

BOROUGH OF FAR HILLS
Planning Board Special Meeting
MINUTES
September 22, 2021
VIA REMOTE MEETING ACCESS ONLY

CALL TO ORDER

Chairman Rochat called the virtual meeting to order at 7:05 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, Jack Koury, Alt. #1 and Suzanne Humbert, Alt. #2

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

Absent: John Lawlor

There were approximately 33 audience members present.

On behalf of the Borough of Far Hills, Mayor Vallone extended condolences to David Banisch and his family for the passing of his mother.

Mayor Vallone also addressed statements made at the August 9, 2021 Borough Council meeting. He noted that he read the following statement at the August 23, 2021 Borough Council meeting, posted it to the Borough webpage and forwarded to the newspaper of record:

At the August 9, 2021 Borough Council meeting a resident, Mr. Schwester of Lake Road, made a comment concerning Mr. Peter Henry and in a derogatory manner indicated that he had made a statement that "this is the new look of Far Hills" in fact, after reviewing the tapes it was not Mr. Henry that made that statement, it was a member of the Board, Mr. Robert Lewis; that fact was duly noted in the Bernardsville News. Also, at the August 9, 2021 Borough Council meeting the same individual made reference with regard to the affordable housing project on Errico Acres and the comment, as stated, that the residences were in line with Auschwitz. This comment conjured up horrible memories for those whose families and loved ones were subject to the atrocities experienced in these camps. I want in the strongest possible manner to stress that I, this Borough Council and the Borough of Far Hills have always and will always have zero tolerance for comments that are racist, poignantly hurtful or demeaning to any individual, religion or group of individuals. It is the right of residents to express their feelings about issues however, there is no right to injure, demean, belittle or invoke such atrocities during any proceedings in this Borough. If such comments continue or are patterned or repetitively cause angst, discomfort or are harmful to any individual or groups of individuals, the speaker of such hurtful comments will be barred from future meetings in this Borough to the fullest extent of the law. After this statement was read at the August 23, 2021 Borough Council meeting another resident, Mr. Mellendick also of Lake Road, likened the project to a Jewish Tenement Museum and this is equally unacceptable. It is indeed unfortunate that I have to address such things here in Far Hills but I trust

my position is extremely clear on this issue. I also want to thank Councilman McLean, who at the most recent Council meeting, spoke to these statements as well and in the strongest possible way condemned them in public.

BILL LIST

- September 22, 2021

Vice Chairman Rinzler made a motion to approve the Bill List. Ms. Layton 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 Roachat

Those Opposed: None

MINUTES

- August 2, 2021 Regular Meeting

Ms. Goodchild noted a minor correction to page 4 and page 5 and that the transcript for the Pulte Homes of NJ, Limited Partnership/Residences at Overleigh failed to identify Exhibits A-9 and A-11 at the top of the transcript. It was noted that three (3) exhibits were entered into the record (A-9, A-10 and A-11); the applicant may wish to have the transcript revised.

There being no other corrections, Councilwoman Tweedie made a motion to approve the minutes of the August 2, 2021 Regular Meeting with the above referenced corrections for content and release. Ms. Layton seconded the motion. All were in favor.

- August 14, 2021 Special Meeting – Site Walk

Councilwoman Tweedie made a motion to approve the minutes of the August 14, 2021 Special Meeting for content and release. Ms. Layton seconded the motion. All were in favor.

RESOLUTION

- **Resolution No. 2021-23** – JFS Fitness, LLC – 45 Route 202, Block 15, Lot 5
Those eligible: Mayor Vallone, Councilwoman Tweedie, Vice Chairman Rinzler, Mr. Lewis, Mr. Lawlor, Ms. Layton, Mr. Koury, Alt. #1, Ms. Humbert, Alt. #2 and Chairman Roachat

Mr. Henry noted that the approval was for a change of occupancy and waiver of site plan for a use that was characterized as a local service rather than office or retail; the standard conditions have been applied. Councilwoman Tweedie made a motion to approve the resolution as written. Ms. Layton 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, Ms. Layton, Mr. Koury, Ms. Humbert and Chairman Rochat

Those Opposed: None

PUBLIC COMMENT

Skip Schwester, 410 Lake Road, Far Hills addressed the statement by the Mayor and noted that he was mistaken about the individual that stated “this is the face of the new Far Hills” reference however, it was stated nonetheless. He also took exception to being referred to as an anti-Semite simply because of a comment on the abysmal and disgusting design aesthetics of the Pulte Homes project and noted that there were more windows in the barracks of Auschwitz; nothing was said about the Jewish faith or degrading. In a very aggressive manner, Mr. Schwester demanded an apology and resignation from Mayor Vallone.

Borough Council Attorney Joseph Sordillo clarified for the record that the statements at the August 9, 2021 Borough Council meeting were an attack on Peter Henry and an attack on the Borough for hiring someone that would make such a statement. Mr. Sordillo noted that the statement was specifically to attack Mr. Henry and not just an innocent mistake.

Board Member Robert Lewis opined that his comment was taken out of context and noted that Board members volunteer at their own peril while trying to help the Borough. In the future, he requested to be contacted if any statement is in question. Mayor Vallone clarified that he took no issue with the statement made and explained that Mr. Schwester made a deliberate attack on the character of the Planning Board Attorney who was not present to defend himself.

There being no further public comment, Chairman Rochat closed the public comment at 7:28 p.m.

APPLICATION/COMPLETENESS DETERMINATION

- Appl. No. PB2021-09
Colasurdo
Block 4, Lot 3
300 Pennbrook Road
Side and Rear Setback Variances

Steve Bolio explained that his office issued a letter dated September 20, 2021 in response to revised plans which superseded the previous letter issued on July 13, 2021. Mr. Bolio recommended waivers from completeness item #'s 15, 23 and 29 and he opined that the applicant submitted sufficient information for the Board to deem the application complete and proceed to public hearing.

Mr. Lewis made a motion to deem the application. Vice Chairman Rinzler 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, Ms. Humber and Chairman Rochat

Those Opposed: None

- Appl. No. PB2021-12
Symington
Block 23, Lot 1
180 Douglas Road
Front Setback Variance

Referencing a letter from his office dated August 19, 2021m Mr. Bolio recommended waivers from completeness item #'s 8 and 15 and opined that the applicant submitted sufficient information for the Board to deem the application complete and proceed to public hearing.

Mr. Lewis made a motion to deem the application. 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, Ms. Humber and Chairman Rochat

Those Opposed: None

APPLICATIONS/PUBLIC HEARINGS

- Appl. No. PB2021-09
Colasurdo
Block 4, Lot 3
300 Pennbrook Road
Side and Rear Setback Variances

Paul Fox, Apgar Association, Engineer for the applicant was present and explained that the owners were requesting several variances in order to construct a patio, swimming pool and related features.

Debra A. Colasurdo, owner/applicant was present and sworn in by Mr. Henry. In an effort to provide some background, Mrs. Colasurdo noted that they purchased the property in September of 2020 and are currently renovating the house and would like to install a pool in the rear of the home. When asked if there were other locations on the property that were considered, Mrs. Colasurdo responded in the positive however the location to the right of the house currently contains the existing septic. She noted that there is room in the front of the house but she did not feel it would be appropriate to have a swimming pool in the front yard. The area to the left of the house provides no privacy from the public roadway.

Mayor Vallone welcomed Mr. and Mrs. Colasurdo to the Borough.

Mr. Lewis asked when the property was subdivided to which Mr. Fox opined 1970's however he had not yet obtained a copy of the subdivision map. When asked if any other relief was necessary other

than the setback variance, Mr. Fox noted that they will be returning at the October meeting with their Planner to address planning testimony and environmental issues when Planner David Banisch is able to attend.

There being no other questions or comments from the Board, Vice Chairman Rinzler (due to Chairman Rochat's audio difficulty) opened the meeting up to the public for questions.

Dr. Mellendick, 260 Lake Road asked what concern the Board had related to the application. Mr. Henry explained that the Board has an application before it for the installation of a swimming pool and patio which require variance relief because the proposed improvements do not conform with the requirements of the ordinance.

There being no further questions from the public, Vice Chairman Rinzler closed the meeting to public questions of the witness.

Paul Fox, Engineer and President of Apgar Association, Far Hills was sworn in by Mr. Henry. The plans discussed are dated last revised September 8, 2021. Using the Share Screen function of Zoom, Mr. Fox shared sheet 1 of the aforementioned plans. He explained that the proposed improvements will be in the rear of the home but are technically located in the side yard due to the orientation of the home; the home faces East towards Lake Road. The existing home is at the edge of the required setback so any patio or pool area constructed behind the home would necessitate a setback variance. Displaying sheet 2 of the plans, Mr. Fox described the proposed improvements which include a spa and fire pit area, stairs and pool and patio. Pool equipment is proposed at the end of the pool, below grade and behind proposed landscape walls to provide screening. Beyond the pool equipment drywells are proposed to provide stormwater management. The requested variances are due to the fact that the proposed improvements are close to the side and rear of the property. Mr. Fox outlined the following relief: patio, firepit and seating would have a side yard setback of 53.56 feet, the spa 53.5 feet, the pool and patio 62.7 feet and the pool equipment 81.18 feet. When asked by Vice Chairman Rinzler to clarify the term spa, Mr. Fox explained that it is essentially a hot tub that will be located on the upper patio. Councilwoman Tweedie opined that the area behind the pool was not heavily landscaped, Mr. Fox agreed and referenced sheet 4 which includes a planting plan for the side and rear of the property. The plan provides for a number of trees and shrubs to provide fill and a denser screening. Mr. Fox clarified that the rear yard setback variances requested are from the rear yard setback requirement of 100 feet; the applicant is requesting a rear yard setback from the pool and patio of 60.77 feet and the pool equipment would have a rear yard setback of 47.68 feet.

Mr. Fox went on to explain that stormwater will be collected from both patios and directed to drywells and additionally, stormwater runoff from the back roof area of the home will also be collected and directed to the drywells. He noted that the stormwater design is considered a minor development under the Borough's stormwater management ordinance and those requirements have been satisfied with the proposed drywells.

When asked by Mr. Lewis about the use of the remaining portion of the property, Mr. Fox, using the Share Screen function of Zoom, shared an aerial photo marked into the record as **Exhibit A-1** dated February, 2021. Mr. Henry requested Mr. Fox provide a hard copy of the exhibit, marked and dated, to the Board Secretary.

Mr. Fox reviewed the items raised in the Ferriero letter dated September 20, 2021 as follows:

Item #1 wetlands and waterways — Mr. Fox noted that none exist and a report has been prepared and will be submitted for the next hearing date.

Item #2 certification from the soil conservation district — Mr. Fox agreed to provide certification as requested.

Item #3 — Mr. Fox noted that providing a 50 foot right of way would render the lot non-conforming and, in accordance with item #4, the applicant requested a waiver for the additional right of way dedication. The applicant agreed to a condition that they would provide a future right of way as necessary. Mr. Bolio noted that Pennbrook Road has a 33-foot wide right of way and 25-foot half width would be required. Based on the existing road, drainage and pavement Mr. Bolio recommended a waiver from additional right of way. He noted that there is a local aid application for funding to make improvements on Pennbrook Road and those improvements are located within the existing 33 foot wide right of way.

Item #5 — a note was provided on the plan to indicate that the drywells are at least 50 feet from the septic system disposal area. Mr. Fox agreed to update the note to confirm that the drywells are not within 50 feet of any off-site septic systems or wells.

Item #6 — an as-built plan will be provided.

Item #7 — inspection escrow will be provided.

When asked by Mr. Henry about the wooden shed located within the required setback, Mrs. Colasurdo noted that the shed existed when they purchased the property but it will be removed. The plan is to be revised to note “removed” or “to be removed”.

There being no questions from the Board, Vice Chairman Rinzler opened the hearing up to the public for questions at 7:58 p.m.

Dr. Mellendick, 260 Lake Road opined that the project seemed reasonable and considerate and he did not object to the plan as a fellow resident. Mr. Henry noted that the time was for questions of the witness and comments should be reserved for the end of the hearing process.

There being no additional public questions, Vice Chairman Rinzler closed the hearing to questions of the witness.

A site walk was scheduled for Saturday, October 2, 2021 at 9 a.m. at the site for the Board and any interested member of the public. It was announced that the public hearing would continue on October 4, 2021, 7 p.m. without further notice.

- Appl. No. PB2021-12
Symington
Block 23, Lot 1
180 Douglas Road

Front Setback Variance

Sean Mullican, Baer Architectural Group was present on behalf of the owners/applicants. He noted that the project was for a minor dormer addition above the garage which is attached to the existing home situated within the front yard setback; permitted by a 2006 variance granted to the previous property owner. The proposed dormer is to the rear of the home and not visible from the front yard.

To clarify the record, Mr. Henry noted that there was a different variance at hand as it appeared that the home is closer to the front setback than was permitted by the variance granted. Mr. Mullican explained that the applicant's engineer, Catherine Mueller, Page Engineer was working to resolve the discrepancy. Mr. Henry noted that testimony was required to address the location of the home and the discrepancy. Mr. Bolio suggested that the setback be measured from the right of way line, in this case a 25-foot half width on the applicant's side to accommodate a 50 foot right of way. Mr. Henry clarified that the relief granted in 2006 was for 176.41 feet where 200 feet is required however the house was built at 174.9 feet which constitutes a violation. Mrs. Symington explained that it was a drafting error on the original application. Mr. Henry noted that the history of what happened is important to the application and it is necessary prior to the next public hearing.

It was the consensus of the Board to carry the public hearing to October 4, 2021 at 7 p.m. without further notice so that the required information can be provided in its entirety.

- 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

It was announced that the public hearing would be adjourned to October 4, 2021 at 7 p.m. without further notice.

- 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

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

It was announced that the public hearing would continue on October 4, 2021, 7 p.m. without further notice.

Mr. Henry noted that if an appropriate extension of time is not granted by the applicant by the October 4, 2021 deadline for the Board to take action, the applicant must anticipate a denial for not completing the case. Mr. Gianetti noted that an extension of time to act to November 1, 2021 will be provided in writing.

- Appl. No. PB2021-16
Living the Life of Our Dreams, LLC
Block 15, Lot 1.01
49 Route 202, Suite 13A (Office #2)
Change of Use/Occupancy/Site Plan Waiver (Subscription Application)

It was announced that the application was tabled to October 4, 2021 at 7 p.m. without further notice as notice is not required.

AUTHORIZATION TO CLOSE ESCROW

- Escousse LDP, Block 6, Lot 16.04 \$84.20

Ms. Goodchild noted that there are no anticipated billings from the professionals and the CFO has verified the balance.

Vice Chairman Rinzler made a motion to close the escrow. Ms. Layton 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, Ms. Humbert and Chairman Rochat

Those Opposed: None

CORRESPONDENCE

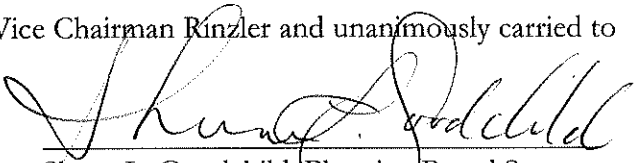
1. A letter dated July 13, 2021 from Ferriero Engineering re: Colasurdo Variance, Block 4, Lot 3, 300 Pennbrook Road.
2. A letter dated August 19, 2021 from Ferriero Engineering, Inc. re: Symington Variance, Block 23, Lot 1.
3. A letter dated August 27, 2021 from Ferriero Engineering, Inc. re: Traffic Engineering Review, Residences at Overleigh, Block 5, Lot 4.
4. A letter dated August 12, 2021 from Nicole M. Magdziak re: Pulte Homes of NJ, Limited Partnership/Residences at Overleigh – copies of architectural exhibits presented at the August 2, 2021 meeting.
5. The New Jersey Planner, July/August, Vol. 82, No. 4.

ZONING UPDATE

- Zoning memo dated August 30, 2021 – Kimberly Coward

ADJOURNMENT

Motion by Councilwoman Tweedie, seconded by Vice Chairman Rinzler and unanimously carried to adjourn the meeting at 10:48 p.m.


Shana L. Goodchild, Planning Board Secretary

APPROVED 11/01/21

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
SEPTEMBER 22, 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
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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WITNESS TESTIMONY (beginning on)
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EXHIBITS

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A-13	Sewer Treatment Building Facade Elevations	28

(Whereupon the public hearing in the
above captioned matter began. Time noted: 8:23
p.m.)

MR. ROCHAT: Okay. Then we are on to
Pulte Homes this is -- PL 2021-07 230 Route 202.

MR. GIANETTI: Yes. Good evening
Chairman, members of the board.

MR. ROCHAT: We have Mr. Gianetti is
here.

MR. GIANETTI: Yes. Good evening,
Chairman, members of the board. Craig Gianetti, the
law firm of Day Pitney, on behalf of the applicant
Pulte Homes of New Jersey LP. This is a continued
application for preliminary and final major site
plan and subdivision approval. The applicant is
seeking approval to construct 134 residential units
consisting of 109 age-restricted town homes, as well
as 29 affordable apartments in an apartment
building, of which 25 would be family units, 4 would
be age-restricted.

The board will recall, this
application, this project, is part of an affordable
housing agreement between the Borough and the
developer, as well as part of Borough's affordable
housing plan. This is technically the fourth

1 meeting before this board. We had a meeting on July
2 5th, another one on August 2nd and in addition we
3 had a site meeting that was open to the public as
4 well.

5 The board may recall at the last
6 meeting, we presented the testimony -- let me take a
7 step back. The first meeting we presented the
8 testimony of the civil engineer Ron Kennedy and it
9 was indicated, you know, that he would address some
10 additional comments from the review letters received
11 and submit revised plans to address them. Those
12 plans have not been finished yet and have not been
13 submitted.

14 We also presented the testimony of
15 our architect. And we've received feedback from the
16 board with respect to the architecture, as well as
17 of the town home units, as well as with the sewer
18 treatment building on the property, and in addition
19 -- I'm sorry I am hearing feedback from somewhere, I
20 am not sure where -- but at that -- in addition to
21 that meeting, we also heard through articles and
22 minutes of the Borough council meeting, where I
23 guess there was further critique of the architecture
24 of the building, or the town homes at the council
25 meeting. And although, you know, what was presented

1 to the board with respect to the floor plans and
2 architecture, is consistent with the elevations and
3 floor plans that were exhibits to the settlement
4 agreement; Pulte still wants to work in good faith
5 with the board, and you know, address any concerns
6 they have, to the best of their ability. So since
7 that meeting Pulte and their architect went back and
8 made some architectural enhancements and features to
9 the look of the units, which we will be presenting
10 tonight, which will give a kind of unique, Pulte
11 look for Far Hills.

12 And we have two witnesses tonight.
13 We have Rob Holmes from Pulte Homes, as well as
14 Bruce Englebaugh, the licensed architect who
15 testified at the last meeting.

16 And just a little bit of
17 housekeeping, what I would like to do, since both of
18 their testimony is going to relate to the
19 architecture of the building, is to be able to
20 present them both, because they will be using the
21 same exhibit or exhibits. And, thereafter, you know
22 it could be opened up to the board and public for
23 questions, and they can ask whatever question with
24 respect to architecture and either witness can
25 answer as appropriate.

1 And then, lastly, before, I call our
2 witnesses, if you recall from the last meeting we
3 did note that we would be seeking a special meeting.
4 So when we are done with our presentations, we would
5 like to discuss kind of the schedule going forward
6 with this application, and bringing it to a
7 conclusion.

8 With that introduction, I would like
9 to call Rob Holmes and Bruce Englebaugh.

10 MR. HENRY: Mr. Holmes, I don't
11 believe you have been sworn in yet.

12 ---

13 ROBERT HOLMES, first having been duly
14 sworn, testified as follows:

15 MR. HENRY: State your full name for
16 the record and spell your last.

17 MR. HOLMES: Robert Holmes,
18 H-O-L-M-E-S.

19 MR. HENRY: Thank you, Mr. Englebaugh
20 you have been previously sworn and remain under
21 oath.

22 MR. GIANETTI: Thank you.

23 And Mr. Englebaugh had some technical
24 difficulties when we had our final prep, right
25 before the meeting, so we are hopeful there won't be

1 issues. I see him on the screen. Hopefully, his
2 audio is working, but we will start with Mr. Holmes.

3 Mr. Holmes, if you could.

4 MR. HOLMES: Okay.

5 (ROBERT HOLMES) BY MR. GIANETTI:

6 Q. Give your -- what your position is
7 with Pulte Homes and your responsibilities.

8 A. Sure.

9 Good evening, mayor, planning board
10 members. As Craig said, I'm Robert Holmes, I am
11 vice president in Pulte's northeast corridor
12 division, we are located here in Basking Ridge.
13 As Craig said, I am appearing before you tonight to
14 let you know, that we heard your underwhelmed
15 response our proposed architectural elevations, and
16 to address a few other items. In a moment, you will
17 hear from our project architect Bruce Englebaugh --
18 hopefully he works through his technical issues --
19 from Minno & Wasko. Who will provide a pointed
20 response, which we believe addresses many of the
21 concerns that were raised. We look forward to
22 answering any questions that you have when Bruce's
23 presentation is complete.

24 I also wanted to let you know that
25 while Pulte is the third largest home builder in the

1 country. We have been based locally in
2 Bernardsville and Basking Ridge for over 20 years.
3 And that many members of our leadership team reside
4 in Somerset County. Personally I have enjoyed the
5 Somerset Hills for close to 25 years. In fact, for
6 several years in your own beautiful Borough on
7 Dumont Road, where I bought my first home, with my
8 wife, when I was starting a family.

9 Needless, to say our local and
10 corporate level team completely recognizes that an
11 opportunity to build a community in a highly
12 sought-after location, such as Far Hills doesn't
13 come along often. We are excited about the
14 opportunity to be working with an equally
15 well-regarded company in Melillo Equities. And look
16 forward to building upon the strong reputation for
17 quality and attractive projects that they have
18 completed locally.

19 To this end, we reengaged and
20 collaborated with Melillo and Minno & Wasko to
21 enhance our architectural elevations, to offer
22 higher a quality of materials and refreshed, highly
23 attractive elevation which is unique to Far Hills,
24 that will command substantial interest, in our
25 opinion, from the local, active-adult population in

1 the area.

2 You know our proven home layouts as a
3 national home builder will provide home buyers with
4 an excellent opportunity to downsize in an area
5 where they have raised their families and to live
6 near their children and their grandchildren in, as
7 you already know, one of the most prestigious towns
8 in the Somerset Hills and probably in the country.

9 You know, the community should not be
10 overlooked, the community is also providing 29
11 affordable housing rental units to fulfill the
12 borough's fair share obligation. That is not
13 something that should be overlooked as part of this
14 project.

15 You know, I wanted to address some
16 things about phasing. We are not proposing a phase
17 plan per se; but instead a single phase. We are
18 going to build the project as one continuous project,
19 as Craig stated earlier, with a strategic home
20 release, based on demand. Our build-out and sales
21 plan is to methodically approach the build-out of
22 the community, to build value for the Borough, for
23 the Pulte residents, and to build value towards our
24 investment in the property. To be more specific
25 about this, we implore, what I can characterize as

1 best as a good, better, best, approach to the home
2 locations that we release for sales, as we progress
3 through the construction of the project.

4 Again, to be specific, if the project
5 was to come to market today, and based on some of
6 the enhancements that we have made, in the recent
7 month since we heard some of your concerns, we might
8 have an interior home that backs up to another
9 interior home: Today we believe that that home
10 would average \$850,000, all-in. That is -- that
11 would be the good offering as part of this balanced
12 approach.

13 We would also have end units that
14 might back up to woods, where we would see all-in
15 sales pricing averaging in the mid-900s. That would
16 be, you know, the better part of the balanced
17 offering that I spoke about.

18 And then in situations where we have
19 an end unit home that a resides on a walkout
20 basement condition; you know, we think in today's
21 environment those would approach, easily approach,
22 a million dollars.

23 So I wanted to share some of that
24 with you to clarify some of the prior testimony
25 about our pricing and our approach.

1 You know Pulte values this project,
2 this asset, it's an asset that we will work through,
3 you know, methodically to maximize the value of the
4 homes in the community. We take pride in the
5 communities that we build, and the quality and I
6 really thank you for your time this evening. I look
7 forward to answering any further questions.

8 With all that being said, I will turn
9 it over to Bruce from Minno & Wasko.

10 MR. ENGLEBAUGH: Thank you.

11 MR. GIANETTI: So Bruce, as Mr. Henry
12 noted, you remain under oath.

13 And you are the project architect
14 working with Pulte Homes?

15 Bruce, I can't hear you.

16 MR. HOLMES: Do we need a drum roll?

17 MR. GIANETTI: All right. If you can
18 unmute yourself, Bruce.

19 Or Shana, do you need to allow him to

20 --

21

22 BRUCE ENGLEBAUGH, previously sworn:

23

24 MR. ENGLEBAUGH: Okay. Thanks.

25 Sorry. I have been having a great deal of computer

1 problems tonight. So I appreciate your patience.
 2 BY MR. GIANETTI:
 3 Q. So Bruce, you heard the testimony of
 4 Rob Holmes. And since the last meeting, you know,
 5 Pulte has coordinated with Minno & Wasko to give
 6 architectural enhancements and features. I guess,
 7 along those lines, did you prepare any exhibits in
 8 connection with tonight's meeting?
 9 A. Yes. We did.
 10 Q. And I am going share my screen, and
 11 show this first exhibit which consists of four
 12 sheets.
 13 And I believe Mr. Henry, this would
 14 be marked A-12.
 15 MR. HENRY: Correct.
 16 MR. GIANETTI: And the of title this
 17 -- it's four sheets. I guess we can call it
 18 Architectural Imagery.
 19 MR. HENRY: Is it dated?
 20 MR. GIANETTI: 9/22, today's date.
 21 And then I guess we would go to the
 22 next exhibit -- well, let's start with.
 23 MR. RINZLER: Can I ask a clarifying
 24 question.
 25 Could you please define for us what

1 you define as "architectural imagery." Meaning are
 2 these photos of actual homes or are they --
 3 MR. GIANETTI: We're going to provide
 4 testimony as to that.
 5 MR. RINZLER: Okay.
 6 MR. GIANETTI: I was just identifying
 7 exhibit.
 8 MR. ENGLEBAUGH: I'm -- what exhibit
 9 is this?
 10 MR. GIANETTI: It should be on your
 11 screen, Bruce.
 12 MR. ENGLEBAUGH: No, no. What
 13 number, nomenclature.
 14 MR. GIANETTI: A-12, A-12.
 15 Starting with A-12, can you talk
 16 about the scene imagery and what it represents.
 17 MR. ENGLEBAUGH: I guess, before we
 18 get started, should I put it on my screen, so I can
 19 point.
 20 MR. GIANETTI: If you can -- I wasn't
 21 sure if you had --
 22 MR. ENGLEBAUGH: I think I have got
 23 those bugs worked out. So let's try it.
 24 Can you see my screen.
 25 MR. GIANETTI: Yes.

1 MR. ENGLEBAUGH: As we were talking,
 2 this is a collection of some images that we used to
 3 inform the design that we actually came up with.
 4 So just to look at these, you can see
 5 it's basically that same house form that we have all
 6 pretty much grown up with. Its got a gable roof.
 7 In this particular case we are going to have -- this
 8 image here shows it the best, we are going to have a
 9 front to back roof. And then we'll have what's
 10 called turn gables and those are the ones that are
 11 perpendicular to the side to side roof that actually
 12 face out towards the front. As you can see in this
 13 example.
 14 You can also see a side to side or
 15 front to back roof here with a turn gable that comes
 16 towards the front. So these are all turn gable.
 17 And I will refer to that term as we can through the
 18 presentation.
 19 There are just some other details
 20 that we're looking to incorporate, you can see here
 21 some roof dormers on this one. And we also have
 22 some roof dormers up here. Now these are shed roof
 23 dormers. We are going to have shed roof dormers, we
 24 are going to have gable roofs over top of them. So
 25 we are going to do a variety of different dormer

1 types.
 2 As far as exterior materials, we're
 3 going to use vertical board and batten siding as you
 4 see here. But then there is also a mix of
 5 horizontal siding. You can see that horizontal
 6 siding here as well. And when I look at some of
 7 these other images, you can see that same mix of
 8 materials, showing vertical board and batten on the
 9 bottom, this horizontal siding. This one is a
 10 little different. I would call this a panel and
 11 batten, which is basically a flush panel, you can
 12 see the battens going over top of it.
 13 Windows are mostly what we call this,
 14 two over two arrangement. You can see them here and
 15 you can also see them in this window here.
 16 We are going to be using goose neck
 17 light fixtures. You can some here. If I back up,
 18 you can see this type of a goose neck fixture here
 19 as well. They're nice little accents over the
 20 garage doors.
 21 We are also going to have some eve
 22 supports or some decorative brackets. When we get
 23 to the elevation I can call it out. But we actually
 24 use them up in the gable ends up in this area. If
 25 you can see where my cursor is, in the upper right

1 corner now.

2 And then as far as colors, basically
3 lighter colors for the siding, probably white in
4 most cases. And then if you look over to image on
5 the far right, you can see that it has some darker
6 metal roofs as accents and it also has the darker
7 gutters and you know the darker garage doors.

8 So this is the theme imagery that we
9 have used to kind of, as I said, inform the designs
10 that we came up with. I think it's very attractive.
11 And it's actually very well-received in the market
12 place right now.

13 BY MR. GIANETTI:

14 Q. And just to be clear, Bruce, these
15 aren't Pulte Home or Pulte Home homes, that we are
16 showing pictures of; it's more of the imagery of the
17 style of the home that, you know, resulted in the
18 design you are looking for in these townhouses; is
19 that correct?

20 A. That's correct.

21 Every time we start a design, we
22 usually search for images that usually guide us in
23 the way we want to it to look. So these are the
24 images that guided us toward the aesthetic that we
25 came up with.

1 So with that, I will slide onto the
2 next exhibit. And in this next exhibit, you will
3 see it's an image on of this particular unit in the
4 upper left-hand corner. And what we are going to do
5 is compare that to one of the units that we are
6 proposing in this case, the Branton unit.

7 Q. So this is sheet two of Exhibit A-12,
8 correct?

9 A. That's correct, yes. Same date,
10 which is today's date, 9/22/2021.

11 So if I zoom back out, as I was
12 saying, you can see this photograph that we were
13 looking at earlier in the previous exhibit on the
14 left-hand side. And then if we look over on the
15 right, this is the Branton unit, which is -- if you
16 may recall, was presented at the last hearing, one
17 of townhouse units.

18 So if we look at the Branton unit on
19 the right side you will see, we have this typical,
20 what I call this turned gable, we have the front to
21 back of the primary roof slope. And that is what is
22 shown in the darker gray. But this is a turn gable
23 that's facing us. If I zoom in close, you will see
24 some of those roof brackets that we were just
25 looking at or eve brackets that hold up this pent

1 roof.

2 You can see the two over two window
3 pattern. I guess, I will start at the top here and
4 read some of these notes that we have. The
5 dimensional shingles.

6 Dimensional shingles can be a foggy
7 term. You say it and people many times don't know
8 what that means. Earlier, back in I'm going to say
9 the 70s, 80s, where we had what was called a three
10 tab shingle. It was usually a uniform color and
11 people wanted to get some sort of an asphalt roof
12 since they perform so well to look something like a
13 cedar shake roof. So we came up with dimensional
14 shingles. And what that did is, it put a little
15 different cut on the shingle. And it put more of
16 color variation in -- and they look much nicer and
17 much richer than what I will call the normal three
18 tab shingle.

19 Next Number 2 would be fascia, and
20 shadow board. We're not looking to use wood, we are
21 looking to use Hardie or a product called Azek. The
22 purpose for this, is you know that's the current
23 technology. This is virtually insect and rot
24 resistant. That is why we would want to use this.
25 That's why anybody, including myself, would want to

1 use this on their house. In fact, I have wood, I
2 wish I had this product. We have an asterisk that
3 says or equal. There is a lot of companies coming
4 out with -- you know Hardie is a cement based
5 product. Azek is more of a cellular resin-type
6 product. But you can get a very -- a whole
7 variation of profiles that do exactly the same thing
8 as wood, except they don't rot; which is a good
9 thing.

10 MR. RINZLER: I'm sorry for
11 interrupting, I am seeing a completely different
12 screen, zoom tips and tricks, YouTube.

13 Am I the only one? Does anybody else
14 see that?

15 MS. GOODCHILD: No.

16 MR. RINZLER: Oh.

17 MR. ENGLEBAUGH: I will tell you,
18 earlier I was having the same problem, when I was
19 having computer problems.

20 MR. KOURY: Rick, do you have the
21 hand out?

22 MR. RINZLER: I have a hand out, yes.
23 I am following along with the hand out, yes.

24 MR. ENGLEBAUGH: So let's look at
25 Item Number 3 there, which is horizontal siding.

1 Again, we are calling this out as Hardie. Again
 2 this is this cement-based product. We are -- this
 3 arrow points to the horizontal siding. But you can
 4 get it in the vertical board and batten, which you
 5 see Item Number 7 refers to that. They make a whole
 6 variety, vertical board and batten, horizontal
 7 siding. If you look over on the left-hand
 8 photograph, what I was referring to the panel and
 9 batten in this dark gray color. So you can get all
 10 kinds of different products in what is termed Hardie
 11 panel.

12 Next we can look at Number 4, which
 13 is standing seam metal roof accent. If you look
 14 over in the photography, you can see a little metal
 15 roof accents. We have it above the garage door. If
 16 you slide over to right of the garage door you can
 17 see a covered porch, I am showing a metal roof
 18 there. And then, if you go up towards the gable,
 19 you will see we have a pent roof over that triple
 20 window there. So that is another accent metal roof.

21 Moving down to the next item, Number
 22 5, oversized 5 inch black k-style aluminum gutter.
 23 It shows up a little bit better on the photograph,
 24 if I zoom in here. You can see the darker gutter
 25 and darker down spout. And I can tell by the shape

1 of this, that is an ogee or a k-shaped gutter.

2 Typically, you're using a 4 inch, but since we want
 3 to make a little higher quality statement, we are
 4 going to use an oversized 5 inch gutter.

5 If we go down to the next item,
 6 Number 6, the window trim. Around the windows we're
 7 looking to use a 5 inch window trim. Again, this
 8 could be either Hardie or Azek or some other product
 9 that is cement-based for -- like an equal with Azek.

10 The point is we are looking to have
 11 wider window surrounds that make for a very nice
 12 accent and quality design.

13 If we zoom back out and look at
 14 Number 7, we already talked about this, but this to
 15 point to the vertical board and batten. Again, this
 16 Hardie siding, so it's the cement-based product.

17 Move down to Number 8. We're showing
 18 5 inch quarter trim. This is pointing to the
 19 corners and the trim around the garage. Again, this
 20 is Hardie cement-based product or could be Azek.
 21 Again, what we're looking for is something that is
 22 rot resistant.

23 The goose neck lighting fixture,
 24 Number 9. We can see that over the garage door, we
 25 are going to use that as an accent, I think over all

1 the garage doors. We can see over in the left in
 2 the photograph, where they had it there as well.

3 And then the last one Number 10, full
 4 brick. We are using a wainscot brick at the bottom
 5 and the full brick. Means that we are using a 4
 6 inch brick. It's not just thin set brick that is
 7 used quite a bit these days.

8 So, in general, this is our new
 9 design as far as the products are concerned. I
 10 think the real take-away is that they are
 11 maintenance free, and rot resistant. And I think
 12 the overall composition, I think is very pleasing.

13 So with that let's slide onto the
 14 next exhibit.

15 Q. Our next sheet of Exhibit A-12?

16 A. That is correct.

17 This is sheet 3 of A-12, and it's
 18 dated the same date 9/22/2021. And the title of
 19 this is Front Facade Elevation. Which you can see,
 20 the upper drawing shows the front facade. Then
 21 there is subscript. It says, Wall Offset and Shadow
 22 Study. So down below, we have this little vignette
 23 that shows in blue the first floor plan profile of
 24 the front wall. Then in red, it shows the second
 25 floor.

1 So let's look at this lower vignette,
 2 where we show the wall offsets. And the purpose for
 3 this is to help you grasp the three-dimensionality.
 4 So as we look at this, you might want to glance up
 5 at the elevation up above. So let's say we start at
 6 the left-hand side here, which is the Branton unit.
 7 And you can see what is shown in blue here. That is
 8 the first floor of the ground floor. If we look to
 9 the far left, that is the porch column in the lower
 10 left. If we look up to the elevation that is this
 11 white column right here. Then we have the covered
 12 porch, which is, you can see where my cursor is the
 13 elevation. We are showing a window in there and a
 14 door, if you can see in the blue that would be the
 15 doors right where my cursor is now, on the plan
 16 vignette.

17 We slide over to the right, you see
 18 this is the garage door. And if you look up above
 19 you see the gray garage door. Now, if you look down
 20 at the plan vignette below, you can see the red
 21 line. If you look up, you will see the gable roof
 22 over top of the garage. The important take away
 23 here is this red line is set back from garage. So
 24 that gives it a little bit more of a
 25 three-dimensional effect and adds quite a bit more

1 interest in the scale breakdown in this element
 2 where the garage is.
 3 If you look to the left, you will see
 4 we have the windows with the dormer up above. And
 5 because this is set back from the fascia of the
 6 porch. Once again, we are getting a nice
 7 three-dimensional effect that helps break down the
 8 scale of the elevation.
 9 If we slide over to the right, one
 10 unit, this is the Aston unit. And, again, the same
 11 concept, if we look at the plan vignette shown in
 12 blue. This would be the first floor down below, to
 13 the left of the garage. We have this porch, you see
 14 it up where my cursor is in the elevation now, if we
 15 look to the right, you can see the garage. And then
 16 up above, once again, this floor up above steps
 17 back. You can see where that's shown in the red
 18 line down below in the plan vignette. And if you
 19 slide over, above the porch, you can see once again
 20 that steps back as well.
 21 So again, the purpose of this is to
 22 show the very deep recesses and the
 23 three-dimensionalities of the elevations that we are
 24 putting together. But then if you look at the
 25 overall composition, you can see the way it looks;

1 in looking at the upper drawing now, where the
 2 elevation is. You can see how the turn gables and
 3 the dormers, and how everything comes together in a
 4 nice harmony that I think gives us a nice
 5 compositional balance for this facade elevation.
 6 So with that, I am going to move on
 7 to the fourth one. And this is the grouping of
 8 theme images. Again, this isn't anything that's
 9 built, because the project isn't built yet. But
 10 it's representative of the quality that Pulte puts
 11 into their interiors.
 12 Q. And this -- I am sorry, Bruce.
 13 And this one is actually imagery of
 14 actual Pulte home interiors, correct?
 15 A. That is correct. Yeah. That is
 16 correct.
 17 And I think it just shows the level
 18 of appliances and the level of quality that goes in
 19 to the counter tops and finishes and things like
 20 that.
 21 And, Rob, you would probably be
 22 better to speak to these details than I would. So
 23 why don't I turn it over to you. And you can run
 24 through some of those images.
 25 MR. HOLMES: Sure. Thanks, Bruce.

1 The purpose of this theme imagery for
 2 the interior is to show you the quality and
 3 optionality of the interior finishes that Pulte
 4 offers.
 5 So you know for example, in the lower
 6 left you can see a kitchen doesn't have a -- it's
 7 kind of more of a base kitchen. And then in the
 8 upper right-hand corner you can see some of the
 9 upgrades. So the upgrades would include like the
 10 glass in the upper cabinet. The full stainless
 11 steel hood. Appliance upgrades that speak to a
 12 quality level of a subzero or a Wolf or a
 13 Viking-type appliance package offering. And you
 14 know, a full oven range, cook top. So things of
 15 that nature, are upgrades in the kitchen. And in
 16 the upper left, where you see a dining room with
 17 trim upgrades and a tray ceiling. With beam insets
 18 to really offer a quality experience on the
 19 interior.
 20 You know, in the center you see, you
 21 know, the design; the spindles with the upgraded,
 22 wrought iron design spindle. So you some of those
 23 things that are in our packages that we offer to
 24 customers that come in and buy the homes. We offer
 25 -- we pride ourselves on offering optionality to our

1 buyers.
 2 The bottom right is a bath. It's a
 3 five-piece bath, and you can see some of the counter
 4 tops and upgrades on the -- in the shower area and
 5 things of that nature.
 6 But again, I think as we get closer
 7 to coming to market with the project, we will -- we
 8 will take the next step and actually define the
 9 specifics for the interior offerings in terms of
 10 that optionality I spoke about. So it's a bit
 11 premature right now. But we wanted to share with
 12 the board the quality of finishes that Pulte puts
 13 into its homes.
 14 (BRUCE ENGLEBAUGH) BY MR. GIANETTI:
 15 Q. And then, Bruce, at the -- maybe move
 16 to the next exhibit?
 17 At the last meeting there were a
 18 number of questions concerning the sewer facility
 19 building on the property and the look of it, and we
 20 have up on the screen, I guess we can mark it A-13
 21 it looks like revised date 9/22/2021 Sewer Treatment
 22 Building Facade Elevations.
 23 A. Yes. Original date of 4/9/2021.
 24 So yes, this just represents the new
 25 look that we have put on this building. And I think

1 in retrospect I have to agree, it was in need of a
2 little bit of a face lift and some help. So thank
3 you for bringing it my attention. Sometimes I am so
4 focused on the market rate buildings and the other
5 part of architecture, that I don't put the time in
6 that's necessary for some of these secondary
7 buildings.

8 So basically what we did on this, if
9 we look at Elevation A, the big picture items that
10 we did, is we increased the roof slope.

11 Q. And, I guess, Bruce, as you go
12 through each elevation, maybe use on the left-hand
13 side, you know, where that view is --

14 A. The key plan.

15 Q. -- on that elevation.

16 Correct.

17 A. Let me zoom out a little more here.
18 So you can see it.

19 So the Elevation A that we are
20 looking at is like the service driveway, right, if
21 you can see my cursor on the lower left-hand corner.
22 The primary drive is this one right here, which I
23 think is Baldwin.

24 So before we go into the elevations,
25 one thing to keep in mind is that probably the most

1 important elevation is Elevation C and then B, as
2 you drive by, and then probably A, this is the
3 service drive, even though it's not very visible and
4 then D, which is not very visible at all.

5 So I am just going to start and go A,
6 B, C, D, which is the clockwise rotation around the
7 buildings. So if we go over to the lower right, you
8 will see Elevation A and again this is the service
9 drive, which is where we have this big garage door.
10 And then there is some other secondary doors on each
11 side of that.

12 But again, the big picture items that
13 we did, is we increased the roof slope. We add more
14 of what I call these turn gables, and then we added
15 a nice little accent roof cupola up on top.

16 So if we slide to Elevation B.
17 Again, looking over at the key map this is where
18 Baldwin drives by the building.

19 Last time we did not show the slopes;
20 we actually showed the slope. There is a pretty
21 good slope as you drive down the road. So we have
22 this slope and there is actually a retaining wall in
23 here. So the floor of the building is represented
24 by this dotted line, you see where my cursor is, and
25 part of this gets buried.

1 So what we did here is we added an
2 offset in the building, which allowed us to add
3 another second gable. So this gives a lot more
4 interest in this facade by having two gables a
5 primary gable and then the secondary gable. And you
6 can see how we mixed in the horizontal siding and
7 the vertical board and batten.

8 Then if I zoom in here, you can see
9 some of the -- some details that we have done up in
10 the gables. The beams here, the horizontal band
11 board, you can see here is the metal pent roof that
12 we were talking about earlier. A decorative vent,
13 another little decorative feature in the gable. You
14 will see over here on the side is a roof dormer and
15 you can see a little bit of a close up of this roof
16 cupola. So this improved a great deal, actually.

17 So now we will look at Elevation C,
18 if you look down in the lower left, this is where my
19 cursor is now. And this is what it would be, what I
20 would say is probably the most visible as you drive
21 by. But one thing to note, before we go on to that,
22 is this retaining wall is probably about six feet;
23 so it covers up the lower portion of this building
24 as well as its facade.

25 So let's slide up and look at that.

1 So against this is the dotted line, which would
2 represent the floor. So the grade level here is
3 much higher. And if we looked at the landscaping
4 plan, you will see there is a good bit of
5 landscaping in front of this facade.

6 But if you look beyond the
7 landscaping, you see this new design that we have
8 done. Again, we have the higher roof pitch. We
9 have this nice decorative vent along with some nice
10 decorative treatment up in the gable. Flanking each
11 side of this gable you can see we have some roof
12 dormers, and then we have the cupola in the middle
13 of the composition here. And you can see there is
14 -- this is actually a vent, there is another vent
15 over here. But they're nicely trimmed out. And you
16 know they help to articulate that facade, even
17 though you're not going to see much of it, because
18 it's behind the landscaping.

19 The last elevation is Elevation D.
20 If we go down to the key plan, you can see it's over
21 here. And it faces out on to, I think there is a
22 detention basin here over in the wetland area. So
23 Elevation D, we have a vent and a door, but again
24 this benefits by having this nicer roof treatment,
25 the roof pitch got higher. We have the two turn

1 gables, one on each side, you can see. And then we
 2 have this roof dormer. If you look over to
 3 Elevation C, what we are doing is seeing this on
 4 side view. So that is the roof dormer and then the
 5 cupola up above.
 6 So I think this was really given a
 7 much-needed face lift. I suppose, I should
 8 apologize for not giving it my full attention the
 9 first go around. But I think it's looking very nice
 10 now.
 11 So with that, I would kind of wrap up
 12 my presentation. If anybody has got any questions,
 13 I would be glad to entertain those questions now.
 14 MR. GIANETTI: Sure.
 15 So that is all I have on direct
 16 presentation of these two witness as to
 17 architecture. So if there's any questions from the
 18 board or its professionals related to it.
 19 MR. HENRY: Craig, did I ask you to
 20 send hard copy of these exhibits?
 21 MR. GIANETTI: What I will do is,
 22 similar to what we did last time, is I will have
 23 them marked with the letter and we will send you
 24 hard copy of them as well.
 25 MR. HENRY: Thank you.

1 with other builders, it's been --
 2 MR. HOLMES: Okay, well.
 3 MR. RINZLER: -- and from experience.
 4 But my point is those prices you're
 5 saying include all of the options?
 6 MR. HOLMES: It would be options,
 7 today. And again, they are still, Rick, they are
 8 still conservative.
 9 MR. RINZLER: Will you be selling off
 10 specs, or will you constructing model homes on the
 11 premises?
 12 MR. HOLMES: We will be building
 13 model homes.
 14 MR. RINZLER: Okay.
 15 MR. KOURY: I have a couple
 16 questions. This is Jack.
 17 So when I first got this, I got very
 18 excited. I thought, boy, they really changed the
 19 designs of -- from the last presentation, only to
 20 start flipping through. And in my opinion, for what
 21 it's worth, this one doesn't look like this one.
 22 You know, you might have the same materials. But
 23 first impressions this. Is -- I am thinking this is
 24 what you're looking to build. And then I compare it
 25 to the last set that you gave us, there is really

1 MR. RINZLER: I had a few questions.
 2 MR. GIANETTI: Sure.
 3 MR. RINZLER: Earlier on, when you
 4 were going over the pricing you used the term
 5 "all-in." Now does your definition of "all-in" mean
 6 without options or including options?
 7 MR. HOLMES: Including options.
 8 MR. RINZLER: So, I guess, my
 9 question is from experience with a lot of
 10 developers, typically when homes like this are being
 11 sold, the purchaser spends roughly 20 percent of the
 12 purchase price on options.
 13 So if the base price on these were
 14 for, for example, even if they are at 800,000 that
 15 means the base price would be maybe more like 6 or
 16 650, then the options would bring it up to 8. Is
 17 that a fair statement?
 18 MR. HOLMES: No. That's not
 19 accurate. I don't agree with the 20 percent, no.
 20 MR. RINZLER: No it's a question. So
 21 I would like to you to clarify.
 22 My question is --
 23 MR. HOLMES: So the 20 percent is not
 24 correct.
 25 MR. RINZLER: Well, I know working

1 not much change in terms of the aesthetics, in terms
 2 of the look.
 3 Then let's go to favorite part; the
 4 sewer treatment plant. And another thought hit my
 5 mind. I am looking at the low income housing, where
 6 you are going to probably have kids, and kids are
 7 going to say; geeze, what's in that nice building
 8 over there? Well, you can't go anywhere near there.
 9 So as a former child, where am I going to go? I am
 10 going to head over and see what's happening over in
 11 the waste treatment plant.
 12 Instead of building this up, can it
 13 be built down? Can it be buried? Because I am
 14 sorry -- I am not an architect, I am not an
 15 engineer, but I don't understand why we have to have
 16 a waste treatment plant almost in the center of this
 17 development.
 18 There is a lot -- we did the site, we
 19 did the walk, there is a lot of property out there.
 20 To me this could -- all you are really doing is
 21 putting some new shrubs up, changing the look, but
 22 at the end of day, it's still a sewer treatment
 23 plant, and I am paying 800-plus for this. And I
 24 just I think the optics are terrible. Just my
 25 first --

1 MR. GIANETTI: Was there a
2 question --
3 MR. KOURY: No. That was a comment.
4 MR. GIANETTI: -- of the witness?
5 MR. KOURY: That was a comment.
6 The question is: Can this sewer
7 treatment plant be built anywhere else or could it
8 be, instead of building it taller, can it be buried
9 to go -- to keep -- to put it lower in the ground?
10 MR. ENGLEBAUGH: I'm not sure that is
11 a question that the architect can answer. You might
12 want to table that for the civil engineer.
13 MR. GIANETTI: As you know,
14 Mr. Kennedy will be coming back to testify, when
15 revised plans are submitted to address some of the
16 other engineering questions raised; and he can
17 address that the comment.
18 And with respect to the units, I
19 guess, if you go to sheet -- the other exhibit
20 Bruce, since you still have your screen up.
21 MR. ENGLEBAUGH: Mm-hmm.
22 Which one?
23 MR. GIANETTI: If you go up.
24 Sheet 2, I think it is.
25 MR. ENGLEBAUGH: This one.

1 headed down the right path here.
2 I mean, personally from an
3 architectural standpoint I think this is a very
4 pleasing elevation. I think this scale breaks down
5 nicely. But I suppose I am a biased voice.
6 MR. ROCHAT: And we would like to see
7 the back side also. These are the fronts.
8 MR. ENGLEBAUGH: True.
9 MR. GIANETTI: Yeah, keep in mind
10 Mr. Chair, obviously, part of it is somewhat -- we
11 are showing where we were going, revised
12 architectural plans would have to be submitted that
13 would show this. But Pulte has been working with
14 its architect, and has come up with these
15 alternative designs and wanted to present it to the
16 board, to see where they are going.
17 MR. ROCHAT: Now, how about the
18 affordable units, is there any changes in that or
19 just going to continue with the same treatments that
20 you're going to have --
21 MR. ENGLEBAUGH: Yeah, we would have
22 to redo those elevations.
23 But, yeah, the intent is to get it
24 to, you know, harmonize with what we're doing here,
25 absolutely.

1 MR. GIANETTI: So again, yeah, the
2 testimony was for the theme imagery of how they were
3 designing it and the 3D dimensions. The unit on the
4 left is effectively a single-family home. That is
5 not what's being proposed, that is not what the
6 zoning calls for. The zoning calls for town homes.
7 MR. KOURY: Again, I -- the front of
8 the original rendering and this, I personally, I
9 just see very, very slight changes. But again,
10 that's only my opinion.
11 So thank you.
12 MR. ROCHAT: Yeah. To just expound
13 on what Jack's feeling is, you show an end unit with
14 the new enhancements, but we should be able to see
15 an entire cluster of units to see if it's repetitive
16 or is it going to be the same sort of concept there.
17 So that's that would be just the -- which -- which
18 unit is that?
19 I see, you have them combined all
20 together, is that what it is?
21 MR. ENGLEBAUGH: Yeah, this is just
22 showing a four-plex. If you recall, we actually had
23 a different elevation going on, that we presented
24 two different elevations. And we can do an
25 alternate style, we just want to make sure we are

1 MR. RINZLER: Another question I
2 have; on the sheet or the theme imagery for the
3 interior units. Looking at the bottom, middle
4 photo, the one we mentioned, the wrought iron at the
5 bottom of the staircase.
6 Are you really considering, let's say
7 building homes for slight -- let's say over age 55
8 housing with a straight line staircase with 16 steps
9 on it?
10 I am sorry, I can't hear you.
11 MR. HOLMES: I didn't respond.
12 Bruce, I can respond to that.
13 MR. ENGLEBAUGH: Okay. There was a
14 voice in the background, I thought it was yours,
15 Rob.
16 MR. HOLMES: No. It wasn't me, it
17 was a representative.
18 Yeah. We do have staircases. You
19 know, again the primary -- primary living here is
20 master bedroom on the first floor, you know,
21 majority of the living in the floor plans is, as
22 Bruce described at the last hearing, is really on
23 the main level. It's really single-level living.
24 There is the second floor. And in some cases we
25 have basements.

1 And, Rick, yes, to answer your
2 question, there would be a staircase in our homes
3 that, I wouldn't call it a single-run, but if you
4 look at the floor plans, you can see there are a
5 fair number of steps to get to the second floor.

6 MR. RINZLER: That could definitely
7 be a challenge for the demographic that you are
8 considering, unless they get a stair climber.

9 MR. GIANETTI: I guess, as a follow
10 up question, Rob; Pulte Homes has developed a
11 significant number of age-restricted communities, is
12 it common for a town home in an age-restricted
13 community, or even a single-family home, in an
14 age-restricted community to have stairs.

15 MR. ENGLEBAUGH: Yeah. I mean the
16 products we build throughout the country have stairs
17 similar to what you are seeing here, and you know,
18 for an active adult buyer. And we haven't
19 experienced, you know, an objection.

20 Again, I think the buyers that come
21 in that have an objection to the stairs, may not use
22 -- may not use the second floor as much. It's more
23 guest bedrooms or a loft or an office. So it's
24 really a matter of personal preference for the
25 particular buyer.

1 MR. GIANETTI: I guess, with active
2 adult senior, what's the age we are talking about,
3 minimum?

4 MR. HOLMES: Well, 55 and over. The
5 average age we see in the community is probably more
6 in the mid-60s to low-70s.

7 MR. RINZLER: Perfect age for knee
8 replacements.

9 MR. HOLMES: You've got to stay
10 active, you know, got to do the stairs, they are
11 good for you.

12 MR. LEWIS: So I have got some
13 questions, a question for the architect.

14 Are you using any LEED certified
15 techniques or materials? And are they a large
16 percentage of these builds or not?

17 MR. ENGLEBAUGH: I don't know that we
18 have dived into that level of detail yet. I think
19 the intent is to use Energy Star products,
20 appliances, things like that, recycled materials,
21 where we can.

22 I mean the good part is most of
23 building codes now have adopted a lot of that LEED
24 criteria. So if you're building to code, you are
25 building pretty close to what LEED would require.

1 MR. LEWIS: What about -- you know, I
2 mean, I look at your -- I am not trying to be
3 insulting or anything; but personally I wouldn't go
4 for that kind of detail that you have on, you know,
5 all the little dormers and little hanging roofs and
6 crevices and crannies and all that stuff. It just
7 looks like a maintenance issue to me. But I have
8 been a homeowner for 22 years or something like
9 that, so there you go.

10 MR. ENGLEBAUGH: You are talking
11 about like the pent roof here.

12 MR. LEWIS: Well, all the details.
13 I mean, you designed it to look like
14 a building that has had 150 or 200 years of
15 additions.

16 And I get it, I get it, I get it.
17 But it's very complicated.

18 But let me to get to my question. My
19 question is; it's 2021, let's say 2029 comes around,
20 and there is basically a mandate to have solar
21 power, I don't think the town is going to let you
22 put ground-mounted anything up there. You are using
23 that -- it's already high density housing. The set
24 aside is not going to be available for
25 ground-mounted solar.

1 What do these homeowners do? Do they
2 have to do a complete makeover to add solar, or some
3 of this other stuff that's --

4 I mean, look what the President said
5 about electric vehicles. I mean, you can't kind of
6 just push this aside. To me, I am concerned that
7 your design is already outdated before you have even
8 built one of the units.

9 MR. GIANETTI: I guess, initially,
10 Bruce, before you answer that question; I don't know
11 how you plan for an unknown that could be a decade
12 away. Any such requirements would probably be
13 unconstitutional, if it was applied existing units.
14 Maybe going forward it would say, you know, "new
15 units" or something like that. But I don't see how
16 they could require existing, built developments to
17 all of a sudden now put on solar.

18 MR. ENGLEBAUGH: In my opinion, I
19 tend to think positive on these issues. I think
20 there is going to be some new systems that come out
21 that are going to be very efficient. That you are
22 going to find that there is a lot of thought,
23 energy, money put into solar panels, and they are
24 obsolete. So I tend to think the other way around.

25 MR. LEWIS: You understand we have

1 got a flux of future residents of 300, 400, 200,
2 I don't even know how many there are. But the
3 planning board has to think about those people to
4 some degree.

5 I don't know -- there's no answer to
6 what I'm saying. I am just bringing something up
7 here, that's all.

8 MR. RINZLER: Robert, you make an
9 interesting point, because I believe these are fee
10 simple, correct?

11 MR. GIANETTI: They are fee simple,
12 correct.

13 MR. RINZLER: So if they are fee
14 simple, then the individual owner can say, gee, I
15 own the roof, if I want to put something on top of
16 it, I should be able to. So I think Mr. Lewis's
17 point is well-taken.

18 MR. HENRY: That does not --

19 MR. RINZLER: I am sorry.

20 MR. GIANETTI: There's a homeowners
21 --

22 MR. HENRY: -- it doesn't follow that
23 simply because it's fee simple you can do whatever
24 you want. Typically there are covenants that the
25 govern what can and can't be done to the unit.

1 MR. HOLMES: That's correct.

2 MR. RINZLER: I think there has to be
3 something in the bylaws then for the association,
4 that would specify whether or not there are solar
5 panels are allowed. For example, they are not
6 allowed, it's in the laws of the Polo Club for
7 example.

8 MR. HENRY: --

9 MR. GIANETTI: -- that is -- that is
10 just like a person is not going to be able to just
11 change the dormers and the front facade of the
12 building. It all will be part of covenants and that
13 there be a harmony of look and what they can and
14 can't do with respect to that. It's no different
15 than many townhouse developments.

16 MR. ENGLEBAUGH: This is Bruce, I
17 just wanted to interject, there is a lot of
18 technologies coming out now as far as solar
19 collection. They are putting it in windows. And
20 you can't even tell it's in the glass. They have
21 solar roofing shingles and shakes, that is it, you
22 know, just looks like a regular roof.

23 I think these developments are going
24 to increase exponentially to the point where we
25 can't predict what is going to be 10 years from now,

1 but my guess is it's solar panels will be obsolete,
2 in my opinion. They will be using other things.

3 And I think the mechanical systems
4 will do the same thing. I think they are going to
5 get much better as well. That is just my opinion
6 though.

7 MR. ROCHAT: Bob, do you have any
8 more questions?

9 MR. LEWIS: No, it's not I mean,
10 that's it.

11 MR. ROCHAT: Okay. We had been
12 talking about electricity at the last meeting and
13 considering generators.

14 I don't know if any of that was
15 resolved in your layout and plan?

16 MR. GIANETTI: I think the testimony
17 at the last meeting was that, you know Pulte
18 wouldn't be proposing generators, you know, as part
19 of buying a unit. Though it would be permitted in
20 the declaration of covenants for the townhouse,
21 subject to you obtaining appropriate zoning approval
22 from the town.

23 MR. ROCHAT: All right. And there
24 was talk about the affordable units, some sort of --

25 MR. GIANETTI: I think the -- well,

1 the affordable units, I think the testimony was, you
2 know, you don't have generators to run the entire
3 apartment building. You would need a mini-power
4 plant next to it to run an apartment building.

5 But there is already emergency
6 lighting that is part of it. And it's battery
7 powered and there are -- a lot -- just like offices,
8 a lot of these buildings operate on that type of
9 battery power. And there are battery packs that can
10 be back-up for that emergency lighting battery
11 power.

12 MR. ROCHAT: All right.

13 MS. HUMBERT: Mr. Chairman, this is
14 Suzanne. I have a question, please, for the
15 witness.

16 MR. ROCHAT: Sure. Go ahead.

17 MS. HUMBERT: I wanted to first of
18 all say, thank you for the enhanced elevations and
19 presentations tonight.

20 I was wondering for future meetings,
21 since the elevation we were shown is only for a
22 four-plex, if it would be possible to see a
23 five-plex, which there are a number of those
24 buildings reflected in the site plan. Particularly
25 where a five-plex building is lined up against

1 another five-plex building; so that we could better
 2 understand the density of the project. As well as
 3 with the two car garages being next to each other in
 4 a five-plex next to a five-plex; the amount of
 5 concrete and hard scape that that would mean.
 6 MR. ENGLEBAUGH: Yes. We can, we can
 7 do a five-plex, I think that would definitely be on
 8 our radar to show you something like that.
 9 MS. HUMBERT: Thank you. That would
 10 be great. Thanks.
 11 MR. ENGLEBAUGH: And side elevations
 12 as well.
 13 MS. HUMBERT: Thanks.
 14 MR. ROCHAT: Any other questions for
 15 the architect from the board?
 16 MR. RINZLER: No. Thank you.
 17 MR. VALLONE: I think we are good,
 18 Tom.
 19 MR. ROCHAT: Okay.
 20 Shana, should we open it up to the
 21 public, questions for the architect.
 22 MS. GOODCHILD: Yes, I think it would
 23 be the appropriate time.
 24 If anyone in the public has
 25 questions, if you can raise your hand.

1 MR. ENGLEBAUGH: I am not sure how
 2 it's going to all fit into the next hearing, and
 3 when that is going to be. But it will take me
 4 several weeks to put together the side elevations
 5 and the rear elevations.
 6 I know that the civil engineer is
 7 going to be showing, in his plans, how the driveways
 8 are going to work. And you know, how separations,
 9 so we're not seeing all that pavement is going to --
 10 MR. GIANETTI: Just to be clear,
 11 Bruce, with respect to the floor plans, there's no
 12 change to the floor plans. So the layouts are
 13 generally the same.
 14 This was more exterior changes to the
 15 --
 16 MR. ENGLEBAUGH: That's correct the
 17 floor plans will not change. The building
 18 arrangements will not change.
 19 DR. MELLENDICK: So what's the
 20 average -- because it wasn't clear to me on the site
 21 walk -- what's the average square foot per unit of
 22 these units? In other words, how many square feet
 23 is each of these units? A range or anything like
 24 that will --
 25 MR. ENGLEBAUGH: Yes, let me look

1 MR. HENRY: That can be for either
 2 the architect or for Mr. Holmes.
 3 MS. GOODCHILD: Okay.
 4 Dr. Mellendick.
 5 DR. MELLENDICK: Thanks, Shana.
 6 I want to clarify with Mr. Henry, is
 7 this for comments or questions or either?
 8 MR. HENRY: Just questions based on
 9 -- questioning of the testimony of the witnesses.
 10 DR. MELLENDICK: Okay. Thank you.
 11 So my first question is, they
 12 presented, Pulte presented a series of individual
 13 homes at the beginning of the presentation, and they
 14 refer to it as "The unique look for Far Hills." But
 15 the building itself is actually not individual
 16 homes, it's attached townhouses; is that still true
 17 or not?
 18 MR. ENGLEBAUGH: That's correct.
 19 It's attached town homes.
 20 DR. MELLENDICK: And then, when will
 21 the residents and the planning board have a more
 22 detailed look of the revised floor plans for the
 23 changes that you have made to satisfy, what in your
 24 sense is the, requirements or requests of the
 25 planning board and the town?

1 back at my notes. I think they were like 25-2600
 2 plus options.
 3 DR. MELLENDICK: And to the point
 4 that has been raised in many, many meetings; we
 5 talked -- when I say "we" I mean, the Borough talked
 6 about a price point of 800,000 to a million-plus for
 7 these units and to a point the planning board member
 8 mentioned before, obviously, if someone comes in and
 9 wants linoleum and formica, that is going to be a
 10 very different price, than if someone choses the
 11 high-end materials. So how do we -- I don't want to
 12 say prevent that from happening -- but, obviously,
 13 we want a certain price point in these units. So
 14 should there not be the kind of units that you
 15 presented in the pictures, and then people can
 16 either chose to buy them at that price point, or
 17 decide it's too expensive for them.
 18 MR. ENGLEBAUGH: Rob, I think you
 19 might be best to respond to that.
 20 MR. HOLMES: Yeah, if I understand
 21 the question, correct -- I mean, the base spec will
 22 not include linoleum.
 23 You know, again, I think communicated
 24 pretty clearly about kind of where we see the
 25 pricing. And you know, we will have optionality for

1 the buyers. But we do not intend to start at a
2 level with linoleum.
3 DR. MELLENDICK: Just one end to that
4 point, where do you see the pricing again? Because
5 that's fluctuated a lot during the discussion over
6 the past year or two.

7 MR. GIANETTI: I'm sorry, can you
8 repeat the question. You broke up a little bit.

9 DR. MELLENDICK: I am sorry.
10 I was asking where do -- where does
11 Pulte see the price point? Obviously, if you use a
12 lot of lower end materials and synthetics and so on,
13 that's going to be a much lower price point than if
14 you use higher end materials.

15 So where does Pulte, going into this
16 project, see the price point range being?

17 MR. HOLMES: So to, I guess, to
18 summarize what I said earlier about our strategy and
19 depending upon location, location premiums, you know
20 optionality, you know, the home, whether it's an
21 end, it's an interior, it's a basement; you know on
22 an average -- and again, you know what I want to say
23 is between -- I think, I mentioned 850, 950 and up
24 to approaching a million. So I think it's fair to
25 say that we would be in the low 900s on average,

1 based on where we are with the product today.
2 Again, we're going to mark- -- we are
3 going open for sale at a time in the market, and
4 we're going to price the project accordingly.

5 Again, if we were to open it today, I
6 think those prices -- I think average price I just
7 gave you -- the low 9s is a conservative number.
8 And the reason it's -- I say it's conservative, is
9 we want to meet expectations. I am reluctant to get
10 too ahead of myself and promise something and then
11 ultimately disappoint. So we are trying to be
12 conservative and, you know, realistic based on what
13 we know in the market today. You know, again
14 recognizing the desirability of -- of Far Hills and
15 that this is an opportunity that doesn't come along
16 every day. So I think we are going to --

17 DR. MELLENDICK: No, it doesn't.

18 MR. HOLMES: -- make sure we maximize
19 the value as I said before in my presentation.

20 DR. MELLENDICK: I have no idea that
21 Pulte will maximize the profit and so on.

22 But you are absolutely right
23 Far Hills does not want to be disappointed, but the
24 sketches that you presented tonight at the beginning
25 of the hearing or presentation, were less than

1 inspiring.

2 And to revert back to something the
3 mayor and Councilwoman and Planning Board Member
4 Tweedie said; to me, these are still very
5 uninspiring sketches and designs. And I think that,
6 you know, you tweaked a few things, you know some
7 slight improvements and so on, but I mean I still
8 think that this whole project lacks a lot of
9 quality.

10 And I hope that the mayor and
11 planning board and council will insist on that
12 quality going forward.

13 I also have a question with the
14 package plant, the sewage treatment plant. Is that
15 large truck door or whatever that is, that lifts up;
16 is that where the sewage truck pulls in to take out
17 the solid waste from the development? Is that what
18 that is for? Because I have never heard the term
19 package plant or sewage treatment plant before in
20 the context of any development I have ever lived in
21 or near. So I take it that's sewage. So -- is that
22 door that comes up, that looks like a mechanical
23 door, that rolls up, is that where a truck comes in
24 to take out the solid waste? Is that what that is?

25 MR. ENGLEBAUGH: I am not sure I'm a

1 good person to speak on this, but I don't think any
2 solid waste gets trucked out of this. I think it
3 treats it, and then it pumps up to the septic field,
4 which is up in this area up here.

5 MR. HOLMES: Bruce, it's Rob, I think
6 that's more appropriately answered by Ron Kennedy
7 from Gladstone.

8 MR. ENGLEBAUGH: I agree.

9 MR. HOLMES: Pulte --

10 MR. ENGLEBAUGH: I think this is just
11 a service door is all it is.

12 DR. MELLENDICK: Well, I think it's
13 not. But I disagree with you there.

14 The liquid waste gets pumped up hill
15 and will seep downhill. But the solid waste, I was
16 told by people who know about things like this, is
17 compressed into that area and is taken out by
18 trucks. I guess we can find out from a different
19 expert whether that's true and how true that is.

20 MR. ENGLEBAUGH: Yeah. That's not my
21 area of expertise. I can't speak on it.

22 MR. HOLMES: Yeah, that's the most
23 appropriate way to respond, is to let the expert
24 provide you with -- reinforced the testimony that
25 was provided previously.

1 DR. MELLENDICK: But I have to say
2 since you've been presenting, it always seems like
3 we get bumped to another expert. As I said to
4 Mr. Henry at the site visit, sometimes you have
5 questions after the fact about these matters.

6 And I forget who we spoke to.
7 Mr. Henry, maybe you can comment to this. He spoke
8 to someone from Pulte that said that, in fact, if
9 questions exist after the fact, after someone finds
10 out more information or has questions raised by
11 another presentation, that Pulte will provide the
12 proper expert, instead of saying it's just another
13 expert to answer those questions. Would you agree
14 with that.

15 MR. GIANETTI: I am not -- exactly to
16 what you are referring to. Tonight's meeting was
17 always going to be architecture --

18 DR. MELLENDICK: No, no --

19 MR. GIANETTI: -- Ron Kennedy -- Ron
20 Kennedy is going to be coming back to testify. He
21 could have been asked the question the last time he
22 testified, he wasn't. But he will be back to
23 testify as to revised plans and he will be open to
24 public questioning again.

25 DR. MELLENDICK: So essentially is

1 what you're saying is if citizens or residents, or
2 even the planning board or council have additional
3 questions going forward, that the appropriate expert
4 from Pulte will answer those; either in person or in
5 kind or in remote or telephonically, over whatever
6 -- whatever that would be? Is that correct?

7 MR. GIANETTI: To an extent, yes.
8 You know, when we get to -- you know, we are
9 presenting architecture, we have presented
10 engineering, we're going to be presenting a traffic
11 expert. Ron Kennedy is going to be coming back as
12 to engineering and we are going to be presenting a
13 planning expert. So all of those witnesses, you
14 know, there is going to be opportunities to ask
15 questions.

16 Now, if -- you know, revised
17 architectural plans are going to have to be
18 submitted, our architect will have to be available
19 for that. So as there is questions, they will be
20 available during the meetings to answer them.

21 MR. ROCHAT: Okay. Is -- does that
22 answer your question of -- about answering a
23 question?

24 DR. MELLENDICK: Are you asking me?

25 MR. ROCHAT: Yes. Are you -- you'll

1 have to wait for those answers from Ron Kennedy.

2 DR. MELLENDICK: Well, many of the
3 questions I asked were not answered, so I'll wait
4 for the appropriate specialist to answer them, I
5 suspect.

6 MR. ROCHAT: Do you have anymore
7 questions?

8 MR. GIANETTI: I think all of your
9 questions were answered, except for the sewage
10 facility.

11 DR. MELLENDICK: That is a really big
12 question.

13 MR. GIANETTI: But that is one
14 question.

15 DR. MELLENDICK: That is a big one
16 question, you are right.

17 MR. ROCHAT: Okay. I am sure we will
18 get an answer to that.

19 Anyone else in the public have any
20 questions for the experts, the architect?

21 MS. GOODCHILD: Chairman Rochat, I'm
22 going to ask Ellen G to unmute herself as she has a
23 question.

24 Eileen, can you unmute yourself.
25 You're muted.

1 MS. GRIPPO: Going back to what was
2 mentioned earlier about the apartment buildings; the
3 architect stated that they will be revised in
4 concept, similar to the town homes that they showed
5 in this elevation. And he said that now is not the
6 time to delve into that level of detail.

7 I just want to understand when, like,
8 during the approval process do we see the final
9 renderings of what is really going to be built?

10 Because I think a lot of people have
11 concerns about the apartments and them being subpar
12 to the town homes. That is my first question.

13 MR. GIANETTI: Well, I think I can
14 answer that. They are going to be -- what is being
15 presented tonight is kind of a sample of what the
16 vision and changes that were made, you know, to the
17 look and style of the buildings. The architectural
18 plans -- there were a set of architectural plans
19 that were submitted with the application, that had
20 all the renderings, all the views, it had all the
21 floor plans.

22 Those plans will be updated with this
23 new look and submitted as part of the application or
24 as part of the next submission.

25 MS. GRIPPO: So will there be another

1 public hearing to review those plans and comment, or
2 is that just up to planning board to comment?

3 MR. GIANETTI: Well, if any members
4 of the public have comments on the architectural
5 plans, I mean, our architect will have to get up,
6 and at least, be available to address any questions
7 or comments from the board professionals or public
8 with respect to the plans.

9 In essence, what you're looking at is
10 generally what they are going to look like, except
11 for, you know, whether it's a four-unit building or
12 a five-unit building.

13 MS. GRIPPO: You know, I thought, I
14 honestly, I disagree a little bit. I mean, I think
15 the town homes looked very different from the
16 apartments in the original rendering. I think the
17 apartment looked like a very monolithic building
18 without much relief, no shadow. And I don't know,
19 you know, if that's going to continue, but just with
20 like a similar batten board or horizontal -- you
21 know, so I would just be interested in seeing that.
22 Because I honestly felt like the apartment building
23 just, kind of looked, a little utilitarian, very
24 utilitarian.

25 Which brings me to my next question,

1 which is based on, I am going to kind of start with
2 a comment: I was reading the environmental impact
3 statement that was filed in April. And I am vice
4 president of a local non-profit Friends of Historic
5 Bernardsville. And the environmental impact
6 statement stated that there was a quarter-mile away
7 a home that is listed. Then it stated that there
8 were two eligible properties adjacent to this
9 property. But they didn't go on to say how this
10 development project impacts the railroad line, which
11 is a historic district, eligible historic district
12 and the historic bridge. And I have taken that
13 train a lot between Bernardsville and Far Hills and
14 Gladstone, and my kids take it to visit friends, and
15 this will definitely have an adverse impact. It's a
16 visual impact. And a lot of people don't think
17 that's really important. But the advisory council
18 on historic preservation considers that a
19 substantially enough impact to trigger a 106 Section
20 review, if federal funds are used.

21 So my question is; how have we looked
22 at the view, the elevations, the apartments, the
23 sewer treatment building, from the view of a -- not
24 a potential historic district, an eligible historic
25 district, which gives really special protections?

1 That is my question.

2 MR. GIANETTI: I think Mr. Kennedy
3 can maybe talk best with respect to that issue. But
4 I would just note, nothing with respect to that
5 would preclude the development or restrict the
6 development that's being proposed from a regulatory
7 stand point.

8 MS. GRIPPO: Regulatory, but that
9 doesn't take into account the planning board's
10 master plan for respecting the bucolic nature and
11 historic preservation. I just --

12 MR. GIANETTI: But also --

13 MS. GRIPPO: That was just my
14 question: So you didn't look at what this looks
15 like from a historic district?

16 MR. GIANETTI: Mr. Kennedy --

17 MS. GRIPPO: I am not saying you
18 can't build it --

19 MR. GIANETTI: -- Yeah, I didn't--

20 MS. GRIPPO: I am asking a question,
21 that wasn't a really comment. It was a question.

22 MR. GIANETTI: Mr. Kennedy can
23 address questions with respect to the EIS statement.

24 MS. GRIPPO: But the architect is --

25 MR. GIANETTI: But again --

1 MS. GRIPPO: -- is presenting
2 renderings and elevations and -- so we can't get
3 that for next time?

4 MR. GIANETTI: Mr. Kennedy will be
5 testifying, you know, can address that and you can
6 ask that question at the next meeting.

7 MS. GRIPPO: Who's speaking? I'm
8 sorry.

9 MR. GIANETTI: I am the attorney.
10 Craig Gianetti.

11 MS. GRIPPO: The attorney, yeah.

12 MR. GIANETTI: And the master -- I
13 mean, with respect, within the master plan, the
14 master plan also calls for this property to be
15 developed with this townhouse development, it calls
16 for the development of affordable housing to satisfy
17 the town's constitutional affordable housing
18 obligation, and the zoning calls for this as well.

19 MS. GRIPPO: I get that. Yeah, I get
20 that. I am saying, you know, you can walk and chew
21 gum at the same time.

22 And so I would just love to see from
23 -- as a historic, you know, a preservationist in
24 this community, there is also, you know, which is
25 not brought up, there is a -- there is a thematic

1 submission that is at the national park service.
 2 It's called the Country Place Era Resources of the
 3 Somerset Hills, it encompasses all of these great
 4 mansions that were all --
 5 MR. GIANETTI: Eileen, I don't mean
 6 to cut you off, there will be an opportunity for
 7 public comment. But at this point, you know, if
 8 there's a specific question of Mr. Englebaugh and
 9 Mr. Holmes.
 10 MS. GRIPPO: Yes, well I don't know,
 11 if this falls under Mr. -- if this architectural,
 12 the original submission said that the barn was going
 13 to remain and be restored, rebuilt. And I don't see
 14 it anywhere. Is -- did that get removed or did --
 15 was I mistaken?
 16 MR. GIANETTI: That the original barn
 17 would remain?
 18 MS. GRIPPO: Yes. From the Errico
 19 acres property. It said all of the dwellings and
 20 structures would be removed, except for the barn.
 21 And I don't remember the, you know, the language.
 22 But it referenced it would either be rebuilt or
 23 restored.
 24 MR. LEWIS: This is Robert Lewis. I
 25 am going to jump in here. I asked the same question

1 and it's appropriate for Ron Kennedy and Anthony
 2 Melillo. So if they are on in October, they are the
 3 people to ask about that.
 4 MS. GRIPPO: Okay. Thank you. That
 5 is all I have.
 6 MR. ROCHAT: Eileen.
 7 MS. GRIPPO: Yes, yes.
 8 MR. ROCHAT: Normally we would -- I
 9 forgot to ask your full name and your address. We
 10 just like to have that on the record.
 11 MS. GRIPPO: Did you ask anybody else
 12 their address?
 13 MR. ROCHAT: Most people state, this
 14 yes.
 15 MS. GRIPPO: Okay. My name's Eileen
 16 Grippo, E-I-L-E-E-N, G-R-I-P-P-O, 131 Mine Mount
 17 Road Bernardsville, New Jersey.
 18 MR. ROCHAT: That's fine.
 19 MR. GIANETTI: And also Ms. Grippo, a
 20 number of the people that have spoken already have
 21 spoken at prior meetings and have given their
 22 address before, so it's already on the record.
 23 MS. GRIPPO: Okay. Understood.
 24 Thank you.
 25 MR. ROCHAT: Thank you.

1 Any other questions from the
 2 audience?
 3 MS. GOODCHILD: We do.
 4 Sofia Cocuziello. Could you unmute
 5 yourself please. Thank you.
 6 MS. COCUZIELLO: Yes. Hi, good
 7 night. I live 460 Lake Road, Far Hills. I have a
 8 couple of questions as far as to the architect.
 9 Just to clarify, I just want to
 10 understand in the final site plan application, is it
 11 typical just to have concept and theme imagery?
 12 MR. GIANETTI: I guess I can maybe
 13 address that, Bruce.
 14 But again, we have submitted full set
 15 architectural plans as part of this application.
 16 What is being presented tonight is just what we said
 17 it would be, theme imagery and where the design was
 18 going. Revised architectural plans will be
 19 submitted, with all of the elevations, and the floor
 20 plans and everything else that's required with an
 21 architectural set of plans.
 22 MR. ROCHAT: Does that answer your
 23 question, Sofia?
 24 MS. COCUZIELLO: Sorry. I was put on
 25 mute again.

1 But I suppose the final site
 2 application should have a final concept and like
 3 imagery. It's just very, very confusing to me as to
 4 how we are in a final site, you know, application
 5 and this is not like finalized.
 6 And my next question is the
 7 following, do you plan on submitting a material
 8 board? So we can actually see the materials that
 9 are going to be used in these buildings.
 10 MR. ENGLEBAUGH: We can do that, yes.
 11 MS. COCUZIELLO: And in doing this,
 12 are you committed in using the same materials than
 13 the ones you are going to be submitting on the
 14 material board?
 15 MR. ENGLEBAUGH: If we submit the
 16 material board that will be our intent is to, yeah,
 17 utilize what we're showing on the material board.
 18 The only thing is it may be, what I
 19 will call an "or/equal." So for example if we are
 20 showing a Hardie board, there may be another
 21 manufacturer that makes the same type of a product.
 22 MS. COCUZIELLO: And last question:
 23 Is there a landscape architect for this project?
 24 Because there is a lot of landscaping in this
 25 project? Is that going to happen or is that just

1 also a concept?
 2 MR. ENGLEBAUGH: There is a
 3 landscaping plan that Ron Kennedy, the witness at
 4 the next hearing, he should be able to address and
 5 present any landscaping issues.
 6 MS. COCUZIELLO: And my last
 7 question: Are we going to get a copy of the
 8 architectural design bylaws of the condo
 9 association?
 10 MR. GIANETTI: No. That comes, you
 11 know, usually that's part of any approval. They are
 12 not drafted at this point. And it's, you know,
 13 subject to state review and approval. So that's
 14 typically done prior to building permit. But it's
 15 submitted to the town for their review.
 16 MS. COCUZIELLO: All right. Yeah.
 17 That was my last question. Thank you
 18 so much.
 19 MR. ROCHAT: Thank you, Sofia.
 20 Any other questions from the
 21 audience?
 22 MS. GOODCHILD: Yes. Chairman
 23 Rochat, I'll ask Debra Ross to unmute herself.
 24 MS. ROSS: Hi, everyone, I've got a
 25 quick question. Now that Pulte has talked about

1 units that were going to be \$800,000 to a million;
 2 what are we going to do about the fact you have
 3 asked them -- given them a \$6,000 per unit per year
 4 subsidy, when they thought these units were only
 5 going to cost 600 to \$700,000? Why are we still
 6 subsidizing them, when these units are going to be
 7 hopefully \$800,000 to a million dollars?
 8 MR. GIANETTI: I am going to object
 9 to the question, Mr. Henry. It has no bearing on
 10 the site plan application.
 11 MR. HENRY: I think Mr. Gianetti is
 12 correct on that.
 13 It may be a question you have but it
 14 really is not a question to be dealt with by the
 15 planning board. Nor for that matter, is it a
 16 question that addresses, in fact, the testimony of
 17 the witnesses.
 18 MS. ROSS: Seriously?
 19 MR. HENRY: Yes. It's a question you
 20 might put to the governing body, but it's not really
 21 a question for this application.
 22 MS. ROSS: Okay. I have been shut
 23 down many times, and I will direct it to another
 24 party as-needed.
 25 MR. ROCHAT: Debra.

1 MS. ROSS: Yes.
 2 MR. GIANETTI: Mr. Chair, did we get
 3 the address for Ms. Ross?
 4 MR. ROCHAT: Yes, Debra.
 5 MS. GOODCHILD: Ms. Ross, could you
 6 unmute yourself, please. There you go.
 7 MS. ROSS: I am unmuted. I am not
 8 sure why this is significant at this point.
 9 MR. ROCHAT: Deb --
 10 MS. ROSS: Yes.
 11 MR. ROCHAT: Can you state your
 12 address, please.
 13 MS. ROSS: 62 Spring Hollow Road Far
 14 Hills.
 15 I think part of my question is is
 16 that why -- it's not addressed. There are many
 17 similar units in Warren, in Chatham, that are
 18 selling for \$800,000 to a million-two, and I am just
 19 trying to understand why we are subsidizing this --
 20 for these units. That is all my question is.
 21 MR. GIANETTI: Again, that is not a
 22 subject for this planning board application.
 23 MS. ROSS: Of course. Okay.
 24 MR. ROCHAT: Thanks, Debra.
 25 Shana, do we have any other

1 questions?
 2 MS. GOODCHILD: We do.
 3 Karen Reilly would you please unmute
 4 yourself.
 5 MS. REILLY: Hi, 7 Fox Hunt Court.
 6 MR. ROCHAT: Sorry. State your name
 7 and address please.
 8 MS. REILLY: Karen Reilly. 7 Fox
 9 Hunt Court.
 10 MR. ROCHAT: Okay, Thank you.
 11 MS. REILLY: I am just trying to
 12 clarify, I know you said, Mr. Holmes, on whether
 13 you're an interior or an exterior unit and if you
 14 have a basement or not, and the price range,
 15 roughly, say 800 to a million. I'm just curious, if
 16 that is the price for the base units you are
 17 offering with the materials you are choosing; or if
 18 going up to the million includes the upgrades in
 19 materials? Because five out the six pictures of the
 20 materials you showed us had upgrades in appliances
 21 and counter tops, and baluster rods for staircases,
 22 et cetera.
 23 Is the million with all the bells and
 24 whistles and upgrades you'd offer, or would that be
 25 above that? I think you only said the lower left

1 was the base unit and all the others you expressed
 2 they were all upgrades.
 3 MR. HOLMES: Yes. Karen, let me try
 4 to answer your question.
 5 So what we presented is some of the
 6 optionality here that Pulte offers. As I stated,
 7 it's a bit premature for us to decide on the
 8 specific base and what upgrades are going to be. I
 9 just wanted give the board and members of the public
 10 a sense for, you know, the optionality and the
 11 quality of interior designs that Pulte offers. With
 12 regard to your question, I would -- what I
 13 communicated to the board was an average sales
 14 price, or an all-in sales price. So that would
 15 include a location premium and you know options that
 16 we typically see, you know, the buyers include in
 17 the units. So I tried to give a kind of all-in
 18 average sales price for the different type of units
 19 that we would have in the community, based on
 20 location. Again, whether it's on a slab or whether
 21 it's a basement or whether it's an end condition.
 22 MS. REILLY: So the million dollars
 23 is sort of your upper end price; would be a better
 24 location, and all the better upgrades as far as
 25 materials, appliances, balusters, all those things,

1 and details and materials and so on. And I was told
 2 -- and I'm not sure who it was, whether it was the
 3 architect or the builder or the lawyer, that in
 4 order to get those in larger print, that would be an
 5 additional cost. Which struck me a bit absurd,
 6 because given the cost of this, it's absurd.
 7 I was wondering, is it possible for
 8 us to get a build-out and cost, you actually get a
 9 miniature build-out. I don't know what the right
 10 architectural term is, to see how it looks as it
 11 kind of goes down the mountainside.
 12 Is it possible for us to get that
 13 from Pulte.
 14 MR. GIANETTI: I guess, initially
 15 with respect to the full sized plans, when revised
 16 plans are submitted to the board, they will be
 17 full-sized plans.
 18 DR. MELLENDICK: I was talking about
 19 architecturally. Frequently, for example, if you
 20 are building something of importance as this is, to
 21 us, at least, you get units built and you get a
 22 scale model of the, how it would look on the land.
 23 So someone could look at it, not just as a site plan
 24 which has been transplanted from another site plan,
 25 but something that is actually three-dimensional,

1 correct?
 2 MR. HOLMES: It could be. I think
 3 what I was saying in my earlier testimony was that
 4 you could have an end condition, that is on a
 5 walkout basement, that I think would have
 6 strategically would have, you know, a higher base
 7 price to start. And then you know as the customers
 8 come in and add, you know, take advantage of some of
 9 the options that Pulte offers, you know, I could see
 10 those homes in today's market approaching a million
 11 dollars.
 12 MS. REILLY: Thank you.
 13 MR. ROCHAT: Okay. Do we have any
 14 other questions?
 15 MS. GOODCHILD: We do.
 16 Dr. Mellendick.
 17 You can unmute yourself,
 18 Dr. Mellendick.
 19 DR. MELLENDICK: I just wanted to
 20 raise some follow-up questions from gentlemen who
 21 have raised so many good points, the last three of
 22 them.
 23 In the terms of the quality of the
 24 units themselves, I had raised early on, the need
 25 for more specific information about the floor plans

1 that you can see and appreciate looking at it.
 2 Is it possible for us to get
 3 something like that? So that the residents could
 4 get a better sense of what this will look like, when
 5 it -- when and if it's completed.
 6 MR. HOLMES: We will not be providing
 7 a scale model of the project. We --
 8 DR. MELLENDICK: Why not?
 9 MR. HOLMES: We have provided
 10 perspective renderings and elevations.
 11 DR. MELLENDICK: But you said you
 12 will not do it, but why won't you?
 13 I mean, all we have gotten so far is
 14 progressive changes in what I would call -- and I am
 15 not an architect, I am only a physician -- they look
 16 like something that was done by a drafts person or a
 17 student in high school. I mean these are not
 18 architectural plans.
 19 So would be you be willing to provide
 20 more information going forward?
 21 MR. GIANETTI: I am not sure. I
 22 mean, the architectural plans that are submitted are
 23 the same types of architectural plans that are
 24 submitted with every site plan application, across
 25 the state, on how they're drawn and how they're

1 designed and how they're dimensioned. We also
 2 include exhibits that show 3-D aerials of what the
 3 project would look like, you know, in a 3-D aerial
 4 imagery. And those were presented at the last
 5 meeting as well.
 6 DR. MELLENDICK: Just to clarify, you
 7 changed those almost at each meeting and tonight you
 8 presented two versions of it.
 9 But let me ask a different question,
 10 getting back to one of the other questions raised, I
 11 think by Eileen, with regard to the environmental
 12 and sewage, and other concerns and the Raritan
 13 runoff and the Mine Brook and so on, and the pooling
 14 of water by the railroad tracks.
 15 Has the DEP signed off on this or is
 16 that still pending? How does that work? Where are
 17 we at with that?
 18 MR. GIANETTI: Again, that's probably
 19 best for Ron Kennedy. I know he testified to at it
 20 at the last time he testified at the hearing as to
 21 the status of DEP permits. And he can give an
 22 update the next time he testifies.
 23 DR. MELLENDICK: So there's no
 24 updates on that. So the DEP has not signed off nor
 25 approved on this, as far as you know?

1 building, notwithstanding, whether someone choses
 2 marble or cement or whatever counter tops, you build
 3 for a certain general price point. And yes, people
 4 may chose to upgrade it, and many do in bathrooms
 5 and kitchens especially. But when you're building
 6 "the box" as I call it, the house, the structure,
 7 you are building it with a certain price point in
 8 mind, aren't you?
 9 MR. HOLMES: Yes.
 10 DR. MELLENDICK: So the price point
 11 in this case, with these townhouses, is what again?
 12 Just to clarify and reaffirm it, because it's
 13 waffled a lot over the last two years. So you're
 14 building a house to capture what market, what
 15 market? 750 to a million, half a million to 750 --
 16 MR. HOLMES: So the units are
 17 age-restricted to persons 55 and over. So it's a
 18 downsizer demographic that we're building the
 19 product for and targeting. As I mentioned earlier
 20 we see --
 21 DR. MELLENDICK: I know that. But
 22 I'm talking really about the quality of the home.
 23 MR. HOLMES: We see the -- you --
 24 You asked about the price point
 25 again. So what, I stated tonight was 850 to a

1 MR. GIANETTI: As far as I know.
 2 DR. MELLENDICK: In terms getting
 3 back to the -- to the most -- to the woman who spoke
 4 from Lake Road with regard to the details of the
 5 project itself; will we get more details of what it
 6 looks like in terms of scale and details?
 7 And related to that, obviously, if
 8 you are building -- again, I am not a builder, okay,
 9 but if I'm constructing a house, I am saying to
 10 myself, I would like to get 250 for this house or
 11 500: I am going to build it differently. If I say
 12 I want 500 versus a million, I'm going to build that
 13 house differently. So it sounds like you are
 14 building, like a box, then you're offering options
 15 to buyers to elevate the price of the box.
 16 Do I have that right or not.
 17 MR. GIANETTI: That's probably best
 18 for Rob Holmes. I'm not sure what you mean by "a
 19 box."
 20 Are you referring to the building or
 21 to particular unit.
 22 DR. MELLENDICK: I am talking about
 23 if a builder is building homes, and in say
 24 Levittown, say versus say Far Hills or Short Hills.
 25 There is a sense of a different quality of the

1 million as a --
 2 MR. ENGLEBAUGH: I think part of that
 3 Rob --
 4 MR. HOLMES: -- we indicated a
 5 average in the low 900s, based on what we see in the
 6 market today.
 7 DR. MELLENDICK: And then, from your
 8 point of view to the question that was asked most
 9 recently -- and I have asked this a few times over
 10 the last two years: Why is that Pulte -- in this
 11 kind of project in Far Hills, New Jersey, of all
 12 places, though, age-restricted, which many of their
 13 developments are -- requires from the town six grand
 14 per unit, per year for ten years?
 15 MR. GIANETTI: Objection.
 16 DR. MELLENDICK: How -- what's the
 17 justification for that? How is that derived?
 18 MR. HENRY: That is not something for
 19 this board to try to deal with.
 20 DR. MELLENDICK: Mr. Henry --
 21 MR. HENRY: As I said to the earlier
 22 questioner, if you wish to ask that question, you
 23 can take it up with the governing body, because it
 24 is they who have entered into that agreement.
 25 The planning board is now dealing

1 with the land use aspects that have to be judged in
2 accordance with the municipal land use law.

3 DR. MELLENDICK: Thank you for that
4 clarification.

5 So my question would be addressed to
6 the council then?

7 MR. HENRY: I think that is what I
8 just said.

9 DR. MELLENDICK: Well, you didn't
10 quite say it that exactly, but I appreciate that.

11 MR. HENRY: Well, the council is who
12 the governing body is.

13 MR. GIANETTI: Are there any other
14 public questions?

15 MS. GOODCHILD: Yes.

16 Suzanne Voorhees, could you please
17 unmute yourself.

18 MS. VOORHEES: Can you hear me?

19 MS. GOODCHILD: We can.

20 MS. VOORHEES: Hi, my name Suzanne
21 Voorhees. I live at 5 Castle Court in Far Hills,
22 New Jersey. I have a couple questions.

23 MR. ROCHAT: Go ahead, Suzanne.

24 MS. VOORHEES: Okay. So my first
25 question, from my understanding, I am very new to

1 the town. So from my understanding, the original
2 plan had a sewer, city sewer system. So in the
3 proposed plan do they show the change in the
4 treatment of waste from this original city sewer
5 system to a septic system?

6 MR. GIANETTI: The application, as
7 submitted, has always showed the on site sewer
8 treatment facility and sewer field. So I know
9 Mr. Kennedy testified to this extensively at the
10 July 5 meeting, that the application as submitted to
11 the planning board, didn't show public sanitary
12 sewer.

13 MS. VOORHEES: That wasn't from my
14 understanding, but if that is on record, I would
15 like to be able to have access to those records.

16 My second question is; how can the
17 planning board vote tonight, when the applicant said
18 revised plans would be submitted, and this
19 Mr. Kennedy that everyone keeps saying, we have to
20 refer to Mr. Kennedy, isn't even on this call.

21 MR. HENRY: Just so we don't spend a
22 whole lot of time, the board is not voting on
23 anything tonight.

24 MS. VOORHEES: Okay. Fine.

25 So when so -- so the things that have

1 been tabled for -- to be reviewed by Mr. Kennedy,
2 and addressed by him, when will that be? When is
3 that meeting? Is that going to be the October 4th
4 meeting?

5 MR. GIANETTI: That hasn't been
6 scheduled yet. When we are completed with this
7 architecture testimony, tonight and when the board
8 is wrapping up, we will talk about the scheduling
9 going forward.

10 MS. VOORHEES: Thank you, Suzanne.
11 Shana.

12 MS. GOODCHILD: Yes.

13 Chairman, we have someone by the name
14 of Debra Ross.

15 Debra if you would like to unmute
16 yourself.

17 MS. ROSS: Hi, I have got one more
18 questions.

19 They are proposing units that are
20 800,000 to a million, yet when I go online and look
21 at other Pulte projects, the majority of them are
22 400,000 to 600,000.

23 Why are we going to expect that we
24 can have these, you know, upscale 800 to a million
25 dollar units?

1 MR. HOLMES: Debra, it's Rob Holmes.
2 I am not sure specifically what projects you are
3 looking at.

4 MS. ROSS: I am going online right
5 now in New Jersey. I think you have got four
6 projects going up right now. And most of them are
7 400 to \$600,000. So if I am wrong, I would love to
8 hear it. But I just want to understand where you
9 have other projects in the 800 to million dollar,
10 like, price range.

11 MR. HOLMES: So, you know, each
12 project based on its location and the product, the
13 taxes, there is a lot of variables that go into how
14 we price our homes. This is our business. This is
15 our expertise. The numbers that were shared with
16 you today, again, if the project was to come market
17 today, this is the price range that we would expect
18 to see across the community.

19 MS. ROSS: Can you point out some of
20 the projects you have done between 800 and a million
21 dollars or more.

22 MR. HOLMES: So just to name a couple
23 to satisfy your question. Currently, we have town
24 homes and single-family homes in Del Webb community
25 Del Webb is a probably the most coveted brand in the

1 active adult housing in the entire country. We are
 2 building in Florham Park right now at that price
 3 point. We completed a project in Essex County in
 4 North Caldwell of single family homes and you know
 5 prices in the range that you are asking about --
 6 MS. ROSS: These are not single
 7 family homes. I am just asking about doing a
 8 project like this. These are not single family
 9 homes, because there are other single-family homes
 10 in a Warren project, that is not yours that go way
 11 over a million. But you're talking about, you know,
 12 attached condos, town homes. I am just asking where
 13 you are doing attached homes that are over 800 to a
 14 million dollars? Or can we change this project to
 15 have a million-two homes that are detached?
 16 MR. HOLMES: We have built attached
 17 homes in Bergen County in Woodcliff Lake.
 18 MS. ROSS: This is not Bergen County.
 19 Unfortunately, Somerset County does not see the
 20 numbers that Bergen County sees. I am just asking
 21 where you can tell us in our area where you have --
 22 MR. GIANETTI: Ms. Ross, if I may,
 23 Mr. Holmes is answering the question. If you don't
 24 like the answers to the questions, you have your own
 25 evidence you want to present during the public

1 comment, you can present it at that time.
 2 MS. ROSS: I'm sorry, Mr. Holmes can
 3 -- I will not speak.
 4 MR. GIANETTI: Mr. Holmes answered
 5 the question and you're trying to dispute it with
 6 your own factual contentions, but this is not the
 7 point for you to testify.
 8 MS. ROSS: We all live in town and we
 9 want --
 10 MR. GIANETTI: There will be an
 11 opportunity for public comment, where if you want to
 12 testify and present your own facts, you may do it.
 13 MS. ROSS: Oh, good. Okay.
 14 MR. ROCHAT: Thanks, Debbie.
 15 Anyone else? Public comment.
 16 MS. GOODCHILD: Yes. We have
 17 Mr. Schwester.
 18 Mr. Schwester, please unmute
 19 yourself.
 20 MR. SCHWESTER: It doesn't want me to
 21 do it.
 22 MR. GIANETTI: Yes we hear you.
 23 MS. GOODCHILD: You're unmuted.
 24 MR. SCHWESTER: Okay. I have a
 25 question for the architect. Actually, a couple of

1 them.
 2 The question was asked to the
 3 architect about the oversized overhead door that he
 4 has designed into the package plant facility.
 5 Why were you asked to put that into
 6 your design?
 7 MR. ENGLEBAUGH: Actually, I wasn't
 8 asked anything on that. I was given a prototype
 9 building that had that already in it, and said to
 10 make -- my task was to make it look nicer.
 11 MR. SCHWESTER: Okay. So why did you
 12 put an oversized door in that -- I'm trying to get
 13 an answer from you to the person -- and I don't
 14 remember who asked the question. But I remember the
 15 question that you avoided.
 16 Why did you design that door in
 17 there? What was it for?
 18 MR. GIANETTI: Again, Mr. Schwester,
 19 I think he answered the question. He was given the
 20 design for a building that required that size door
 21 and he was asked to make it look nice.
 22 MR. SCHWESTER: Excuse me.
 23 Has he ever designed a package plant
 24 facility before?
 25 MR. ENGLEBAUGH: I have not designed

1 --
 2 MR. SCHWESTER: Have you ever
 3 designed a build-- just a simple question.
 4 Have you ever, for a client, been
 5 asked to design, in conjunction with, or separately,
 6 a package plant building, whether it looks nice or
 7 not, in the past?
 8 And we can look that up. It's easy.
 9 MR. ENGLEBAUGH: Okay. Just let me
 10 finish here. I have been asked many times to, not
 11 design the facility, because somebody with that
 12 expertise has already design it. My task is usually
 13 --
 14 MR. SCHWESTER: What's the purpose of
 15 the door?
 16 MR. ENGLEBAUGH: I don't know.
 17 MR. SCHWESTER: Okay. I'll -- okay
 18 --
 19 MR. ENGLEBAUGH: That's not my area
 20 of expertise.
 21 MR. SCHWESTER: You're avoiding the
 22 answer, because you don't want to give answer to
 23 whoever asked the question because I don't remember
 24 who asked it.
 25 MR. GIANETTI: Mr. Schwester, please

1 enough --
 2 MR. SCHWESTER: I get it --
 3 MR. GIANETTI: -- with commentary --
 4 MR. SCHWESTER: -- I get it --
 5 MR. GIANETTI: You asked a question
 6 he answered it.
 7 MR. SCHWESTER: -- otherwise you will
 8 cut me off.
 9 Here is the next question. The units
 10 that now you have put lipstick on the pig and you
 11 have changed the facades. Okay, where are the
 12 windows in the units that are sandwiched, that have
 13 a garage door that you very eloquently -- you, oh,
 14 the trim it's going to be five inches and we are
 15 going to have this door, and we are going to have --
 16 all hyperbole. So you have got a garage door, a
 17 front door, a side window, and in the back you have
 18 the sliding glass door, no side windows.
 19 So let me more politically correct
 20 because I wasn't a month ago when I said what I
 21 said, and that will also be brought back up, it
 22 looks like Rahway State Prison has more windows.
 23 Mr. Architect, would you live in one
 24 of those middle ones? The answer is no, because --
 25 MR. GIANETTI: All right. Enough,

1 and then you don't let him answer it. You answer
 2 it yourself.
 3 MR. SCHWESTER: Listen. Then listen,
 4 you better go to law school again.
 5 MR. GIANETTI: Please. Mr. Schwester
 6 keep talking, you are making a great record. You're
 7 making a great record.
 8 MR. SCHWESTER: Let me have the
 9 answer from the architect.
 10 How are these people going to get
 11 natural light?
 12 MR. ENGLEBAUGH: The side elevations
 13 do have windows.
 14 MR. SCHWESTER: The sides do. What
 15 about the ones that are sandwiched? That is my
 16 question.
 17 MR. ENGLEBAUGH: The interior units
 18 as in every townhouse, every where, they have
 19 windows in the front and the back, because that is
 20 the exposure.
 21 MR. SCHWESTER: At \$400,000.
 22 MR. ENGLEBAUGH: I would disagree
 23 with that but.
 24 MR. SCHWESTER: You may disagree but
 25 you're -- that is what you are paid to do.

1 Mr. Schwester, enough.
 2 You have -- do you have --
 3 MR. SCHWESTER: -- I am still
 4 talking --
 5 MR. GIANETTI: -- no, no. You are
 6 not talking.
 7 MR. SCHWESTER: You may not like it,
 8 but we can have a debate that you don't like.
 9 MR. GIANETTI: This is not debate.
 10 This is not debate.
 11 If you have a legitimate question --
 12 MR. SCHWESTER: It is a debate.
 13 You are trying to cut me off and
 14 you're not going to.
 15 MR. GIANETTI: Because you're trying
 16 to hijack the meeting, like you normally do.
 17 MR. SCHWESTER: No, I am not. I have
 18 been silent.
 19 I am asking one question. Where are
 20 the windows on the side units?
 21 There are none. Those units aren't
 22 going to sell for 950.
 23 MR. ROCHAT: He answered the
 24 question.
 25 MR. GIANETTI: You ask him a question

1 I wasn't going to comment on this
 2 area, but you know what, I get to point where I
 3 listen to this stuff from you people, and it's just
 4 pathetic.
 5 MR. HENRY: But you're not suppose to
 6 be commenting at this point --
 7 MR. SCHWESTER: I'm not commenting.
 8 I am asking a question.
 9 Do -- are you proud of this?
 10 MR. GIANETTI: Can we move on to the
 11 next member? Can we move on to the next member --
 12 MR. SCHWESTER: Wait a minute. And
 13 the guy that said he grew up here. I want to see
 14 how fast his sign -- for sale sign is on his house.
 15 That is my question. Does he still
 16 live here?
 17 MR. HENRY: I think we have had
 18 everything that we can call a question and then
 19 some.
 20 MR. SCHWESTER: Yeah, I guess you're
 21 right.
 22 MR. HENRY: Yes, I am.
 23 MR. SCHWESTER: But you can't unring
 24 the bell that I just rang.
 25 MR. HENRY: But we can move on.

1 MR. SCHWESTER: Yeah, and you're
 2 going to move on too, buddy, with the next
 3 administration, with next administration.
 4 MR. ROCHAT: Do you have a question?
 5 MR. SCHWESTER: I'm done. I'm done.
 6 MR. ROCHAT: You are done?
 7 MS. GOODCHILD: Chairman Rochat, we
 8 have Dr. Mellendick again.
 9 Dr. Mellendick, you can unmute
 10 yourself please.
 11 DR. MELLENDICK: I want to follow-up
 12 on the question that was raised before, and it
 13 reminded me of something of that Mayor Vallone
 14 mentioned. And I don't know whether it was at a
 15 planning board meeting or a council meeting, about
 16 the probable need for generators in these units.
 17 And the question raised to the Pulte
 18 people tonight on that subject was fairly much
 19 shunted off, disregarded. And I do think, given
 20 where we are geographically, and others can speak to
 21 it, technically, to this business of the power lines
 22 and so on, the mayor himself said that.
 23 But there's no consideration in this
 24 project, to date, of the fact that these homes in
 25 all probability, especially going forward, they are

1 increasing the town burden of housing by about 30
 2 percent, will in fact be --
 3 MR. GIANETTI: Mr. Henry, again this
 4 public questioning. This is his third time asking,
 5 his third time coming up during questions. But it's
 6 really just commentary.
 7 DR. MELLENDICK: No. It's not
 8 commentary. It's the third time coming up because
 9 the question has not been answered.
 10 MR. GIANETTI: No. It's the third
 11 time you have come up to ask questions, but it's
 12 really commentary.
 13 DR. MELLENDICK: Oh --
 14 MR. HENRY: And, in fact, the answer
 15 is that the question was raised earlier. And it was
 16 responded to by Pulte. And they have said what they
 17 intend to do. Anything beyond that really is not a
 18 new question, it's got to wait until you have an
 19 opportunity to be heard on your commentary at a
 20 later date.
 21 DR. MELLENDICK: Can you repeat the
 22 answer about generators on those units for me.
 23 MR. HENRY: They did.
 24 DR. MELLENDICK: I don't recall an
 25 answer.

1 MR. HENRY: Well, then you should pay
 2 attention.
 3 MR. GIANETTI: It was the same answer
 4 that was testified to at the last meeting as well.
 5 DR. MELLENDICK: Which was that
 6 weren't going to have generators despite the fact
 7 that Mayor Vallone thought they were necessary.
 8 MR. GIANETTI: No -- everyone --
 9 first of all, I believe, the mayor was referring to
 10 the apartment building.
 11 The town homes everyone was in
 12 agreement that that would be in the declaration and
 13 covenants, that they are not going to be prohibited
 14 and if people want to put them in, they can, and
 15 they would have to get zoning approval for it.
 16 MR. ROCHAT: Are you good, Doctor?
 17 Shana?
 18 MS. GOODCHILD: We have another
 19 question from Suzanne Voorhees.
 20 MS. VOORHEES: Hi. Can you hear me?
 21 MS. GOODCHILD: Yes.
 22 MR. ROCHAT: Go ahead, Suzanne.
 23 MS. VOORHEES: So from my
 24 understanding the whole original purpose of this
 25 project was to provide low income housing, and that

1 was estimated to be 29 low income housing units or
 2 apartments.
 3 MR. GIANETTI: Correct.
 4 MS. VOORHEES: How did you come up
 5 with 105 town homes in order to put in 29 -- like
 6 why is it so many town homes on this property? Why
 7 can't they have half the amount of town homes and
 8 the 29 apartments? I am just trying to understand
 9 the purpose of this. It's --
 10 MR. HENRY: Just so we don't spend
 11 more time on things this board cannot do anything
 12 about. That is the basis on which this project was
 13 approved, based on an agreement between Pulte and
 14 the town, which had to satisfy the judge in the
 15 court proceeding, which has been approved by the
 16 courts, and that is a done deal.
 17 MS. VOORHEES: Okay. So it's a done
 18 deal.
 19 Did they review the traffic? When
 20 was the traffic --
 21 MR. HENRY: No, no, no. That is for
 22 this board to deal with.
 23 MS. VOORHEES: Excuse me, what do you
 24 mean, no, no, no? I'm not --
 25 MR. HENRY: They didn't review the

1 traffic, in order to get court approval for a
 2 project that was conceptually going to be this
 3 number of units and this kind of a development.
 4 Now it comes to the planning board.
 5 And the planning board will, among other things,
 6 listen to testimony concerning the traffic.
 7 MS. VOORHEES: And this was what --
 8 MR. HENRY: -- we haven't gotten to
 9 that yet.
 10 MS. VOORHEES: And this is what
 11 Georgia Zaiser raised her hand about earlier in the
 12 session. And unfortunately she is no longer on it
 13 and she is the head master of school across the
 14 street.
 15 MR. HENRY: That testimony --
 16 MR. GIANETTI: We will have a traffic
 17 expert.
 18 MR. HENRY: -- that testimony is
 19 going to be at another hearing.
 20 MR. ROCHAT: We are approaching
 21 10:30, which is the cut off time. So I would like
 22 wrap it up.
 23 Any other questions?
 24 MS. GOODCHILD: Chairman Rochat I
 25 have Debra Ross again.

1 some way to Jewish housing. I never said that. It
 2 was -- as everyone knows the lower east side was the
 3 basis of housing for all immigrants that came from
 4 Europe and elsewhere. So the inference that there
 5 was some anti-Semitism on my part was totally
 6 untrue.
 7 And I'll talk with Shana later and
 8 Debra to get the transcript of that, and the tape to
 9 prove that the mayor was incorrect.
 10 MR. ROCHAT: Okay.
 11 MS. GOODCHILD: Dr. Mellendick, the
 12 transcripts are posted on the web page.
 13 MR. VALLONE: -- the -- the mayor is
 14 totally correct. I already listened to the tapes,
 15 you said what you said, now own it. That's all I
 16 have to say on the issue.
 17 DR. MELLENDICK: I will listen to it
 18 and get back.
 19 MR. ROCHAT: I --
 20 MS. GOODCHILD: Chairman Rochat, we
 21 have Mr. Schwester again.
 22 MR. ROCHAT: Mr. Schwester is not
 23 asking questions of the board, and this is all
 24 something that is nothing to do with us.
 25 MS. GOODCHILD: Okay. I do have

1 MR. ROCHAT: Okay.
 2 MS. ROSS: I just have one more thing
 3 to say that I'm very upset about hostility that's
 4 going on between the board and the public. We are
 5 all trying to understand and work things out
 6 together. And I think that some of the comments
 7 have been made to the public have been unnecessary.
 8 And I just would like to see things moving forward
 9 that everyone would try to get along a little bit
 10 better.
 11 Okay. And that laugh came from
 12 where?
 13 MR. ROCHAT: Hello.
 14 MS. ROSS: Okay. Good night.
 15 MS. GOODCHILD: Chairman Rochat, we
 16 have Dr. Mellendick again.
 17 MR. ROCHAT: Mr. Mellendick. Okay.
 18 Let's make it quick.
 19 DR. MELLENDICK: I will make it
 20 quick. I am just responding to Mayor Vallone. He
 21 knows that I respect him and I assume he respects me
 22 as a fellow physician and resident.
 23 His comments about me, at the
 24 beginning of this session, saying that I was
 25 likening the tenements of the lower east side in

1 someone on the meeting by the name of Jaime.
 2 MR. ROCHAT: Okay.
 3 MS. GOODCHILD: Jaime, if you can
 4 unmute yourself.
 5 Jaime, can you unmute yourself?
 6 Chairman Rochat, he does not seem to
 7 be un muting.
 8 MR. ROCHAT: Okay. I think we can
 9 wrap up public comment for now.
 10 MS. GOODCHILD: Okay.
 11 MR. GIANETTI: Thank you, Chairman.
 12 MR. ROCHAT: Okay. Close -- close
 13 public comment.
 14 MR. RINZLER: Motion to close.
 15 MR. GIANETTI: And as I noted,
 16 Chairman, we wanted to talk scheduling. At our last
 17 meeting in August, we mentioned we would like to
 18 schedule a special meeting concerning the
 19 application, and so -- where we could continue with
 20 the presentation of our traffic engineer,
 21 Mr. Kennedy, and to the extent architecture and
 22 planning.
 23 MR. ROCHAT: Are you talking about
 24 the October 4th meeting?
 25 MR. GIANETTI: Well, October 4 I

1 think we would like to have time on that date where
 2 we could potentially have the full architectural
 3 plan submitted and questioning of our witness with
 4 respect to that. And then the special meeting,
 5 would be with respect to --
 6 MR. ROCHAT: Mr. Banisch --
 7 MR. GIANETTI: -- traffic. But I
 8 think we also wanted to present, if we could, on
 9 October 4th, the traffic engineer. And then move to
 10 a special meeting later in October to deal with
 11 civil engineering and planning testimony.
 12 MR. ROCHAT: So the October 4th
 13 meeting you want to do traffic and you want to do
 14 architectural.
 15 MR. GIANETTI: Yeah, to the extent
 16 there is questions with respect to revised plans.
 17 MR. ROCHAT: Okay.
 18 MR. HENRY: Do you expect you'll have
 19 those fully revised plans 10 days before that
 20 meeting?
 21 MR. GIANETTI: We will try.
 22 MR. HENRY: Let's try to be realistic
 23 about this. Today is the 22nd and it's 10:30 at
 24 night, I don't know how you expect your architect to
 25 stay up tonight to finish the work. But 10 days

1 before October 4 is only next week.
 2 MR. GIANETTI: I understand we --
 3 MR. HENRY: Your architect said he
 4 anticipated it would take him a couple weeks or so.
 5 MR. GIANETTI: Miracles can happen.
 6 If he can't --
 7 MR. HENRY: We are trying to be
 8 realistic here about what to expect and how to
 9 program it from a schedule point of view.
 10 MR. GIANETTI: Understood.
 11 But either way, we would also still
 12 have our traffic engineer, which there seems to be a
 13 number of traffic questions, so.
 14 MR. HENRY: All right. If my
 15 understanding is correct, as I indicated in the
 16 e-mails I sent you earlier today, from the e-mails
 17 that I saw from the Ferriero Engineering
 18 organization, I don't know that our traffic engineer
 19 is available on the 4th of October.
 20 If Steve was correct that those dates
 21 or routine dates that he had provided that he cannot
 22 be available, October 4 as I understand it, I think
 23 was one of them.
 24 MR. BOLIO: That is correct,
 25 Mr. Henry. Our traffic engineer has a conflict on

1 October 4th.
 2 MR. HENRY: So if we have
 3 questionable architectural plans, and we can't have
 4 our traffic engineer, I'm not sure how well we are
 5 going to be doing on October 4th doing final
 6 architectural full plans and traffic engineering.
 7 MR. GIANETTI: Well, if we can then
 8 -- do we know his availability on October 25th?
 9 MR. HENRY: 25th?
 10 MR. GIANETTI: October 25th or 26th,
 11 where we can present traffic and engineering and
 12 have the architect available?
 13 MR. HENRY: Well, the traffic
 14 engineer might be available that date. I am not I
 15 don't know if -- Steve -- Steve is not, and we don't
 16 anything about David Banisch, one way or the other.
 17 MS. GOODCHILD: And, is I think
 18 October 25th -- is a October 25th a Borough council
 19 meeting? Maybe, Mayor Vallone.
 20 MR. VALLONE: I think it is.
 21 MR. GIANETTI: And then October 26th.
 22 MR. ROCHAT: 27th is a Wednesday, I
 23 think that's Steve, is when you are available?
 24 MR. BOLIO: I am available October
 25 27th, as is the traffic engineer.

1 MR. ROCHAT: 26th?
 2 MR. BOLIO: 27th.
 3 MR. HENRY: 27th, not the 26th. I am
 4 available the 27th. I am not available the 26th.
 5 MR. ROCHAT: And I think that's when,
 6 you know, we anticipate David may have an opening
 7 the 4th Wednesday of the month, which is today.
 8 MR. GIANETTI: I am looking just
 9 because I have a series of witnesses, and they gave
 10 me their availability, so I am just looking at it.
 11 MR. ROCHAT: So maybe that would be a
 12 tentative date until we hear from David so...
 13 MR. GIANETTI: I am sorry, what about
 14 the 26th of October?
 15 MR. HENRY: Neither Steve nor I and
 16 we don't know about David.
 17 MS. LAYTON: That's the council
 18 meeting.
 19 MR. GIANETTI: No, that's the 25th.
 20 MR. HENRY: That's the 25th.
 21 I realize it's difficult. But I know
 22 when we tried to set up this month's meeting on the
 23 22nd, there were a total of like two days in the
 24 whole month that Steve and David and I could all be
 25 available. And we haven't even gotten to the

1 availability of board members.
 2 MR. VALLONE: I think you just keep
 3 it on November 2nd, the first Monday -- as it's
 4 scheduled because I think to try and shoe horn the
 5 meeting in is going to be extremely difficult for
 6 the professionals. Also the public knows that it's
 7 on that date, and I think we have to consider that.
 8 MR. HENRY: I think that meeting is
 9 November 1st, Mayor.
 10 MR. VALLONE: Yeah, November 1st,
 11 yes.
 12 MR. HENRY: Which is date that,
 13 according to this morning's e-mails, the traffic
 14 engineer our traffic engineer is not available.
 15 MR. GIANETTI: Well, so then the
 16 traffic engineer is not available on any regularly
 17 scheduled meeting?
 18 MR. BOLIO: There is an ongoing
 19 conflict that meeting night. I did not ask the
 20 traffic engineer, if he can get coverage for the
 21 November meeting, because we are looking October
 22 special meeting dates.
 23 MR. GIANETTI: Well, I mean can the,
 24 you know, traffic engineer do a report? I mean,
 25 again.

1 way, you know, regularly scheduled meetings there is
 2 conflicts, special meetings there is conflicts. And
 3 we are on our fourth meeting already and we haven't
 4 gotten to -- we still have three more witnesses.
 5 MR. BOLIO: Well, on October 27th, I
 6 am available, our traffic engineer is available and
 7 as I understand it Mr. Henry is available. And if
 8 you are going to be resubmitting revised plans, just
 9 due the breadth and scope of the application, the
 10 more time we have to be able to review those plans,
 11 provide you a report, the better. So I would, while
 12 I am available the 21st and our traffic engineer is
 13 available the 21st, it may make more sense to try to
 14 shoot for the 27th of October, just to give a little
 15 more time in order to be able to -- you know, for
 16 Mr. Kennedy revise his plans to give us an
 17 opportunity to be able to respond those revisions.
 18 All depending on whether or not Dave Banisch has
 19 availability that night and as well as the board
 20 members.
 21 MR. GIANETTI: I guess my only --
 22 preliminarily, both our engineer, and traffic -- our
 23 civil engineer and traffic engineer, that was one
 24 date they both had a conflict was the 27th. They
 25 were all available on the 21st.

1 MR. HENRY: Well, he did a report and
 2 the report raised some issues concerning things that
 3 he wanted from your traffic engineer. Perhaps if
 4 the two of them, can get through a process where our
 5 traffic engineer is satisfied with your traffic
 6 engineer's proposals or his analyses. I don't think
 7 he had a problem with any of the methodology or
 8 anything in the way that it was done, but he had
 9 some specific questions where he raised and some
 10 specific issues that he wanted additional
 11 information on. And maybe they can get together and
 12 make the necessity for our traffic engineer being
 13 present less likely. Although, it depends sort of
 14 on how that lands.
 15 MR. GIANETTI: Did we talk about
 16 October 21st, or is that the -- that is a Thursday.
 17 MR. HENRY: I'm not available then.
 18 MR. GIANETTI: Is there coverage that
 19 can be made? I mean, I wasn't available October
 20 4th, I was going to have another attorney in my
 21 office cover it, knowing that we weren't going to
 22 finish anyway, and we were just dealing with this
 23 specific issue. I mean, at some point I understand
 24 this schedules and everything, and we want to try
 25 and accommodate as much as possible. But just the

1 And maybe it's something we just do
 2 traffic on the 21st and any follow up architecture,
 3 and then bring back civil engineering on November
 4 1st.
 5 MR. BOLIO: I am available the 21st
 6 as well as the traffic engineer.
 7 MR. HENRY: We don't know about Dave
 8 Banisch, and I'm not available. And I have no idea
 9 whether I can get anybody to cover it.
 10 MR. ROCHAT: Do you want to set up a
 11 tentative date, the 21st and just have to --
 12 MR. GIANETTI: Yeah, I guess maybe if
 13 we can know from the board members their
 14 availability on the 21st and 27th. And we would
 15 have notice for the meeting, so -- or we would
 16 notice for the meeting, since it's not going to be
 17 set certain, I guess.
 18 Is the board available on the 21st.
 19 MR. ROCHAT: I am available.
 20 MR. RINZLER: I'm available.
 21 MS. HUMBERT: I'm available.
 22 MS. LAYTON: I'm available both days.
 23 MS. TWEEDIE: I'm not going to know
 24 my availability until the end of this week for
 25 October.

1 MAYOR VALLONE: Yeah, that's -- I am
 2 uncertain for that period of time. I have some
 3 family issue I have to deal with. So I can't give
 4 you an answer at the moment.
 5 MR. ROCHAT: Okay.
 6 MR. GIANETTI: Well, why don't we
 7 leave it open and --
 8 MR. ROCHAT: I am sure we will know
 9 by the next meeting.
 10 MR. GIANETTI: By October 4th?
 11 MR. ROCHAT: Yeah. We will discuss
 12 it then. And --
 13 MR. GIANETTI: Yeah, if we can maybe
 14 continue on the 4th, if by chance we get
 15 architectural in, then we can have our architect
 16 that night, and talk about special meeting date on
 17 the 4th. If we don't have architectural plans in,
 18 then we can just at least talk scheduling.
 19 MR. ROCHAT: Yeah. Sounds good.
 20 MR. GIANETTI: Okay.
 21 MS. GOODCHILD: Mr. Gianetti, the
 22 time of decision expires on October 4th. I think
 23 for comfort level for the board, if you can grant an
 24 extension to the board for action.
 25 MR. GIANETTI: I could put something

1 in writing. And I will get that to you, Shana. And
 2 I guess, just to be clear, if it could just be
 3 announced to the public that this matter is being
 4 carried to October 4th.
 5 MR. HENRY: 7 p.m. without further
 6 notice.
 7 MR. GIANETTI: Great.
 8 MR. ROCHAT: Okay.
 9 MR. GIANETTI: Thank you, everybody.
 10 (Whereupon the matter concluded for
 11 the evening. Time noted 10:40 p.m.)
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1 CERTIFICATE
 2
 3 I, GERALDINE E. ADINOLFI, a Certified Court
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