparel). The proposed use is retail which consist of fascial stretch therapy. Office hours will be conducted between 6 a.m. and 6 p.m. Monday through Saturday. There will be a total of two (2) people on site at any given time, one (1) being the owner performing the massage therapy and the other being the client. The two (2) parking spots required are provided on the site plan (a total of six (6) spaces with five (5) occupied). The tenant will require a spot in the existing sign monument and no site modifications are required. Attorney Henry noted that the application summary indicated that the space will be used for a therapeutic office but later the proposed use is described as retail and asked if it should be reconciled. Mr. Melillo opined that retail was more in keeping with the use proposed.

When asked by Vice Chairman Rinzler about the hours of operation, Mr. Melillo noted that it is based on when the clients have availability before or after work.

When asked by Mayor Vallone if the applicant employs any medicinal injectables, Mr. Melillo responded in the negative. When asked if medical products are sold retail, Mr. Melillo noted that no products are being sold however he provides a service. Mr. Banisch noted that the permitted use was for local service activity and suggested that the use proposed fell within that permitted use.

When asked by Chairman Rochat if the use was on the first or second floor, Mr. Melillo responded the second floor.

When asked by Mayor Vallone if the use faces Mooreland Farm or residential uses, Mr. Melillo responded Mooreland Farm.

There being no additional questions from the Board, Chairman Rochat opened the meeting up to public for questions. There being no questions from the public, Councilwoman Tweedie made a motion to approve the application with the standard conditions typical for the change of use/site plan waiver: 1) Taxes and municipal charges and fees being paid, 2) any other permits or approvals, 3) compliance with the representations made during testimony, and 4) and the only signage change would be an identification decal for the use described on the existing signage board. Councilwoman Tweedie seconded the motion. The motion carried by the following roll call vote:

Roll Call Vote:

Those in Favor: Vice Chairman Rinzler, Mayor Vallone, Councilwoman Tweedie, Mr. Lawlor, Mr. Lewis, Ms. Layton, Mr. Koury, Ms. Humbert and Chairman Rochat

Those Opposed: None

CORRESPONDENCE

1. A letter dated July 29, 2021 from Frederick Zelley re: Lakehaus, LLC, Block 4, Lot 5, 100 Lake Road.
2. A letter dated July 9, 2021 from Ferriero Engineering, Inc. re: Far Hills Country Day School Scoreboards, Block 4, Lot 11.
3. The NJ Planner, May/June, 2021 Vol. 82, No. 3.

ZONING UPDATE

- Zoning memo dated July 30, 2021 – Kimberly Coward

Ms. Layton asked when the demolition for 3 Fox Hunt Court was scheduled to take place to which Mayor Vallone suggested Ms. Goodchild check with Ms. Coward. There were no other comments on the zoning update.

PUBLIC COMMENT

Skip Schwester, 410 Lake Road noted that on April 5, 2021 Mr. Mullen from Pulte Homes completed the application for the Pulte Homes of NJ/Residences at Overleigh application and indicated that there were no deed restrictions on the property. Attorney Henry noted that the public comment portion of the meeting was not for questions or comments about a pending application. He agreed that it was a fair comment but it needed to be made at the appropriate point in the application public

hearing. Mr. Schwester asked if the Planning Board was aware that the Mayor and Council indicated that Pulte Homes committed to selling the market price units for a starting price of \$800,000 to \$900,000 and that at a tax rate of \$1.35 cents per 100 a \$800,000 sale would generate \$10,800 per year in taxes. Attorney Henry again noted that it was not an appropriate time to comment or ask questions about a pending application. When asked by Mr. Schwester if the Board was aware that the Borough Council committed to pay Pulte Homes \$6,000 per year for each of the 105 units for ten (10) years, Attorney Henry again noted that questions related to a pending application were inappropriate and should be asked during the public hearing; he outlined the public hearing process.

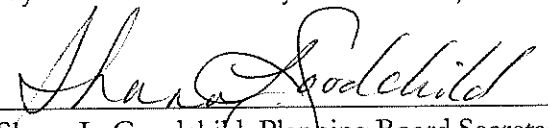
Jon Sobel, was present and began to make comments relative to the Pulte Homes application and Attorney Henry noted that questions regarding Pulte Homes needed to be asked during the public hearing. He went on to remind members of the public that the public comment portion of the meeting was for the public to make comments on anything not related to a pending application. Mr. Sobel opined that the Borough should require affordable housing units before any Certificate of Occupancies are issued for market rate units. He also opined that the Borough should not provide pilot programs for For Sale communities. Mr. Sobel suggested that the Board provide more opportunity for the public to comment on applications.

Skip Schwester, 410 Lake Road asked why the applicant was permitted to leave prior to public comment to which Attorney Henry again outlined the public hearing process and noted that the public comment portion of the agenda at the end of the meeting was not for commenting on pending applications. Based on offensive language and personal attacks, Chairman Rochat asked that Mr. Schwester be muted.

There being no additional public comments, Chairman Rochat closed the public participation portion of the meeting.

ADJOURNMENT

Motion by Councilwoman Tweedie, seconded by Ms. Layton and unanimously carried to adjourn the meeting at 10:05 p.m.


Shana L. Goodchild, Planning Board Secretary

APPROVED 9/22/21

STATE OF NEW JERSEY
COUNTY OF SOMERSET
BOROUGH OF FAR HILLS

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APPLICATION/PUBLIC HEARING:

Application No. PB2021-07
Pulte Homes of NJ, Limited Partnership/
Residences at Overleigh
Block 5, Lot 4
220 Route 202
Prel./Final Subdivision and Site Plan Variance
PLANNING BOARD MEETING Regular Meeting
MONDAY AUGUST 2, 2021
TIME: 7:00 P.M.

BOARD MEMBERS:

Tom Rochat, Chair, Class IV
Richard Rinzler, Vice Chair Class IV
Robert Lewis, Class IV
Marilyn Layton Class IV
Sheila Tweedie, Secretary Class III
Paul J. Vallone, M.D., Mayor Class I
Jack Koury, Alternate #1
Suzanne Humbert Alternate #2

Shana L. Goodchild: Board Secretary

Peter Henry, Board Attorney
David Banisch, Board Professional
Steven Bolio, Board Professional
HUDSON COURT REPORTING & VIDEO (732) 906-2078

TRANSCRIPT of the above-entitled
matter by and before GERALDINE ADINOLFI, a Certified
Court Reporter of the State of New Jersey, License
Number 30XI00228000.

APPEARANCES:

DAY PITNEY, ESQS.
BY: CRAIG GIANETTI, ESQ.
1 Jefferson Road
Parsippany, New Jersey 07054
Attorneys for the Applicant

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MR. ROCHAT: Okay. Next on the
agenda is Pulte Homes Application 2021-07.
Before we open this up, I just have a
question for Mr. Henry. Is there an open discussion
on Mr. Banisch's letter that we received this
afternoon? Do you want to discuss that before or
after, or is it just information as far as the
meetings that were held?

MR. HENRY: I think it was submitted
for the board, simply as a matter of information.
But I think it's appropriate in the public hearing
to perhaps have a brief description of what that is
and what brought it about, since that was done
outside of the public meeting itself.

MR. ROCHAT: Correct. I want to keep
abreast of that, that is all.

MR. HENRY: Yeah.

MR. ROCHAT: I don't know if
Mr. Banisch could open this up at this time, or do
we want to bring in their experts, just in case
there's any discussion?

MR. HENRY: I don't know that the
witnesses that they have here tonight were
participants in that discussion.

1 MR. BANISCH: Mr. Kennedy was.
 2 MR. HENRY: Is he here tonight?
 3 MS. GOODCHILD: I think he is here.
 4 MR. HENRY: Okay.
 5 MR. BANISCH: What I would like to
 6 suggest is you go ahead and reopen the hearing,
 7 allow the applicant to make their introductory
 8 remarks about where they want to take the board on
 9 this application this evening. And at the
 10 appropriate time, either I will present those
 11 comments, or perhaps one of the applicant's experts
 12 who was in attendance at that meeting will make
 13 reference to that memo, and we will do a recap. But
 14 the purpose behind that memo was to simply inform
 15 the board that that meeting took place, and to give
 16 the board a summary of the subject matter that was
 17 discussed, which was the way things were left, at
 18 the last meeting in July, when the board authorized
 19 a meeting among the professionals. So we can do
 20 that at any time, and take it as you wish.
 21 MR. HENRY: Just for the record, the
 22 memo itself becomes part of the record, as it is
 23 public record.
 24 MR. GIANETTI: If I may, Chairman.
 25 Good evening, Craig Gianetti, from the firm of Day

1 Pitney on behalf of the applicant Pulte Homes of New
 2 Jersey LP.
 3 Following up on that, I will give a
 4 brief introduction, and kind of outline what we
 5 intend to present. And as Mr. Banisch noted, we can
 6 discuss what occurred at that meeting, and kind of
 7 next steps from that meeting.
 8 As noted, this is a continued
 9 application for preliminary final major site plan
 10 and subdivision approval for property located at
 11 222 Route 202 Block 5, Lot 4. We were last before
 12 this board on July 5, 2021. This is an application
 13 to construct a multi-family development, consisting
 14 of 105 age-restricted townhouse dwelling units and
 15 an apartment building consisting of 29 affordable
 16 units, of which 25 would be family units and 4 of
 17 those would be age-restricted. So in total we are
 18 just talking about 134 residential units, of which
 19 109 would be age-restricted. The property is
 20 located in the TH-6 IR zone. It is a permitted use.
 21 It is a part of the town's affordable housing plan.
 22 As you may recall, the developer has
 23 an affordable housing agreement with the town
 24 concerning this project in the zoning with respect
 25 to it. At the last meeting we presented the direct

1 testimony of Jim Mullen from Pulte Homes, as well as
 2 Ron Kennedy the civil engineer with Gladstone
 3 Engineering & Design Group. And we discussed the
 4 site plan in detail and identified the relief we are
 5 seeking as part of the application, which will get
 6 discussed further at later point, with our planner.
 7 With me here tonight I have Bruce
 8 Englebaugh from Minno & Wasko a licensed architect,
 9 as well as Gary Dean, a licensed traffic engineer.
 10 We plan on presenting the testimony with respect to
 11 architecture and showing the elevation -- showing
 12 the elevation and some 3D aerials of what is being
 13 proposed with the project.
 14 As you indicated at the last meeting,
 15 there was discussion when we were going through the
 16 professional review letters, there was a lot of
 17 details, comments, concerning storm water management
 18 and other questions in those review letters. It was
 19 agreed that it probably made more sense for our
 20 professionals to meet with the town professionals;
 21 kind of go through them, so we are on the same page
 22 as to what is being asked and what is being done.
 23 And as we indicated at that July 5 meeting,
 24 following the meeting professionals, and following
 25 addressing those comments, we would bring

1 Mr. Kennedy back to kind of testify as to what was
 2 done as a result of that meeting, and any changes to
 3 the plan.
 4 You know, I don't have the memo that
 5 Mr. Banisch prepared, so I'm not exactly sure what
 6 it has in it. And I was not in attendance at the
 7 meeting. I think, my understanding from the meeting
 8 was there is a discussion of several topics of storm
 9 water management, requesting additional soil samples
 10 and testing with respect to storm water management.
 11 Some of that is being performed as we speak. When
 12 we get the results, we will provide that to the
 13 professionals. And I believe, it would be expected,
 14 there would be another follow up meeting to go
 15 through the results and their comments. And then,
 16 Mr. Kennedy will come back and present a follow up
 17 testimony or supplemental testimony, concerning kind
 18 of additional follow up that was done, as well as
 19 any changes to the plan.
 20 At this point, honestly, since we
 21 haven't addressed those comments, we haven't
 22 completed some of the analysis that was requested as
 23 part of that meeting, we are intending to proceed
 24 forward with our architect and our traffic engineer,
 25 as we don't anticipate anything from those follow up

1 discussions are going to impact the layout and
2 design and elevation and traffic. So we are
3 prepared to present those witnesses tonight.

4 And then, I know there is also a
5 discussion about an on-site visit at the property.
6 I have been in discussions with Shana about getting
7 a meeting date scheduled for that, which we can
8 discuss at some point. Then I would expect probably
9 at the September meeting, we would be bringing back,
10 hopefully, Ron Kennedy to address the results of
11 their analysis, and any changes as well as the
12 planning testimony of Paul Phillips in connection
13 with the variances.

14 So unless -- I don't know if,
15 Mr. Banisch, wants to give a little summary. You
16 know we weren't going to have Mr. Kennedy come up
17 because we didn't complete everything that was
18 discussed at the meeting with respect to follow up
19 investigation. But I am prepared to start with
20 Mr. Englebaugh, when the board is ready.

21 MR. BOLIO: If I may interject, Mr.
22 Chairman. The traffic report that was prepared for
23 the project wasn't submitted to the office with the
24 initial submission. It has since been submitted,
25 but we have not reviewed it. I did not realize the

1 traffic engineer was going to be providing testimony
2 tonight. So I want to bring that to the applicant's
3 attention. And you know, subject to our review and
4 any comments, you may need to bring consider traffic
5 engineer back for an additional meeting.

6 MR. GIANETTI: Understood. I know we
7 did, I think there was some discussions at the last
8 meeting about whether or not the traffic report was
9 included with the package. We did after that
10 meeting submit it to the board. And, again, you
11 know, it is not an in-depth analysis. You know,
12 since it is a fully conforming application, and we
13 talk about the traffic counts and things of that
14 nature. So I don't expect it to be some in-depth
15 analysis. But if after you hear the testimony and
16 after you analyze the report, and you have follow up
17 questions, you know, Mr. Dean will be available at
18 subsequent meetings, as well to address any of
19 those.

20 MR. BANISCH: Maybe, Mr. Chairman,
21 the most expeditious way for me to deal with these
22 comments is to run through them quickly. I think to
23 a certain extent, we will refresh the board members'
24 memories as to some of the subject matters that were
25 discussed at the hearing. Then we can always put

1 that report in the rearview mirror, and not have to
2 continually come back to it, if that's your
3 pleasure.

4 MR. ROCHAT: That's fine.

5 MR. BANISCH: So the meeting was on
6 the 21st. Present; Mr. Kennedy, Mr. Drayhiem from
7 Mr. Kennedy's office, Joel Lipman, Jim Mullen from
8 Pulte, engineers Ferriero, Bolio and myself.

9 Engineer Kennedy opened the meeting
10 advising that additional on-site soil testing
11 recommended by Engineer Ferriero has been addressed,
12 and the results are being analyzed with updated soil
13 logs. This is all pertaining to the storm water
14 management, to a limited extent the wastewater
15 trench locations in the front yard. Ground water
16 impact on smaller basins is also being analyzed as
17 are time of concentration pads.

18 A long series of technical storm
19 water management drainage comments were discussed by
20 the engineers. There will be some additional plan
21 modifications that are going to be made to address
22 consistency with the state storm water management
23 rules. And there were a variety of specific
24 comments that were made pertaining to that.

25 There will be accessibility revisions

1 to the path in the front yard, around the wastewater
2 recharge trench field. That's to provide an
3 accessible path for those disabled, requiring a hard
4 surface.

5 Street name revisions are going to be
6 considered to eliminate potential road name
7 confusion for 911 response.

8 Siting of mailboxes will be arranged,
9 similar to the manner in which they are at the Polo
10 Club.

11 It was agreed that screening will be
12 provided where a large number of gas and electric
13 meters are ganged together, when they visible to the
14 neighborhood.

15 There was clarification by
16 Mr. Kennedy that a hot box will not be needed in the
17 front yard for the water supply that's being
18 extended to the site. That is a large above-ground
19 box that can be unsightly. It was a matter of
20 interest to the engineers and myself as to whether
21 or not something like that was going to be used.
22 And if so, how it was going to be treated.

23 Mr. Kennedy clarified that the 12
24 inch water line extension from the Village is for
25 fire suppression. For example, fire hydrants.

1 Given the proximity of Far Hills Country Day School.
 2 It is not to extend water service to other sites.
 3 There is an 8 inch line that's being extended on to
 4 the site from the 12 inch main. That is going to be
 5 installed in the road.

6 It was agreed that repaving road
 7 restoration details for the road -- are going to be
 8 added to the plans. That will be for the full
 9 length of all the water line extensions required.
 10 And that includes to the Village from Schley Road
 11 and along Route 202 from the Village to the site.
 12 The question of generators came up.
 13 The developer advised that generators will not be
 14 permitted in the common area as per homeowners
 15 association documents. That was stipulated that
 16 they must be on the individual lots. There is an
 17 open question, I believe, as to whether or not a
 18 generator will be provided for the affordable
 19 apartment building at the time of the initial
 20 certificate of occupancy. I think they can be
 21 addressed, when Mr. Kennedy resumes his testimony;
 22 and when we come back to various items pertaining
 23 to the affordable housing building.

24 The question came up about site
 25 grading. Mr. Kennedy advised that final site

1 grading will be balanced at the time final plans are
 2 submitted for approval by the engineer. That would
 3 be for construction.

4 There was a question about lighting.
 5 Street lighting is fairly limited throughout the
 6 development. However it was discussed that each
 7 townhouse will have a garage door light installed
 8 adjacent to it. It will be dusk to dawn controlled
 9 by the homeowners association. There was agreement
 10 that we expect that it's going to add sufficient
 11 ambient light to the street scape for safety, and
 12 eliminate the need for additional street lighting
 13 within the development. The idea there is to try to
 14 control the lighting impacts to the neighborhood in
 15 the vicinity of the site.

16 We discussed the issue -- there is an
 17 open item regarding a comment in our letter as to
 18 whether or not there will be a street light at 202.
 19 That is the main access road, and that is simply for
 20 safety purposes to call the drivers attention to the
 21 location of that intersection. But that will be
 22 dealt with later.

23 It was discussed that an affordable
 24 housing construction phasing and construction
 25 schedule will be submitted. It will be offered by

1 the applicant because the affordable units cannot be
 2 delivered in strict accordance with the uniform
 3 housing affordability controls for the delivery of
 4 affordable units, in a schedule based on the
 5 delivery of certificates of occupancy for the market
 6 rate units.

7 Cross access and maintenance
 8 responsibilities and agreements between the two
 9 proposed lots, Lots 401 and 402 will be provided.
 10 As well as for interconnection among the storm water
 11 management facilities and the shared wastewater
 12 treatment and disposable facilities.

13 The portion of the pedestrian path in
 14 encircling the wastewater trench in the front yard
 15 will be sufficiently improved with a surface to
 16 permit accessibility from the sidewalk connection.

17 The applicant also indicated a
 18 willingness to identify an open play or an open
 19 field area to supplement the site plan, with an
 20 opportunity for recreation that is expected to be
 21 informal.

22 It was agreed that architectural
 23 comments in our letter would be addressed this
 24 evening, when the architect provides his testimony.
 25 And it was also noted by the applicant that other

1 comments that were not addressed during our
 2 discussion were going to be addressed by the
 3 applicant's appropriate professionals during their
 4 direct testimony.

5 So that in essence is -- that is my
 6 summary of what was discussed at that meeting. The
 7 others in attendance may have comments about that.
 8 But I did have a chance to speak to Mr. Bolio about
 9 it. I think he believes that the summary accurately
 10 reflects our discussions that day.

11 MR. BOLIO: Yes. So we concur with
 12 Mr. Banisch, that that accurately reflects our
 13 meeting that day.

14 MR. ROCHAT: Any of the applicant's
 15 experts that were in this meeting have any comments?

16 MR. GIANETTI: I don't think our
 17 professionals have comments with respect to what
 18 Mr. Banisch discussed. And as noted Mr. Kennedy
 19 will come back at another point after that
 20 information is investigated to provide testimony on
 21 the subject.

22 MR. ROCHAT: Anybody on the board
 23 have clarification of anything that was discussed?

24 BOARD MEMBER: No.

25 MR. ROCHAT: Mr. Gianetti.

1 MR. GIANETTI: Sure. At this point,
 2 I would like to call Bruce Englebaugh.
 3 MR. HENRY: Do we have
 4 Mr. Englebaugh?
 5 MR. GIANETTI: Here is there. I
 6 think he might need to be unmuted.
 7 MR. HENRY: Raise your right hand.
 8 Do you swear the testimony you are
 9 about to give in this hearing will be the truth, the
 10 whole truth and nothing but truth, so help you God.
 11 MR. ENGLEBAUGH: Yes, I do.
 12 MR. HENRY: State your full name, and
 13 spell your last, for the record.
 14 MR. ENGLEBAUGH: First name Bruce,
 15 last name E-N-G-L-E-B-A-U-G-H.
 16 B R U C E E N G L E B A U G H,
 17 SWORN:
 18 MR. HENRY: Thank you.
 19 EXAMINATION BY MR. GIANETTI:
 20 Q. Mr. Englebaugh, if you could please
 21 provide for the board, your license, experience and
 22 qualifications in the field of architecture?
 23 A. Sure. I am a principal with Minno &
 24 Wasko, we are headquartered in Lambertville and I
 25 have been with the firm since it opened in 1995.

1 Back before Minno & Wasko, I actually
 2 worked on the Polo Club, I was the project architect
 3 for a company called the Martin Organization, where
 4 Dave Minno and I worked together. Dave Minno is the
 5 principal of Minno & Wasko Architects.
 6 I am registered in New Jersey,
 7 Pennsylvania, Delaware, Maryland and West Virginia.
 8 Although, my West Virginia license is inactive right
 9 now. And I went to Kent State University.
 10 Graduated in 1980 with a bachelor of science, and
 11 1982 with bachelor of architecture.
 12 Q. And you've been accepted as an expert
 13 in the field of architecture before planning boards
 14 in the state of New Jersey.
 15 A. Yes, I have many times.
 16 MR. GIANETTI: At this point,
 17 Chairman, I'd ask that Mr. Englebaugh be accepted as
 18 an expert in the field of architecture?
 19 MR. ROCHAT: That's fine.
 20 BY MR. GIANETTI:
 21 Q. Mr. Englebaugh maybe in connection
 22 with tonight's meeting, did you or someone in your
 23 direction.
 24 Let me take a step back. You and
 25 your office and someone under your direction

1 prepared the architectural plans that were submitted
 2 as part of this application?
 3 A. That's correct.
 4 Q. In connection with tonight's meeting
 5 did you or someone in your direction prepare any
 6 exhibits for this evening's hearing?
 7 A. Yes. We did two additional
 8 perspective views.
 9 Q. Sure. So if you would like, we can
 10 mark -- at least identify and mark these exhibits
 11 into the record.
 12 And, I believe, Mr. Henry, we are at
 13 Exhibit A 9, at this point, if you want to bring up
 14 first, Mr. Englebaugh, I guess a color elevation
 15 plan that were submitted as part of the application.
 16 These are a colored version, I guess, of them.
 17 A. I was thinking of starting with the
 18 aerial perspective.
 19 Q. I want to mark them all at the same
 20 time, all of them at once. Then we can go through
 21 them in the testimony.
 22 A. The first one I would present would
 23 be the aerial perspectives.
 24 Q. The second one is.
 25 MR. HENRY: Before we go on, could

1 you tell me how they are -- how many they are, how
 2 are they titled, what is their date and are there
 3 revision dates?
 4 MR. ENGLEBAUGH: Okay. First one is
 5 aerial perspective it's dated 7/30/2021. It is a
 6 single sheet, just a bird's eye perspective of the
 7 site.
 8 MR. HENRY: Okay.
 9 MR. ENGLEBAUGH: The next one, I'm
 10 not sure how you want to do this. There is 12
 11 sheets total.
 12 MR. HENRY: Aerial perspective is
 13 A 10, then you go you will on to A 10.
 14 MR. ENGLEBAUGH: And so with the
 15 submission package, there is 12 sheets in the
 16 submission package. I don't know if you want to do
 17 each individually.
 18 MR. GIANETTI: I think we do it as a
 19 set A 10, then as you go through the sheets you can
 20 identify the sheet you are referring to as A 10 --
 21 MR. HENRY: Nor do they have to be
 22 separately marked as exhibits, if they were part of
 23 the submission with the application. But we can
 24 mark the set as Exhibit A 10.
 25 MR. ENGLEBAUGH: Yeah. So that will

1 be 12 sheets, and all of those sheets are dated
 2 4/9/2021.
 3 MS. GOODCHILD: Mr. Englebaugh, is
 4 this a colorized version of the submission set?
 5 MR. ENGLEBAUGH: Yes, everything is
 6 in color tonight.
 7 MS. GOODCHILD: Thank you.
 8 MR. HENRY: So this set is not
 9 literally what was submitted?
 10 MR. ENGLEBAUGH: It's the color
 11 version of what was black and white.
 12 MR. HENRY: That makes it a different
 13 set of plans, actually, in terms of identifying them
 14 for purpose of the permanent record. They may be
 15 the same subject matter and have same graphics,
 16 because the submission was black and white, so they
 17 will be different these are now colorized, correct?
 18 MR. ENGLEBAUGH: Yes.
 19 MR. HENRY: Okay, okay.
 20 MR. ROCHAT: For instance the, with
 21 the application the cover sheet that has CS on it
 22 and it is dated April 9, 2021; is that the one we
 23 are looking at?
 24 MR. ENGLEBAUGH: Correct.
 25 MR. ROCHAT: On bottom right hand

1 corner it, says cover sheet?
 2 MR. GIANETTI: Maybe if you want to
 3 show your screen just to show what the front sheet
 4 looks like for A 10, and all three of what we are
 5 going to be discussing tonight are on the borough's
 6 website.
 7 MR. ENGLEBAUGH: Can you see my
 8 screen?
 9 MS. GOODCHILD: Yes.
 10 MR. HENRY: Now we can.
 11 MR. ENGLEBAUGH: This is the
 12 submission package. This matches everything that
 13 was submitted. I understand it's a different
 14 exhibit. So this is the cover sheet.
 15 MR. GIANETTI: This is A 10, that we
 16 are looking at.
 17 MR. ENGLEBAUGH: Correct.
 18 MR. HENRY: The first sheet of A 10.
 19 MR. ENGLEBAUGH: Correct. If you
 20 look over here in the index, you can see there's 12
 21 sheets, cover sheet through sheet number 11.
 22 BY MR. GIANETTI:
 23 Q. Maybe while you have your stuff up,
 24 maybe you can show what A 9 was, for the record.
 25 A. This aerial perspective.

1 Q. Dated July 30, 2021?
 2 A. Correct.
 3 Q. And then your next exhibit?
 4 A. So the last one would be the street
 5 scape perspective. This is a single sheet, and it
 6 has a date of 7/30/2021.
 7 Q. Sure. I guess maybe now that these
 8 exhibits are marked, starting with the aerial
 9 perspective, if you can give a general overview of
 10 the project, the look of project, and what you were
 11 intending to achieve from a design standpoint?
 12 A. Sure.
 13 Just to get you oriented, 202 would
 14 be down in the lower right-hand corner. Then out at
 15 the middle of the sheet going towards the upper
 16 left-hand corner, this would be Dillon Boulevard
 17 which would be the main entrance to the project. As
 18 you would drive up, you would come to this
 19 cul-de-sac, which would give you your sense of
 20 arrival. If you turn to the right, this area out to
 21 the right where my cursor is, is the townhouse
 22 development; the market rate townhouses and there is
 23 105 of those. If you turned left at the cul-de-sac
 24 it would take you up to the low mod building, up
 25 here in the upper left-hand corner.

1 While we are looking cul-de-sac, you
 2 can see there is little stone monument sign here
 3 that would give you directional way-finding, if you
 4 needed to find your way back to the multi plex
 5 building to the low mod or the market rate
 6 townhouses to the right.
 7 A couple things, I wanted to mention
 8 on here, even though this isn't my discipline, I
 9 want everybody to notice the heavily landscaped area
 10 between 202 and the townhouses. We are going to
 11 augment the buffer that is there now with pine trees
 12 and things like that, so it will be difficult to
 13 actually see the project.
 14 One other thing, this is the
 15 underground infiltration basin. And this grass that
 16 is in here, it isn't manicured like a golf course.
 17 It's going to be meadow grass about three feet high.
 18 So that is going to help conceal a little bit of the
 19 project. It will be in the far background.
 20 Lastly, one other thing on this, is
 21 the slope of the land. It slopes towards the back
 22 of site, which would be up to the rear corner. And
 23 as we get into this proposal or into this
 24 presentation; you're going to see several buildings
 25 that have like a three-story elevation in the back.

1 And that is because these buildings step down with
2 the topography. But all the building faces that
3 face toward 202 are two stories. So for example, if
4 you looked at the low mod building, you can see that
5 is two stories facing Route 202. But in the back,
6 when we get to it, you will see that there is
7 stories there because it's stepping down to work
8 with the sloping grade.

9 So if that's kind of an overview,
10 let's go on to the next exhibit which is the
11 planning boards submission set.

12 And this is the cover sheet which we
13 had spoken about. A couple takeaways on this; on
14 the upper right-hand corner, you can see there is
15 elevations of the two major product types. The
16 market rate townhouses are on the top and then the
17 low mod building is below it labeled, Number 2.

18 As we go through the presentation
19 there is many times, this a reference site plan up
20 in the upper left-hand corner. And that is to show
21 various things, like for example, the walkout
22 basements, sometimes we have some upgraded
23 elevations called high visibility. Those will be
24 all marked on the reference site plan.

25 And just to get you oriented; 202

1 goes vertically, and is on the left-hand side.
2 Dillon Boulevard and the cul-de-sac that we just
3 spoke about on the aerial perspective is right here
4 that we just spoke about. So if we take a quick
5 look at the list of drawings on the cover sheet,
6 Sheets 1 through 7 will be the market rate
7 townhouses, which will be looking at elevations
8 floor plans and the building section to better
9 understand how the building height works. Then
10 sheets 8, 9 and 10 are going to be the low mod
11 building and we are going to look at building plans
12 elevations. Then the last sheet will be the sewer
13 treatment building. And we just did some facade
14 elevations on that. If you are familiar with
15 location, it's right here. This square building
16 shown on left of the site plan.

17 So that said, let's move on to sheet
18 Number 2 -- I'm sorry, Sheet Number 1. This is the
19 cover sheet so this is Sheet Number 1. The purpose
20 of this sheet is to show you the townhouse
21 elevations. If you look at the reference plan,
22 everything that is shaded in the dark hatching,
23 these are the market rate townhouses, which is the
24 majority of the project.

25 So let's pan back over and look at

1 the elevations. We are showing two elevations. The
2 upper one labeled, Number 1, the lower one labeled
3 Number 2. But it isn't that ones an upgrade, they
4 are just different. They're different designs and
5 you can mix and match any units. And this is going
6 to help to make the street scape more varied. So
7 that for example, if somebody likes the hip roofs,
8 they purchase with one with a hip roof. Conversely,
9 if they like the gable roof, they can buy the gable
10 roof. They can be interchanged.

11 We are showing two Astons in the
12 middle and a Branton on each end. But you can put a
13 Branton in the middle, and the Aston on the end.
14 And, again, you can mix the design styles.

15 So if we zoom in and we look at say
16 the Branton and the Aston, we can start to get a
17 feel for how the architecture is and some of the
18 material. You can see as far as the materials that
19 are concerned, we have brick at the base, a brick
20 water table. And they are mixing in some clap board
21 siding. You can see that here at the lower levels.
22 As we go up, we mix clap board siding and sometimes,
23 when we can, mix in the vertical board and batten.

24 Sometimes we have roof dormers. You
25 look on the one below, sometimes we do not. So it's

1 a mix, just to get some variety to the facade
2 elevations. We can see the windows always have some
3 trim around them. And we are using two over two
4 windows. Up in the gable end here you can see we
5 have a gable vent and a little horizontal wood trim
6 piece. Just to add some interest and some character
7 to in the gable. We are showing a metal pent roof
8 that occurs over the two car garage. If you look to
9 the left, there is a covered porch. And that is
10 true on the Branton, as well as the Aston.

11 That basically describes the
12 materials. The overall design, I think, would be
13 more of a traditional design, I would say based on a
14 farm house interpretation. I know several years
15 back I was looking at the fairgrounds, the Far Hills
16 fairgrounds building. So I was doing a bit of work
17 for a client and he wanted the buildings I was
18 working on to be an interpretation of the fairground
19 buildings. So I mixed a little bit of that in with
20 this design as well.

21 So again, just comparing the two
22 elevations. If you look at Number 1 on top, you can
23 see the gable over the garage is a little larger.
24 And Number 2 where it's shown below; Number 2 you
25 can see has a bay window. Where Number 1 has two

1 separate windows. And you can see the garage door
2 is a little bit different in Number 1 versus Number
3 2 below. And we play those little subtle games
4 throughout the units to get it to look a little bit
5 different. You give the buyers more variety.

6 So I'm going to move on to next
7 sheet. This is sheet Number 2. It's labeled
8 Concept Elevation Examples, front. I won't spend a
9 whole lot of time on this, because we already went
10 through it. But if you look at the front elevation
11 on the upper right-hand corner labeled Number 1. I
12 see it isn't labeled here, but it is down below at
13 Number 2. It is a Branton unit on the end. And
14 then an Aston unit in the middle and then another
15 Branton Unit in the middle and then an Aston on the
16 end. So the one we were just looking at had
17 Brantons on the end. This shows you, you can mix
18 and match and exchange these units, wherever you
19 want. If you look over to the left, we do the same
20 thing, except this is a five plex. So you can see
21 there is a mix of gable roofs, then we have some of
22 the hip roofs. The garage doors are varied. Again
23 just to make some variety in the street scape and
24 for buyer preferences.

25 So we are now moving on to sheet

1 Number 3, this is labeled townhouses, typical facade
2 elevations side. This is just the side or the end
3 elevations. And we actually have two different
4 versions. One is shown at the top and two is just
5 sort of a base elevation shown underneath it. If
6 you can compare the two, you can see that the one on
7 top has a little detail at the top. Where here
8 there is board and batten siding above the gable
9 vent. When you look down below, it doesn't have
10 that.

11 You can see Number 1 up above there
12 is a bay window on the first floor. Where if you
13 look at Number 2 elevation down below, we just have
14 the double windows. And the third difference is
15 this shows some brick wainscoting or brick water
16 table that comes back to the bay window. Where the
17 site elevation in Number 2 does not have the brick
18 wainscoting.

19 And what we're doing is we are
20 calling elevation Number 1 high visibility. So if
21 we look over at the referenced site plan, we will
22 see these red lines. Those red lines correspond to
23 basically the primary road in that one. So they
24 have a higher visibility. So, therefore, we are
25 trying to make them look nicer as you drive through

1 the project, so that is the logic behind the two end
2 elevation designs and where they are placed.

3 So moving onto the next one, this is
4 Sheet Number 4. It's labeled Townhouses Typical
5 Facade Elevations, rear. This is virtually the same
6 concept as we talked about on the end elevations.
7 Rear elevation labeled Number 1 at the top, you can
8 see has a bit more detail than Number 2, which is
9 located right below it. For example, we are looking
10 at the at the end unit. You can see the upper board
11 and batten siding. Where Number 2 below does not.

12 As you move into the center, you can
13 see larger gable in the middle, whereas Number 2
14 down below does not have that larger gable. You can
15 also see the vertical board and batten siding on
16 Number 1 above where the Number 2 down below does
17 not have that. And vertical board and batten siding
18 can be seen at the gable ends at each one of the
19 gables elevation on Number 1 up on top. You can
20 also see some additional roof dormers that don't
21 show up on elevation Number 2 down below.

22 If you look over on the reference
23 site plan. You can see where the red lines are
24 shown, that highlights where these high visibility
25 rear elevations are going to be constructed.

1 So let's move on to the next sheet,
2 Sheet Number 5, and this is a unit plan for the
3 Aston townhouse. There is three plans showing here.

4 Over to the far left is a basement.
5 Then in the middle, we have a first floor and into
6 the far right, we have the second floor plan. I am
7 going to focus on the first and second floor plan,
8 because we don't have that many units with the
9 basements.

10 So you can see the two car garage up
11 front. Then this was the covered porch that you saw
12 in the elevations. This is what we call the master
13 down or a first floor master suite. Both of these
14 units have first floor masters, since we are
15 age-restricted. That is the market we're trying to
16 capture. If you look over to the right-hand side,
17 this is the second floor plan. You can see there is
18 two bedrooms and they face the front. And then
19 towards the back there is a loft, and this loft
20 would be open to the gathering room down below or
21 the family room. And then there is a conditioned
22 storage room right to the left of the loft.

23 I think there was a question about
24 three versus four bedrooms at the July 5 hearing.
25 These are intended to be three bedrooms. We have

1 the first floor master suite, and two bed rooms up
2 above.

3 Then the loft as I mentioned would
4 look down into the gathering space. But this
5 conditioned storage to the left of the loft, it
6 can't really have a window out the back. That is
7 because this is all roof area here. So that is why
8 this really isn't feasible for a bedroom.

9 And I will go over to the basement.
10 I think we have 34 units that would have a basement.
11 This could be optioned as a game room. It could
12 optioned, this where the optional fourth bedroom
13 would come in here. If someone wanted to put a
14 bedroom in the lower level and finish this all out.
15 But there is quite a few options. If I zoom in
16 here, you can see there is a sun room option. If I
17 pan over to the basement, there could be a game room
18 and we talked about the bedroom.

19 Q. Bruce, these are representative
20 floorplans that can kind of be mixed and matched by
21 the homeowners or the prospective buyers as they buy
22 their house effectively and design it?

23 A. Exactly. They can pick the
24 elevations that we talked about. And they can take
25 the base unit and upgrade it. As any of those

1 option here. For example, my where my cursor is now
2 its showing bedroom 3 with a private bath. If you
3 look over to the plan to the left, bedroom 3 in the
4 base plan doesn't have the bathroom. It just has a
5 closet. So those are the options that would be
6 available in the floorplans.

7 So let's move onto the next sheet.

8 This is the Branton unit. It's little bit larger,
9 but not much. About 100 SF larger. It has the same
10 exact concept as Aston that we talked about. It has
11 a two car garage in the front, covered porch.
12 Again, it has the first floor master suite. If you
13 look over to the right on the second floor, we have
14 the two bedrooms at the front.

15 In the back, again, we have a loft
16 that would look down to the space below, in this
17 case the gathering room. And then we have a
18 conditioned storage. And again, this is all roof
19 area. So we can't really do windows out the back of
20 that space. The options are very similar to what we
21 talked about on the Aston, the preceding unit.

22 So let's slip onto the next sheet.

23 This is Sheet Number 7. It's labeled as Buildings
24 Section Diagram. And the purpose for this is so
25 that you can see the two types of townhouses. One

1 which is the upper drawing in the upper right. This
2 is the slab on grade condition, which is what most
3 of them will be. And down below it, we are showing
4 a walk-out basement condition. This gray area would
5 be the walkout basement. So if we want to
6 understand this, if we look to the left where my
7 cursor is, this is where the garage is. This is
8 where grade is out front, and then grade would drop
9 as you go to the back. So that this would give us
10 what we call a walkout basement in the back.

11 You can see the rear of this because
12 of the plate height, it looks like a two story
13 elevation. It's not really three stories on the
14 townhouses.

15 Q. Bruce, those units that have walkout
16 basements, are the ones that are seeking the height
17 variance; based upon how height is defined and
18 measured pursuant to the ordinance, correct?

19 A. That is correct. And just to clarify
20 the architectural drawings do not call out a
21 building height. What they do is they show a
22 dimension from the first floor to the top of the
23 roof. In this case it's 32.6 this information then
24 gets fed to the civil engineer. And he calculates
25 the grade around the building. And once he

1 calculates that average grade, then that is what
2 gives the official building height per the
3 definition.

4 So all of the slab on grade
5 conditions are within the allowable building height.
6 The walkouts are the one we are looking for the
7 variance on. If we pan up to the upper left-hand
8 corner, the buildings that are showing with the dark
9 diagonal slashes; this shows where the walkout
10 basements are. I think we have 34 units.

11 So let's move on to the next sheet
12 Sheet Number 8, this is the low mod building. If
13 you look up in the reference plan. That is the
14 L-shaped building up in the corner where my cursor.
15 It's also shaded in with the dark hatching. So you
16 can see, if we look over to the right there is three
17 levels, starting with the one on the lower middle of
18 the sheet, this is the basement and the lower level
19 plan. You can see it isn't a full basement level,
20 if you look on the first floor, you can see that the
21 footprint is much bigger than the basement, so part
22 of this is -- this is all grade in this area here,
23 unexcavated. So we just have one, two, three, four,
24 five units with a basement level. So I am going to
25 zoom in. And you can see it a little bit better.

1 So you can see we have two-bedroom,
2 in the corner, one-bedroom and then you have an
3 entrance lobby and a mechanical room, and two
4 two-bedroom units here on the corners. It's a -- in
5 this case a single loaded corridor. Then we have
6 fire suppression in there and in the pink color at
7 each ends of the corridor. So let's go up to first
8 floor.

9 Once again we have an entrance lobby,
10 and in this case there is double loaded corridor.
11 And again, you have the fire stairs at each end of
12 the building. And you can see the various units as
13 they distribute around the double loaded corridor.

14 If we pan to the right, this
15 virtually stacks over the top of the first floor.
16 So everything we saw on the first floor is identical
17 up here on the third floor.

18 So here is the mix of units. You can
19 see there is 5 one-bedrooms, there are 15
20 two-bedrooms and there are five 3-bedrooms. These
21 are what we are calling the family units. And then
22 the senior or the age-restricted units, there are
23 four, 1-bedrooms.

24 Q. And that -- for the family units that
25 bedroom mix breakdown is compliant with the uniform

1 housing affordability controls as to number of 1, 2
2 and 3 bedrooms for --

3 A. Right. That's the 20 percent,
4 60 percent, 20 percent mix.

5 Let's move onto the next one. So
6 this the elevations of the low mod building. If we
7 looked down in the lower right, labeled Number 1
8 this would be the front elevation. And again this
9 is using the same materials that we had talked about
10 on the market rate townhouses are showing clap board
11 siding on the lower and there is vertical board
12 batten up above. Architecturally this is a nice mix
13 of balance. It has gables on each end and some nice
14 interest going on in the center. And in the very
15 center here, it's the main entrance lobby for the
16 upper level. You can see they also have some
17 balconies, you can also see the each end of
18 building. So this is a very attractive low mod
19 building.

20 If we move up, this the right side
21 elevation. This would face the -- what I will call
22 the bulk of our townhouse development. Here you can
23 see where it starts to step down. This is where the
24 grade steps down, so it's three levels in the back.
25 Again, you see a nice articulation of gables and

1 roof scape, and you have decorative roof dormers.
2 You see some balconies here. The windows are two
3 over two, like we utilized on the market rate
4 townhouses.

5 So if we go to elevation Number 3,
6 this would be the rear of the building. And here
7 you can see where the three levels are. Again,
8 material is basically the same as they were on the
9 front of the building, no different. I'm sorry --
10 this isn't the rear of the building. This is the
11 side that would face Castle Court, you can see where
12 the step down occurs.

13 If we move up to Number 4, I am sorry
14 this is the rear elevation. Here you can see the
15 three stories, the Castle Court would be to the
16 right, and then the bulk of the market rate
17 townhouses for the Overleigh project would be off to
18 the left. Again, although this is the rear
19 elevation, you can still see is a very attractive
20 design. We still use horizontal clap board and mix
21 vertical board and batten siding as well.

22 You can move on to the next one.
23 This is Sheet Number 10, and it just shows some of
24 the typical unit plans for the low mods. I suppose
25 the take away here is you can see there is exterior

1 decks on some of them, not all of them. That's a
2 very nice feature to have in a low mod project.

3 Moving on to Sheet Number 11, this
4 last submission package. And this is the sewer
5 treatment building. This is the square building, I
6 was showing you on the site plan earlier. Showing
7 where my cursor is, and it's highlighted with a
8 diagonal slashes.

9 If you look down here, the key plan,
10 it shows where the various elevations are. So
11 elevations A would be right here, where this pull-in
12 driveway is. Elevation B would be the back which is
13 the upper right-hand corner here. Elevation 3 would
14 be C, which is the left side. If you look down here
15 on the key plan. And elevation D, would be seen
16 from the road, and the take away from this is the
17 materials shown on this elevation are the same as
18 the market rate townhouses in the low mod building.
19 We try to incorporate some of that vocabulary, where
20 if you zoom in, we have the vertical board and
21 batten, the decorative gable and some of these beams
22 shown as well.

23 Q. And the -- go ahead, Bruce.

24 A. I am going to highlight the fact that
25 this has some brick wainscoting on the lower water

1 table area here as well.

2 Q. And in Mr. Banisch's review letter he
3 suggests adding window and louvre treatments to
4 C and D elevations, can which can be done?

5 A. Yes, we can do that.

6 So this would wrap up the submission
7 package. And we can go now to the last exhibit.
8 The street scape perspective. This, I think brings
9 it all together. It really gives you a feel for the
10 neighborhood. This is actually looking down Ayers
11 Court toward Ayers Street, this would be
12 perpendicular in the background here.

13 Q. Maybe, Bruce, if you use from your
14 plan set, that had the site plan in the corner, kind
15 of identify where we are at and we are looking?

16 A. We are looking, this is Ayers Court
17 right here and this is Ayers Street, so we would be
18 -- it's a higher vantage point. We would be right
19 about this point looking in this direction.

20 You can also see it for example on
21 this aerial perspective. This might be easier to
22 reference, so this is Ayers Court, this is Ayers
23 Street right here. We are just about right where my
24 cursor is, almost at the second floor level, looking
25 down this street. And you are capturing this court

1 and it really makes a nice neighborhood.

2 So you can see the sidewalk towards
3 the right, you can see the mix of gable ends here,
4 versus some hip roofs on the left-hand side. You
5 can see some of the garage doors with cross-plex.
6 And this is the elevation in the background, I think
7 it really gives you a sense of scale and a good
8 sense of neighborhood feel and walkability of what
9 we were trying to create here.

10 So that would wrap up my direct
11 presentation, if anybody has questions.

12 Q. Yes. You had the opportunity to
13 review the board professionals' review letters that
14 were provided as part of the application?

15 A. Yes, I did.

16 Q. And I guess, around the same time
17 going to Mr. Banisch's review letter, he had some
18 comments. I am looking for page 12 of 12
19 recommending, I think three units on Sheet 3 having
20 a high visibility side elevation. And we would be
21 able to do that?

22 A. So I think I saw that in the letter,
23 and I think there was a question regarding side
24 elevation and/or end elevations. And then the rear
25 elevations as well. I think I would like to just

1 take at that under advisement, and maybe talk with
2 the applicant and maybe with Mr. Banisch to work
3 through the details of that.

4 Q. Which rear to rear and which units
5 get the high viability treatment?

6 A. Correct, yes.

7 Q. Following whatever meeting, we'll
8 subsequently identify either through your
9 supplemental testimony or Mr. Kennedy's testimony,
10 you know, which additional units would have that
11 high visibility treatment?

12 A. Correct.

13 MR. GIANETTI: That's all we have on
14 direct presentation of Mr. Englebaugh.

15 I don't know if the board
16 professionals or the board had any other questions
17 of Mr. Englebaugh.

18 MR. ROCHAT: David or Steve, do you
19 have any question up front?

20 MR. BANISCH: I should address the
21 last comment that Mr. Englebaugh made with regard to
22 the high visibility treatments. That's perfectly
23 fine, to have a discussion about that off line, and
24 address that. What I just simply want to call the
25 board's attention to, is that I think that the high

1 visibility treatments that were called out had to do
2 with roadway traffic, and some of the side elevation
3 treatments that I was calling for have to do what
4 people are going to look at out of their front door.
5 So it's an internal neighborhood sort of visual
6 impact, that I think just would reflect better on
7 the neighborhood from the residence perspective.

8 But I am perfectly happy to have
9 those discussions and come back and report to the
10 board as to whatever comments the applicant may have
11 about my suggestions for those treatments.

12 MR. HENRY: I think at some point we
13 should also get feedback on your entire report. You
14 have a lot of recommendations and suggestions in
15 there. And ultimately, we need to know which are
16 being accepted or which there are problems, that may
17 or may not take discussion with board.

18 MR. GIANETTI: I think from an
19 architectural standpoint, we addressed Mr. Banisch's
20 review letter. Unless, Mr. Banisch thinks we need
21 to address anything else. I think a lot of them
22 were engineering related, civil engineering related
23 which, you know. Obviously, there was a follow up
24 meeting. Additional information is going to be
25 provided with another follow up meeting and then

1 supplemental presentation from the board from what
2 comes from that.

3 MR. BANISCH: I think I understand.

4 MR. HENRY: Ultimately, it's useful
5 to be able to relate where you are coming out with
6 the written reports from both the board engineer and
7 the board planner, so that we know which of the
8 thing that have been raised, are to be included and
9 which are not, rather than just coming back and
10 saying we are going to do X, Y or Z but relate them
11 to those reports.

12 MR. GIANETTI: Yeah. They will be --
13 we will note which changes were made as part of it.
14 You know, some of the comments may no longer be
15 applicable, so part of it is once we get the results
16 and have the meeting and maybe, you know, revised
17 plans are submitted, you know, I can't say at this
18 point -- and then an updated review letter which
19 Mr. Banisch would be able to update saying;
20 addressed, addressed or remains open. Something
21 along those lines.

22 MR. HENRY: That is fine. If that is
23 how it gets handled. I look at it, I have to say
24 very selfishly from the point of view of someone who
25 is ultimately is going to have to draft a

1 resolution. And it helps to know what is to be done
2 or what is not to be done.

3 MR. GIANETTI: I agree. I know there
4 will be a condition that says compliance with all
5 review letters. So it should be clear what we are
6 complying with.

7 MR. HENRY: Because we can just leave
8 it at that. It would be easy, but it wouldn't be
9 where you want to end up.

10 MR. BANISCH: Also for the board's
11 edification. So they know relative to these
12 comments where things ended up, before they are
13 asked to make a vote before they enter deliberations
14 where they think there is more discussion may be
15 needed when we find out how things were to be
16 addressed.

17 Mr. Englebaugh, I do have a question.
18 I want to be clear. The same exterior building
19 materials are used on the townhouse units, the
20 affordable building and the wastewater treatment
21 building, right?

22 MR. ENGLEBAUGH: Correct.

23 MR. BANISCH: Thank you. Thank you.

24 And is there a pallet of colors that
25 are available yet for presentation, or is that to be

1 determined based on the developers interactions with
2 customers? How is that going to be addressed?

3 MR. ENGLEBAUGH: Right now I think we
4 just have an idea of what we are looking at. And
5 it's what you see in these perspectives. Kind of a
6 gray/blue. So the color pallet, I think that we
7 initially start to look at is very reminiscent of
8 what you are seeing. We haven't selected final
9 colors yet.

10 MR. BANISCH: Thank you.

11 MR. ROCHAT: Are you good, Dave?

12 MR. BANISCH: I think at this point,
13 I am, yes. I will stop right there.

14 MR. ROCHAT: Okay. Steve any
15 questions?

16 MR. BOLIO: Just one question, you
17 indicated, that the townhouse units, you have buyers
18 who will pick out what type of unit they want, could
19 you have a building that had, say all Aston type
20 units versus having a mix? And if you do, will that
21 affect the dimensions, the overall dimensions of
22 building as well as the look.

23 MR. ENGLEBAUGH: Well, the first part
24 of your question is easier to answer. Each unit is
25 30 feet wide, so they can fit interchangeably

1 wherever we want. If there were four Astons in a
2 row or four Brantons in a row, I am not sure I can
3 answer that at this point. They may have to go to
4 the applicant to see if they would want to put
5 something in their paperwork that prohibited that.

6 At this point in time, somebody could
7 have a four plex of all Astons. But keep in mind,
8 we have two different designs that could be utilized
9 in there. And you have colors that can make it look
10 different as well.

11 MR. BOLIO: All right. Mr. Chairman,
12 at this time I have no further questions for the
13 witness.

14 MR. ROCHAT: I would like to open it
15 up to the board, questions for the architect.

16 MR. KOURY: I have a question -- more
17 of an observation. I am looking at page 11 and
18 where I see the sewer treatment building. Now,
19 everybody is going to know what this is. And
20 roughly 13 units are going to have some sort of
21 facing, looking at this sewer system, not counting
22 the affordable housing units.

23 Is that the best location for that?

24 I mean, if I am spending market price, and look out
25 my window and I see a sewer waste treatment plant

1 over there, I mean, this accounts for at least 10
2 percent of this whole development. I think it's --
3 I know I wouldn't be happy as a consumer.

4 MR. GIANETTI: Well, I guess, Bruce
5 if you can maybe talk about not only the materials
6 the look of the building and the materials. I mean,
7 you're saying it's a treatment -- it's housed and
8 it's meant to look like a building or a shed, you
9 know. And we agreed to add the louver and the other
10 architectural features, windows to make it look like
11 just a structure building on the property, you know,
12 not mechanical with sewer treatment facilities
13 within it.

14 Bruce, maybe touch on the sewer
15 treatment --

16 MR. ENGLEBAUGH: Well, I think you
17 know, we are using high quality materials. The same
18 materials used on the market rate townhouses. There
19 will be landscaping around it as far as the
20 location, I mean, that would have to be answered by
21 the civil engineer. I don't think if that's a good
22 location, bad location. I would have to think it's
23 a good location, which is why he put it there. But
24 I think there is a number of things we can do to
25 maybe help conceal it, but to down play it a little

1 bit with landscaping.

2 MR. BANISCH: I am curious, excuse
3 me, Mr. Koury, for the interruption. You said that
4 the exterior architecture on the buildings are the
5 farmhouse interpretation, I would have to agree.
6 I understand that point, I have to agree that I can
7 see how you have incorporated that into the design
8 of the townhouses and the apartments. Maybe there
9 is something along those lines, you know, those
10 embellishments to that building that would give it a
11 distinctively more, what you call it, farmhouse
12 interpretation. Could be the roof line, could be
13 style of a farm building. Something that one would
14 might expect to see in the landscape. So it becomes
15 a visual asset to the neighborhood as opposed to
16 kind of a make over on more or less a flat roof
17 structure. And Mr. Koury, if that's the general
18 direction you might have been headed or not, but...

19 MR. KOURY: I think in its current
20 location, if I'm looking at homes over there, as a
21 consumer, I am going to say; what is that building
22 over there? And they tell me it's a sewer treatment
23 plant, I don't care what it looks like. It's --
24 it's out in my back window or out in my side window.
25 Yeah, I think maybe if you dress it up a little bit

1 it probably wouldn't hurt. I mean, obviously, I
2 don't know what the building is going to look like.
3 All I know is it's a sewer treatment plant next to a
4 pretty expensive house that I have just bought. So
5 I am just thinking as a consumer, I wouldn't be real
6 thrilled with having that sitting right outside my
7 house.

8 MS. TWEEDIE: I agree. It may be the
9 only reasonable location for it. But the way we're
10 seeing it depicted compared to the rest of the
11 development, that is a pretty stark looking
12 building. You know, I think definitely, if it has
13 to stay in that location, I suspect it does, I think
14 something could be done to make it fit a little
15 better in with the rest of -- the way it is now it
16 sticks out like a sore up thumb.

17 MR. ENGLEBAUGH: I think we could
18 look at some architectural feature that may polish
19 this up. For example, we can do something with the
20 garage door, and maybe there is some other things as
21 well. That we can do.

22 MS. TWEEDIE: I think it's the roof
23 line, as much as anything. Everything else is so
24 tall and very decorative. This is not.

25 MR. ROCHAT: Yeah, the -- all the

1 other units are 6 on 12 pitch. Then you have a
2 probably a 3 on 12 on that. It doesn't really match
3 with the rest of the buildings.

4 MR. ENGLEBAUGH: I can talk with the
5 civil engineer. I don't know what they need for
6 head height in here. I went by his guidance on
7 this, but I can talk with him and see, if maybe the
8 plate height can lower a little bit. But it looks
9 to me they need the height for the garage door here.
10 I guess plate height. It is going to be this
11 height. I don't know what it is off the top of my
12 head. But it looks to me maybe it's 15 feet or
13 something 14, 15 foot.

14 MR. BANISCH: Does the roof have to
15 be as flat a pitch as shown?

16 MR. ENGLEBAUGH: No. It's just -- it
17 just trusses if we take it up higher. But maybe
18 there is other things we can do. For example, we're
19 showing this vertical board and batten, maybe that
20 line comes down, or other things we can do to maybe
21 break the scale down on it.

22 MR. ROCHAT: Maybe some windows on
23 the side facing the road would help a little bit.

24 MR. ENGLEBAUGH: This side.

25 MR. ROCHAT: The elevation D, yeah.

1 That's --
 2 MR. ENGLEBAUGH: I think that's a
 3 point well-taken. Add some polish to the sewer
 4 treatment building.
 5 MR. RINZLER: I have a question, a
 6 couple questions and a comment, at least for me.
 7 And thank you for the presentation it
 8 would have been helpful, if we had hard copies of
 9 these information because when you get down to the
 10 nitty gritty on the computer, it is not as good as
 11 having something in front of you that you can look
 12 at in paper form.
 13 Is it possible to provide copies of
 14 that going forward?
 15 MR. GIANETTI: The colored version,
 16 yeah, we can submit that.
 17 MR. RINZLER: It's hard on us to look
 18 at something on a laptop and then when you are
 19 trying to enlarge it... We want to be able to
 20 review the details, and I think it would have been a
 21 lot more useful, if we have something in hard copy
 22 form in advance of the meeting.
 23 MR. ENGLEBAUGH: So the costs don't
 24 get outrageously high. Is 11 by 17, okay, that is
 25 what I use myself. It works well. It shows quite a

1 bit of detail.
 2 MR. RINZLER: With all due respect,
 3 we are talking about a project that's going to cost
 4 tens of millions of dollars. So I think the cost
 5 for providing us with the proper materials, so we
 6 can see, and proper resolution would be
 7 advantageous.
 8 MR. ENGLEBAUGH: I think what I will
 9 do is I can print gray scale, full size and then. I
 10 can attach 11 by 17 said in color.
 11 MR. GIANETTI: I guess, I think --
 12 are you saying you didn't have any full size sets of
 13 the elevations?
 14 MS. GOODCHILD: The full size sets
 15 were distributed with the originals in black and
 16 white sets.
 17 MR. RINZLER: We're talking about the
 18 materials that you just reviewed on your laptop. We
 19 --
 20 And 11 by 17 would have been
 21 something would have been very helpful.
 22 MR. ENGLEBAUGH: Okay. We can get
 23 color 11 by 17s.
 24 MR. RINZLER: Two questions. Can you
 25 tell me how many of the five plex versus four plex?

1 Are there any buildings with the three plex?
 2 MR. ENGLEBAUGH: No. I think they
 3 are four and fives I don't know those numbers right
 4 off the top of my head. I would have to count them.
 5 MR. RINZLER: Okay. My other
 6 question is, when each of the homeowners goes out on
 7 the driveway, will there be landscaping that
 8 separates each homeowners driveway from their
 9 neighbors? Such as grass strips such as they have
 10 at the Polo Club for example.
 11 MR. ENGLEBAUGH: We are showing space
 12 in between there. I -- quite frankly, that is for
 13 the landscape architect to answer rather than me.
 14 MR. RINZLER: Okay. Because I didn't
 15 see it on the schematics that you are showing, so I
 16 was wondering.
 17 MR. ENGLEBAUGH: We do show these
 18 little peninsulas of green here.
 19 MR. RINZLER: Right at each end. But
 20 I didn't see anything in between.
 21 MR. ENGLEBAUGH: For example, right
 22 where my cursor is now?
 23 MR. RINZLER: Okay.
 24 MR. ENGLEBAUGH: Is that what you are
 25 talking about?

1 MR. RINZLER: Yeah.
 2 MR. ENGLEBAUGH: Where the driveway
 3 splits?
 4 MR. RINZLER: Right.
 5 MR. ENGLEBAUGH: Again, that is --
 6 that is outside my purview. That would be I think
 7 the civil engineer's package. That is how that is
 8 being handled.
 9 MR. RINZLER: All right.
 10 MR. ROCHAT: Mr. Rinzler.
 11 MR. RINZLER: I'm sorry.
 12 MR. ROCHAT: Does that answer your
 13 question?
 14 MR. RINZLER: No further questions.
 15 MR. ROCHAT: Thank you.
 16 MR. ROCHAT: Okay.
 17 MR. LEWIS: I have a question,
 18 Mr. Chairman.
 19 MR. ROCHAT: Go ahead.
 20 MR. LEWIS: If you fail to get relief
 21 from the building height restriction, what's the
 22 percentage loss of square footage in the total
 23 development, total percentage loss of square footage
 24 in the development?
 25 MR. ENGLEBAUGH: Well, I don't think

1 that number would change, because they'd probably
2 have basements any way. Because we need them to
3 take up the grade. It would be just a less
4 attractive unit.

5 For example, bear with me --

6 MR. LEWIS: So you just wouldn't have
7 a walkout?

8 MR. ENGLEBAUGH: Correct, yes.

9 MR. LEWIS: Mm-hmm, okay.

10 MR. ENGLEBAUGH: So the grade would
11 just be higher back here. These are actually safer
12 with a walkout condition, because you have a means
13 of egress out of the basement. Plus it makes for a
14 much nicer unit I couldn't imagine bringing the
15 grade up three feet here. And just having a window
16 in the back. These are perfect opportunities for
17 walkout basements.

18 If you look at the them, as we were
19 mentioning before the rear of the townhouses still
20 show as two story elevation.

21 MR. LEWIS: Okay. And you mentioned
22 that the buildings would be barely visible from the
23 Route 202. Should I wait for the landscape
24 architect --

25 MR. ENGLEBAUGH: Yes.

1 MR. LEWIS: -- before I ask for
2 comment?

3 MR. ENGLEBAUGH: I mean, I looked a
4 his plan when we did rendering. And he had quite a
5 few evergreens in here. So they are conceptually
6 shown on my water color here. But he had pretty
7 much a wall of undulating evergreens that went
8 across along 202.

9 MR. GIANETTI: So I am clear
10 Mr. Lewis, did you say his testimony was it would be
11 fairly visible.

12 MR. LEWIS: Barely.

13 MR. GIANETTI: Barely with a B not
14 fairly with an F?

15 MR. LEWIS: Barely, yes. With a B.

16 MR. GIANETTI: Got it.

17 MR. LEWIS: I will make a comment
18 since everyone is on here. I think Castle Court has
19 done an exceptional job at screening. So it's right
20 next door, everybody can take a look, that's my two
21 cents there.

22 And also since we did talk about
23 species lists. You know there is -- I will say
24 there is a preference for native species. And there
25 is a reforestation project as well as landscape --

1 you might want a plan from a New Jersey State
2 forester, maybe a 10 year forest establishment plan.
3 It's going to be very difficult with a number of
4 invasives listed on the EIS. So that is my two
5 cents.

6 Thank you. I think that your
7 buildings are very much in character with the new
8 Far Hills.

9 MR. ENGLEBAUGH: Thank you.

10 MR. ROCHAT: Do we have any other
11 questions from the board?

12 MS. HUMBERT: Yes. This is Suzanne
13 Humbert. I have some questions.

14 MR. ROCHAT: Go ahead, Suzanne.

15 MS. HUMBERT: I was wondering if the
16 witness can speak to chimneys and what material. If
17 there were going to be chimneys on the units;
18 whether it was brick or siding. And then also if
19 the townhouse units were going to have decks or
20 patios. And, again, if so, what type of materials?

21 MR. ENGLEBAUGH: Okay. We are
22 looking at one of unit plans. This is the Branton.
23 And I'm not seeing any fireplaces in here. But you
24 can see there is a deck out the back.

25 Now, this is an optional deck. This

1 speaks to some of the options we are talking about.
2 You can have optional deck out here. And you can
3 have a optional sup room.

4 So you know to answer your question,
5 yes some may have decks, it depends on buyer
6 preference. If somebody wanted a fireplace, I -- I
7 can pretty much say that it wouldn't be a brick
8 chimney, it would be siding chimney, if they offer
9 them.

10 MR. GIANETTI: Or a gas fireplace not
11 an actual fireplace.

12 MR. ENGLEBAUGH: Correct, yeah.

13 I am not seeing fire places in here.

14 MS. HUMBERT: One other question, I'm
15 not sure that it's your area or it should be
16 directed to the engineer.

17 For the driveways and the sidewalks
18 and paths to the buildings; are the driveways
19 asphalt, concrete, pavers and will there be
20 sidewalks in front of every single unit?

21 MR. ENGLEBAUGH: Again. That would
22 be the civil engineering discipline. So you would
23 have to ask him that.

24 MS. HUMBERT: Thank you.

25 MR. ENGLEBAUGH: Just in looking

1 through my notes here. I can see that there is
 2 going to be an option for a gas fire place, but they
 3 would be direct vented. If you know what that means
 4 it goes out the side of the building, so there
 5 wouldn't be a chimney.
 6 MS. HUMBERT: Thank you very much.
 7 MR. ENGLEBAUGH: Mm-hmm.
 8 MR. KOURY: Another quick question,
 9 with regard to the affordable housing; you mentioned
 10 that some units had balconies. Will any unit have
 11 just a patio? Will all units have something, be it
 12 a balcony or patio?
 13 MR. ENGLEBAUGH: We --
 14 MR. GIANETTI: What sheet are you
 15 here, for the record, Bruce?
 16 MR. ENGLEBAUGH: This is sheet Number
 17 8.
 18 MR. GIANETTI: Of A 10.
 19 MR. ENGLEBAUGH: A 10 correct.
 20 The way we determine the balconies is
 21 not so much what the unit design was, it was what we
 22 were trying to achieve on the exterior, because we
 23 were trying to make outsides of these look nice.
 24 And a way to break up the scale of the facades, that
 25 is where we put in the decks.

1 MR. KOURY: Okay. Another question
 2 is earlier they were talking about the generators.
 3 They said no generators? No units
 4 would have generators?
 5 MR. ENGLEBAUGH: That is correct,
 6 yes.
 7 MR. KOURY: So anybody that wants to
 8 have a generator, would one have to have a portable
 9 generator in the event of power outages?
 10 MR. GIANETTI: Let me take a step
 11 back, are you referring to the townhouse units or
 12 the apartments?
 13 MR. KOURY: I had asked the question
 14 with regards to is there going to be an emergency
 15 generator at the apartments? And then the follow up
 16 would be, in each unit would they the option to have
 17 a built-in generator for their location.
 18 MR. GIANETTI: When you say, their
 19 particular unit, you referring again to the
 20 apartments --
 21 MR. KOURY: -- no. The
 22 apartments --
 23 MR. GIANETTI: -- or the townhouses?
 24 MR. KOURY: -- the townhouses,
 25 please. Thank you.

1 MR. GIANETTI: Okay. Maybe I can
 2 answer some of that. I know we discussed it at the
 3 last meeting. With respect to the townhouse units,
 4 it's not offered. But it is not prohibited in the
 5 association documents. So if -- and I think that's
 6 what we talked about at the last meeting -- if
 7 somebody wants to put one in, they would have to go
 8 to the zoning department and seek approval for it.
 9 And presuming the zoning has their own standards of
 10 where -- obviously, it can't go in a common area
 11 that the association owns, it would have to go
 12 within the fee simple area, owned by the unit owner.
 13 As to the apartments, and Bruce can
 14 may be touch on it more, but typically in an
 15 apartment building, unless there is a community room
 16 or a common area, you typically don't have a
 17 generator to run a whole apartment building, just
 18 because that would be a very big generator. So in
 19 this instance, there is no community space being
 20 proposed, so there's no generator being proposed for
 21 the apartment building.
 22 MR. KOURY: All right.
 23 MR. GIANETTI: I think that's
 24 consistent with the Polo Club as well.
 25 MR. KOURY: Thank you.

1 MR. VALLONE: Mr. Gianetti, this as
 2 Mayor Vallone. With respect to the affordable
 3 building, I do think some of form of a generator
 4 should be considered, at least for emergency
 5 lighting. I am sure this is something our chief of
 6 police would weigh in on. Is that should -- you
 7 know we have frequent blackouts in this areas, as I
 8 am sure you are aware. And I think for at least
 9 safety issues, lighting issues and police response,
 10 some form of immediate lighting that could go on in
 11 the wake of a black out would be very up appropriate
 12 in this building.
 13 MR. GIANETTI: That makes sense,
 14 Mayor. Bruce and others may know by code, I think
 15 there is certain requirements for that. I will talk
 16 with our client and come up with a plan for some
 17 other of issue like that.
 18 MR. ENGLEBAUGH: Just so you know, in
 19 events of fire, and power outages there -- it's
 20 required to have lights near the exits, and the
 21 hallways need to be lit. So there is battery packs
 22 that provide that lighting.
 23 MR. BANISCH: I think the Mayor's
 24 concern is extended power failures. The area has
 25 been experiencing power failures that last extended

1 periods of time; days, sometimes weeks. I think
 2 that is the mayor's concern here, is what's the
 3 situation in that building when we have those types
 4 of power failures, which seem to be growing more
 5 common as time goes by?
 6 MR. VALLONE: I think that is an
 7 excellent point. And so the applicant is aware, Far
 8 Hills is in the unenvious position of being at the
 9 termination point of three electrical lines. So
 10 there's no cross over. So if the northern part of
 11 the borough is out, it doesn't mean that electric in
 12 the southern part can supplement that. And JCP&L is
 13 aware of this. However, we are supplied by three
 14 individual substations. So the case there is that
 15 the possibility of that project being without power
 16 for days at a time is very real. So I think you
 17 need to consider that.
 18 MR. GIANETTI: Understood. Thank
 19 you, Mayor.
 20 MR. VALLONE: Okay.
 21 MR. BANISCH: Thank you,
 22 Mr. Gianetti.
 23 MR. ROCHAT: I have a couple
 24 questions about the affordable housing units there.
 25 Is that an elevator in the center of it? That spot?

1 MR. ENGLEBAUGH: No. This is just
 2 some storage area.
 3 MR. ROCHAT: It is what?
 4 MR. ENGLEBAUGH: It would be building
 5 support and storage.
 6 MR. ROCHAT: Okay. And we were
 7 talking about exterior treatments. What kind of
 8 exterior siding, board and batten trim work are they
 9 using on it?
 10 MR. ENGLEBAUGH: Right now we are
 11 just showing horizontal clap board and the vertical
 12 board and batten.
 13 MR. ROCHAT: So it would be like a
 14 hardy plank brand, is it vinyl siding, aluminum.
 15 MR. ENGLEBAUGH: We haven't drilled
 16 into that level of detail yet. It wouldn't be
 17 aluminum. It would be either vinyl or hardy.
 18 MR. BANISCH: That should be spec.
 19 When you submit those drawings, Mr. Englebaugh, with
 20 the color renderings for the board members, I think
 21 there should be a proposal as to just what those
 22 external materials are.
 23 Excuse me, Mr. Chairman. Thank you.
 24 MR. ROCHAT: No problem.
 25 MR. ENGLEBAUGH: We can do that.

1 MR. BANISCH: Thank you.
 2 MR. ROCHAT: Are the all the roof
 3 colors going to be the same, as asphalt?
 4 MR. ENGLEBAUGH: WE might have two
 5 different roof colors. I know weathered wood is a
 6 popular one but there might be a complimentary color
 7 similar to that.
 8 MR. ROCHAT: I did notice there are
 9 quite a few small dormers, which are a great detail
 10 but they will be in the attic sections, right? They
 11 are not -- most of them are not accessible.
 12 MR. ENGLEBAUGH: Correct. They are
 13 there for looks aesthetic reasons. They are
 14 cosmetic.
 15 MR. ROCHAT: And some small windows
 16 look great, you know. Above it will be a truss type
 17 system.
 18 Is it a modular build building, not
 19 modular as far as large pieces -- but, is it a stick
 20 built building?
 21 MR. ENGLEBAUGH: It would be a stick
 22 built building and there would be wood roof trusses
 23 correct.
 24 MR. ROCHAT: Okay. And so all your
 25 HVAC will be in the attics?

1 MR. ENGLEBAUGH: No. Not
 2 necessarily. Usually, it's in the units.
 3 MR. ROCHAT: So top and bottom.
 4 Okay.
 5 How about the affordable units? How
 6 are they heated -- they have air conditioning?
 7 MR. ENGLEBAUGH: Yes, mm-hmm.
 8 MR. ROCHAT: And they will be gas or
 9 electric heat?
 10 MR. ENGLEBAUGH: I don't know the
 11 answer to that right now, at this point.
 12 MR. ROCHAT: But they will be air
 13 conditioned, they won't be -- there wouldn't be like
 14 a split unit, there would be like a central unit?
 15 MR. ENGLEBAUGH: It would probably be
 16 a unit handling each one. But I'm not 100 percent
 17 certain on that.
 18 MR. ROCHAT: What I am getting at is
 19 there is really no detail for condensers on the
 20 plan. How the condensers are going to be set on the
 21 buildings.
 22 MR. ENGLEBAUGH: Yeah. I don't have
 23 that information at this point. I can get it. But
 24 I don't have it right now.
 25 MR. ROCHAT: Because you have a

1 landscape plan. And will they be on the landscape
 2 plan by then, when he submits that?
 3 MR. ENGLEBAUGH: If we go that way.
 4 You are talking about if there's
 5 ground-mounted condensing units out here? We can do
 6 it one of two ways. We can do units that serve
 7 what, I will call the residential unit, it would be
 8 located on an outside wall. I don't know if you
 9 heard the term Aquatherm. Or if we use split
 10 systems, which I doubt we'd use, if we use split
 11 systems, they would require condensing units, that
 12 would be ground mounted.
 13 I don't know how we are heating and
 14 cooling it at this point.
 15 MR. ROCHAT: But you are not going to
 16 rule out electric, as far as heat that's...
 17 MR. ENGLEBAUGH: It's too early to
 18 make that determination at this point.
 19 MR. ROCHAT: All right. And the
 20 sewage treatment building, now that's must have a
 21 generator on it, or would that be housed inside the
 22 unit?
 23 MR. ENGLEBAUGH: Unfortunately I
 24 don't know the answer to that question either. I
 25 know the civil engineer could probably provide more

1 detail on the function of this and what is needed.
 2 MR. ROCHAT: Okay. And you said the
 3 fireplaces will be direct vent out the side wall, so
 4 there will be no chimneys coming through the roofs
 5 any way?
 6 MR. ENGLEBAUGH: Correct. If they
 7 take that option.
 8 MR. ROCHAT: All right.
 9 MR. KOURY: A quick question, with
 10 regard to the affordable housing, will there be
 11 access storage for the tenants?
 12 MR. ENGLEBAUGH: Right now --
 13 MR. KOURY: Like a bulk storage area?
 14 MR. ENGLEBAUGH: -- yeah. This gray
 15 area could be a little bit of storage right here.
 16 And that is on each level. Right now that is the
 17 only common area for storage.
 18 MR. KOURY: Okay. Thank you.
 19 MR. ENGLEBAUGH: I would say not
 20 everybody would -- there is not enough space there
 21 that everybody would get a storage unit.
 22 MR. ROCHAT: Any more questions from
 23 the board?
 24 MR. RINZLER: No. Thank you.
 25

1 MR. ROCHAT: I would like to open it
 2 up to the public.
 3 Let's, Shana.
 4 MS. GOODCHILD: Those who would like
 5 to ask any questions, if you could raise your hand.
 6 Okay. Mr. Schwester, I will ask you
 7 to unmute yourself.
 8 MR. GIANETTI: Bruce, if you could
 9 stop sharing your screen.
 10 MR. SCHWESTER: Am I good?
 11 MS. GOODCHILD: You are good. Thank
 12 you.
 13 MR. SCHWESTER: Okay. My question is
 14 looking at the drawings of the units, they look to
 15 be stacked like cord wood. And if the price of the
 16 units, price points as has been explained before,
 17 they are going to be between 8 and 900 or more, the
 18 units that are kind of squashed in between; why
 19 don't we have more lighting natural lighting? I
 20 mean, the end units, yeah, you have windows. The
 21 center unit are kind of like steerage on a boat, on
 22 a ship. Why not more spread out more, you know --
 23 MR. ENGLEBAUGH: They are typical
 24 townhouse units. I think -- I mean, when you do
 25 townhouses, you're going to have interior units and

1 we have quite a bit of glass on those interior
 2 units.
 3 MR. SCHWESTER: At a million dollars?
 4 MR. ENGLEBAUGH: I think they will be
 5 selling at that price point, I don't know about a
 6 million. I don't think they were going that high.
 7 MR. SCHWESTER: Well, its been
 8 committed to 8 to 9 and above.
 9 MR. GIANETTI: Just to --
 10 MR. ENGLEBAUGH: Yeah.
 11 MR. GIANETTI: -- just to be clear,
 12 Mr. Schwester, we have gone through this before,
 13 we're not restricting what the sales price for these
 14 units are going to be.
 15 Pulte does explain what their target
 16 price --
 17 We're two years away from these units
 18 being built and being sold, assuming an approval.
 19 So we have committed to what we think right now
 20 these units would sell for. But in the end they are
 21 free market units, they are going to sell for what
 22 they are going to sell for.
 23 So we can't say now, what two years
 24 from now, with a middle unit will sell for.
 25 MR. SCHWESTER: Okay. But and then,

1 we are committed to paying Pulte \$6,000 a year per
2 unit, not knowing what the revenue for the taxes
3 are. Then my question is to the lawyer: So what is
4 left, what is the town have left?

5 MR. GIANETTI: We -- there is a
6 separate agreement with the town, which is not the
7 subject of the planing board hearing, where we
8 agreed to do it as a net positive for the town.

9 In the end, this a project that is
10 part of the town's affordable housing plan. There
11 was lot of commitments that were made to address a
12 lot of concerns, including the age restriction, and
13 other contributions being made. We have done the
14 best we can to, you know, address your comments as
15 to price points and what we think it will be sold
16 for. But I think from your questioning, I don't
17 want it to be interpreted or understood that we are
18 restricting the price for the market rate units.

19 MR. SCHWESTER: I'm not talking
20 restricting. Restricting is to keep it down. I am
21 asking how do you elevate the pricing?

22 And being that you're discussing this
23 with me, is there an agreement, Mr. Lawyer, that has
24 the age restriction in the deed, or is it just in
25 the zoning? I can't seen it in the deed.

1 MR. GIANETTI: Well, there is no deed
2 on the property yet.

3 MR. SCHWESTER: Will it be in the
4 deed, then my question is?

5 MR. GIANETTI: It has part -- even as
6 part of this approval, there is going to be a
7 restriction that the units are age restricted.

8 MR. SCHWESTER: In perpetuity?

9 MR. ENGLEBAUGH: Well, it's part of
10 the approval. So we can't, you know, two, five
11 years from now go and change it, when the approval
12 permits age restricted housing.

13 MR. SCHWESTER: You can change zoning
14 within days and months if -- if it's only in the
15 zone -- and you know this -- it can be changed.

16 My question is, is it and will it be
17 deed restricted, age-restricted at 55 and older?

18 MR. GIANETTI: I would have to talk
19 to my client as to how they typically do it with
20 their restricted projects, whether there is a
21 restriction in place.

22 MR. SCHWESTER: Well, we have
23 representatives here that have signed the documents.

24 Can anybody answer for you, if you
25 don't have the answer to the question.

1 MR. GIANETTI: The question being,
2 the agreement provides for the -- there is an
3 agreement with town that the provides that the units
4 will be age restricted.

5 MR. SCHWESTER: In what form, in
6 zoning or deed?

7 MR. ROCHAT: Mr. Schwester, do you
8 have any questions for the architect?

9 MR. SCHWESTER: No, no. I am -- wait
10 a minute, excuse me the -- the lawyer decided to get
11 involved in the question.

12 MR. ROCHAT: Okay.

13 MR. SCHWESTER: I'm going to continue

14 --

15 MR. ROCHAT: We are trying to deal
16 with architect tonight.

17 MR. SCHWESTER: Tom, he knows the
18 law.

19 Can you answer the question?

20 MR. GIANETTI: With any townhouse
21 development like this or community association,
22 there is a declaration with respect to the
23 homeowners association and what project will be.
24 And it will be in that declaration that these units
25 are age restricted.

1 MR. SCHWESTER: Do we know what that
2 is now, while we are signing the document?

3 MR. GIANETTI: What are you --

4 The town will eventually see the
5 document, following an approval and following
6 resolution and compliance. There's no document
7 prepare at this point.

8 MR. SCHWESTER: So we are committed
9 to pay \$6,000 a unit based on age restriction. But
10 it's not deed restricted. It's just zoning
11 restriction, that they --

12 MR. GIANETTI: That is not what I
13 said. The declaration is recorded.

14 I am not getting into this argument
15 with you on all these side issues, there is a
16 declaration that will be recorded that provide for
17 the age restriction.

18 MR. ROCHAT: Okay.

19 MR. SCHWESTER: That is perfect
20 lawyer talk. You didn't answer the question.

21 MR. ROCHAT: You have your answer.

22 MR. SCHWESTER: He didn't answer the
23 question.

24 MR. GIANETTI: I did answer the
25 question. You don't understand the answer. I can't

1 control that.
 2 If I have a question for our
 3 architect, please answer it.
 4 MR. SCHWESTER: You stepped into it.
 5 My question back for the architect,
 6 was why do we not have more natural lighting in high
 7 priced units.
 8 And the second follow up is, it looks
 9 that we have an awful lot of roof area percentagewise
 10 to facade. And if are those roof areas and storage
 11 areas accessible, and can they then be converted,
 12 without the town knowing, to some kind of living.
 13 MR. ENGLEBAUGH: Well, to answer your
 14 question about the roofs I mean, we are given a
 15 building footprint, so regardless of what
 16 architecture is on it, we are going to need that
 17 sort of roof area to cover it. I think the roof
 18 area is given, and I really can't change that.
 19 The unit plans, you may remember, I
 20 was talking about there was a loft and then there is
 21 a space to the left of the loft and that was labeled
 22 as "conditioned storage space." And that
 23 conditioned storage space by virtue of the building
 24 design couldn't get a window, so you can't really
 25 have a bedroom in there.

1 MR. SCHWESTER: All right. Thank
 2 you.
 3 MR. ENGLEBAUGH: Mm-hmm.
 4 MR. ROCHAT: Okay. Do we have some
 5 more questions from the public.
 6 MS. GOODCHILD: If there's anyone
 7 else in the public that has any questions for the
 8 architect, if you could raise your hand.
 9 Okay.
 10 I think we have one question, Mr.
 11 Chairman. Hold on.
 12 This is Mr. Sobel, Jon Sobel.
 13 MR. SOBEL: Hi this is Jonathan
 14 Sobel, resident of Far Hills. Thanks for taking my
 15 questions tonight.
 16 I almost missed tonight's meeting
 17 because there's no mention of Fair Share Housing.
 18 Melillo or Errico Acres on the agenda. I am curious
 19 why?
 20 MS. GOODCHILD: The application is
 21 listed as the application was prepared and the
 22 applicant is listed as Pulte Homes.
 23 MR. SOBEL: Isn't this part of Fair
 24 Share Housing and everything we have legally been in
 25 a process with for a long time. I am just not

1 understanding who the developer is at this point.
 2 Is it both parties? What is going on? So I was
 3 curious why it wasn't mentioned on the agenda
 4 because I thought that was a little misleading.
 5 Could you do it in the future at the very least?
 6 MS. GOODCHILD: Mr. Henry, I think
 7 you must be muted. I can't hear you.
 8 MR. GIANETTI: Or your mic. I can't
 9 hear you. It doesn't look like you are muted.
 10 MS. GOODCHILD: You are not muted,
 11 but I can't hear you.
 12 MR. SOBEL: I will just move on.
 13 Since that is my ask, at the very least just please
 14 notify residents as best possible. It was done
 15 during a holiday at the last planning board meeting
 16 and now there's no -- just the notification could be
 17 better.
 18 We confirmed there's no RFP at the
 19 last meeting, no public bid. That was correct.
 20 This just raises reasonable concern.
 21 And we also confirm that, you know,
 22 Melillo and Pulte have not closed on the land. At
 23 the last meeting as well as -- but, as far as
 24 tonight's, I guess, comments because I know my time
 25 is always limited, I am all about minimizing the

1 impacts, with whatever plan we do go forward with,
 2 obviously, I would love consider all the options.
 3 But with the architect. I think you know, at this
 4 stage it's probably best to be able to confirm
 5 material. This is the biggest project in our
 6 history. So when you show aerials of the magnitude
 7 and the scale of this project, this is a third of
 8 our population. You know, you are adding 300
 9 residents to town of 900. So if you provide maybe a
 10 rendering from the street, so we can see the impact,
 11 that would be great.
 12 I loved member Lewis's comment on the
 13 10 year forestry, because I think that can improve
 14 or minimize the impact; improve landscape and
 15 minimize the impact. So is that something that we
 16 could have, and have more materials to provide
 17 better quality? Because right now it's a lot of, I
 18 don't know, we are not there yet.
 19 And even when it comes down to -- so
 20 I guess we will start there, the quality and
 21 material boards and the rendering from the street,
 22 can that be provided to the borough, please.
 23 MR. GIANETTI: I think the architect
 24 already testified and Mr. Banisch requested when we
 25 submit the 11 by 17s of the exhibits tonight, we

1 include something that identifies the materials. So
 2 we will be able to do that.
 3 MR. SOBEL: Okay. So that addresses
 4 materials. Can you get like -- like some rendering
 5 from the street. This is a large scale community,
 6 based on your words alone tonight. And now, we can
 7 see for the first time, based on aerials how large
 8 this really is. So can you guys provided that too
 9 in addition to material boards, and confirm the
 10 interior and exterior finishes, can you do that type
 11 of rendering with elevations of the buildings and
 12 stuff, so we can see it.
 13 MR. GIANETTI: Well, I'm not sure --
 14 Go ahead, Bruce.
 15 MR. ENGLEBAUGH: If you are doing a
 16 rendering from 202, I mean, I can tell from looking
 17 at the landscape plan; it's going to be rendering of
 18 evergreen trees.
 19 MR. SOBEL: Could we do it?
 20 MR. ENGLEBAUGH: But it's basically
 21 going to be a rendering of evergreen trees.
 22 MR. SOBEL: And evergreen trees are
 23 great, because they tend to not be able to see
 24 through them through all the seasons, mm-hmm.
 25 MR. ENGLEBAUGH: Mm-hmm.

1 MR. SOBEL: Is that what you are
 2 saying, more of like a wall?
 3 MR. ENGLEBAUGH: Like I say, the
 4 landscape architecture is not my particular purview,
 5 but I looked at the plan in order to do the
 6 rendering that I did; and it was basically
 7 evergreens touching evergreens in an undulating wall
 8 of green along 202.
 9 So if you ask me to do that rendering
 10 I can. But it's going to be renderings of
 11 evergreen. I guess what I am getting at is I don't
 12 think it's a wise use of time and money to do.
 13 MR. SOBEL: Okay.
 14 I am curious how many units would
 15 lose the walkouts, if you had to reduce height of a
 16 couple of those buildings.
 17 MR. ENGLEBAUGH: Again, we would --
 18 MR. SOBEL: Because that's a
 19 variance, and it sounds like you would lose a lot of
 20 walk outs, but you wouldn't lose a lot, it would be
 21 select few.
 22 MR. ENGLEBAUGH: We wouldn't lose
 23 any. We wouldn't lose any basements, we would lose
 24 the walkout-ability because the grade would just
 25 come up on the rear of the townhouse. So if you

1 pick the grade up two feet in the back, you would
 2 have a building height that would correspond.
 3 In my opinion, I think it's a waste
 4 to do that.
 5 MR. SOBEL: I also --
 6 MR. ENGLEBAUGH: I don't think it's a
 7 smart planning and I don't think it's smart design.
 8 MR. SOBEL: I think when it comes to
 9 design, we have to look at what we have in the condo
 10 dock requirements from the borough perspective. So
 11 I think we should really review, because we get to
 12 decide the limitations, the planning board, this is
 13 important.
 14 And I am still going to circle back
 15 to minimizing impacts. The sewer is something
 16 that's a great concern to all of us. There's no
 17 precedence for this. And you know, I -- at the last
 18 meeting we talked about feasibility study about
 19 tapping in and paying connection fees. But my
 20 concern is like, you know, at this point there's no
 21 will serve letter for sewer, so I don't know how we
 22 are --
 23 MR. GIANETTI: Mr. Sobel, at this
 24 point, it's public questioning of our architect
 25 based upon his testimony.

1 MR. SOBEL: I am getting to that.
 2 And then I was going to ask, do we
 3 have a will serve letter for gas and electric,
 4 because don't know what we are proposing for the
 5 affordable units.
 6 So when the it comes to the
 7 apartments; we don't know what we are proposing, we
 8 don't know who is owning the property. I mean,
 9 these are things that I don't understand how we
 10 don't at this point. And frankly, I wished our
 11 borough pursued other options first. This would be
 12 a good option, but maybe for us to consider, but I
 13 am curious if we have gas --
 14 MR. GIANETTI: We understood your
 15 comment. We understood your comment.
 16 MR. SOBEL: Yeah. So is there a will
 17 serve letter for gas as well, did we get one? Do we
 18 know?
 19 MR. GIANETTI: I believe engineer
 20 addressed that at the last meeting, I have to
 21 confirm with him.
 22 MR. SOBEL: I only brought up sewer
 23 at the last. Now it's gas.
 24 And this is the project because this
 25 is the biggest project. And the last thing, because

1 I don't want to take up too much time. We have to
 2 understand, what you guys are proposing is something
 3 we are going to get stuck with or the HOA, and
 4 maintaining things, so when it comes to retention
 5 basin, and when it comes to the sewer treatment
 6 facility, who are we going to trust in the end? Is
 7 it you? Who is going to be taking care of this?
 8 MR. HENRY: Do you have a question
 9 for the architect?
 10 MR. SOBEL: Yeah, so --
 11 MR. HENRY: For the architect --
 12 MR. SOBEL: -- Yeah, so based on
 13 design standards, can you confirm like lifetime of
 14 this facility. What its life expectancy? I'm not
 15 designing it, so I'm not sure. I'm not sure.
 16 MR. ENGLEBAUGH: I'm not sure I can
 17 answer the question.
 18 MR. SOBEL: What the life expectancy
 19 of this type of facility? What's --
 20 MR. GIANETTI: Projects don't have a
 21 life expectancy. I don't think that is really
 22 something the architect can answer.
 23 MR. SOBEL: It's going -- then it's
 24 going to be the HOA's to maintain the lines, clean
 25 the lines, keep it operating, and its costs.

1 So I am curious, like you know, is it
 2 five years, we're going to be worried about this
 3 thing or is it going to be even sooner.
 4 All right. So questions. All right
 5 questions and once again requirements are important.
 6 Thank you.
 7 MR. ROCHAT: All right. Thank you,
 8 Jon.
 9 Shana, anybody else that would like
 10 to ask questions from the audience, the public.
 11 MS. GOODCHILD: Is there anyone else
 12 in the audience for questions of the architect.
 13 Please raise your hand.
 14 Mr. Chairman, I don't see anyone else
 15 raising their hand.
 16 MR. ROCHAT: Okay.
 17 MR. GIANETTI: Thank you,
 18 Mr. Chairman. If there --
 19 MR. ROCHAT: Just close public
 20 comment.
 21 Go ahead.
 22 MR. GIANETTI: Sure. I was just
 23 going to say you know, that completes our
 24 presentation of Mr. Englebaugh on architecture.
 25 As I noted we have Gary Dean here

1 this evening, our traffic engineer to testify on
 2 traffic. You know, obviously, as we said he will be
 3 available at future meetings in case the board
 4 engineer has follow up questions. I don't expect,
 5 at least the direct testimony, to be very long.
 6 Probably up to the board whether or
 7 not they want to take a five minute break or not.
 8 MR. BOLIO: Mr. Chairman, I want to
 9 just note my notes from last meeting indicated that
 10 this meeting was just going to be for the architect
 11 to provide testimony.
 12 MR. ROCHAT: Correct.
 13 MR. BOLIO: I believe there were
 14 residents expressed concerns about traffic, whether
 15 they are here or not, I have no idea. I want to
 16 make the board aware of that.
 17 In addition, you know my office has
 18 not reviewed the traffic report yet.
 19 MR. ROCHAT: All right.
 20 MR. GIANETTI: Again, from the last
 21 meeting, I don't think we committed that Mr. Dean
 22 would not be testifying tonight.
 23 And with respect to the traffic
 24 report it was submitted following the July 5
 25 meeting. As I said, Mr. Dean will be available for

1 any follow up questions that the board or its
 2 professionals may have.
 3 MR. HENRY: It should be noted we are
 4 now at 9:32.
 5 MR. ROCHAT: That's the impression I
 6 had, that it was just the architect was going to be
 7 at this meeting. So I know that is the way we left
 8 it last meeting.
 9 Should we proceed with our next on
 10 the agenda, and thank you, Pulte Homes for coming
 11 in.
 12 MR. HENRY: Even if we are moving on
 13 from that, indeed I checked my notes from the
 14 meeting and August 2 was set up to be the architect
 15 and to work out what we would be doing going
 16 forward.
 17 And I think one of things we do have
 18 to do is talk about what we are going to do going
 19 forward, including the potential for a site visit on
 20 the 14th, and a carry date for continued hearing,
 21 being presumably the September meeting.
 22 MR. ROCHAT: Correct. Are we still
 23 on for a site visit. I know I number of people said
 24 they were available for August 14.
 25 MR. GIANETTI: I don't know if a

1 specific time has been set. I think our preference
 2 you know would be you know in the morning, 9 a.m.
 3 MR. ROCHAT: All right. 9 o'clock.
 4 MR. GIANETTI: 9 a.m. is fine with
 5 us.
 6 MR. HENRY: Craig, have you had a
 7 opportunity to talk about what may be the best way
 8 for people automobiles to have best way to take them
 9 off 202?
 10 MR. GIANETTI: My understanding is
 11 there will be sufficient parking on site and we will
 12 coordinate with the property owner and tenant there
 13 with respect to that. And we will as part of the
 14 presentation, obviously, we are going to mark out
 15 kind of basically where you are looking at things on
 16 a plan. And we will make sure there is an area
 17 somewhat designated for where people can park.
 18 MR. HENRY: Will that be something
 19 that will be apparent to people before the 14th so
 20 they will know where to turn off the road?
 21 MR. GIANETTI: I think --
 22 MR. BANISCH: There is a driveway
 23 opposite Lake Road.
 24 MR. GIANETTI: That is the driveway
 25 we would be using.

1 MR. HENRY: Then once people have
 2 turned in there, there will be some way that they
 3 will be shown where they're supposed to go?
 4 MR. GIANETTI: I presume it will be
 5 follow the rest of the cars. But we will make sure
 6 that it's clear and safe for everyone.
 7 MR. HENRY: Thank you. Good. Thank
 8 you.
 9 MR. ROCHAT: There is that -- depends
 10 on how many cars. But there is a small pull off
 11 area on 202, just north of the site. It's in front
 12 of the site, actually up where the driveway actually
 13 is going to be, probably close to there the
 14 boulevard. There is some spots there, plus inside.
 15 MR. GIANETTI: Yeah, I mean I guess
 16 we can you know we'll have a map which we'll supply
 17 to board to kind of mark out where certain things
 18 are on the plan. And I can provide more
 19 information.
 20 My understanding just in
 21 communications with my client that there should be
 22 sufficient parking on the site, I think the goal is
 23 to avoid parking on 202.
 24 MR. HENRY: Right.
 25 MR. ROCHAT: Okay.

1 MR. GIANETTI: I am looking at the
 2 transcript of the meeting. And I said I -- I
 3 informed that we would start with our architect and
 4 we would have our traffic engineer available, and we
 5 would see if we would get to our planner.
 6 I understand the board's timing
 7 concerns. But I don't think, you know, there would
 8 be any confusion for the public if we had our
 9 traffic engineer testify tonight.
 10 MR. ROCHAT: David, how do you want
 11 to handle dealing with the materials with the
 12 architect, these samples, colors?
 13 MR. BANISCH: I think Mr. Englebaugh
 14 suggested that we have a meeting to discuss some of
 15 my comments and I suspect we will talk about and he.
 16 will tell me what materials he may be proposing.
 17 Which is what I expect is that they will be provided
 18 with the plans. There will be some discussions
 19 about that and the board may well have comments on
 20 the materials selection. And they may prefer to see
 21 something other than which is being offered. At
 22 this point we don't know. But I would expect that
 23 Mr. Englebaugh and I will have those discussions And
 24 particular discussions relative to my report
 25 MR. ENGLEBAUGH: Yes, I think that is

1 good way to go.
 2 MR. BANISCH: Thank you.
 3 MR. ROCHAT: Do you want to bring him
 4 back the next meeting?
 5 MR. BANISCH: If they are ready to
 6 go. If they work out what has to be worked, he has
 7 some consultation he has to do with his client, as I
 8 understand it.
 9 I don't see any reason why he
 10 shouldn't come back and button it up. But it's up
 11 to the applicant, I think, when they can get him
 12 back.
 13 MR. ROCHAT: Next meet is September
 14 22.
 15 MS. GOODCHILD: That's correct,
 16 Chairman.
 17 MR. BANISCH: There is plenty of time
 18 then. A lot of time. I forgot the board had moved
 19 that meeting date.
 20 MR. ROCHAT: Okay.
 21 MR. HENRY: I think for purposes of
 22 carrying without further notice, we may want to put
 23 on the record tonight both of those events; that
 24 there will be a public meeting, not a continuation
 25 of hearing as such, but a meeting that is a public

1 meeting at the site on the 14 of August at 9 a.m.
2 and that the hearing itself will be reconvened on
3 the 22nd of September. And at least at the moment I
4 gather we are planning on that being an in-person
5 meeting.

6 MR. VALLONE: We are looking at that
7 Peter, depending on what happens with the governors
8 decision and what happened with the variants. You
9 talk about an unknown issue. That is one of them.

10 MR. HENRY: You lay your unknowns on
11 who knows.

12 MR. VALLONE: So we are waiting for
13 guidance from the governs office to decide where we
14 go with public meetings. But you will be the second
15 or third to know.

16 MR. HENRY: For announcement purpose
17 it can be carried to meeting on the 22nd of
18 September at 7 p.m. either in person or virtually.
19 And that can be part of what is published on the
20 website. And what is made public, as early as we
21 can determine what it's going to be.

22 MR. VALLONE: Right.

23 MR. BANISCH: So they are coming back
24 on the 22 is the point. If the public wants to hear
25 more testimony on this application, it's September

1 22.

2 MR. HENRY: At 7 p.m.

3 MR. GIANETTI: I would ask knowing
4 that we are unable get to our traffic engineer
5 tonight, Mr. Kennedy is going to have to come back,
6 Mr. Englebaugh will have to try to address some
7 items, still do traffic and planning; that the
8 likelihood that we can finish on the 22nd, if the
9 board would consider a special meeting sometime
10 after the 22nd to wrap up the hearing. Also not
11 knowing what the September 22nd agenda looks like,
12 not that it needs to be decided or addressed now
13 but --

14 MR. HENRY: That should be put on the
15 table to.

16 MR. GIANETTI: -- to anticipate that
17 request coming at some point.

18 MR. BANISCH: Certainly on September
19 22nd, is that it, Mr. Gianetti?

20 MR. GIANETTI: Correct.

21 MS. GOODCHILD: The board should be
22 aware that we do have some applications coming up.
23 One of which is the completeness determination that
24 we heard earlier this evening.

25 MR. HENRY: Right. And you have

1 another residential application.

2 MS. GOODCHILD: Would have two other
3 residential applications.

4 MR. HENRY: And you may get more.

5 MS. GOODCHILD: Correct.

6 MR. ROCHAT: All right.

7 Just to go back to what David -- I
8 think we have month and a half, I am sure that we
9 can come up with some samples and some colors, and
10 try to wrap up the architecture.

11 MR. BANISCH: Yes, Mr. Chairman.

12 MR. ROCHAT: All right.

13 MR. GIANETTI: Okay. Thank you very
14 much.

15 MR. ROCHAT: Thank you.

16 MR. HENRY: Thank you.

17 (Whereupon the application adjourned
18 for the evening. Time noted 9:42 p.m.)
19
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1 CERTIFICATE

2
3 I, GERALDINE E. ADINOLFI, a Certified Court
4 Reporter of the State of New Jersey, that the
5 foregoing is a true and accurate transcript of the
6 testimony as taken stenographically by and before me
7 at the time, place and on the date hereinbefore set
8 forth.

9 I FURTHER CERTIFY that I am neither a
10 relative nor employee nor attorney nor counsel of
11 any of the parties in 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.

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