

**HARDING TOWNSHIP PLANNING BOARD MINUTES
REGULAR ELECTRONIC MEETING
APRIL 26, 2021**

CALL TO ORDER AND STATEMENT OF COMPLIANCE

The Planning Board Chair, Mr. Clew called the electronic meeting to order at 7:30 and announced that adequate notice of this meeting had been made to the Daily Record and Observer Tribune. Notice was posted on the Township web page and on the bulletin board in the Township Hall on Blue Mill Road in Harding, New Jersey, and filed with the Township Clerk.

ROLL CALL

On a call of the roll, the following were present:

Mr. Clew	Present	Mr. dePoortere	Excused
Ms. Walters	Present	Mr. Yates	Present
Mr. Edgar	Present(left at 9:00)	Mr. Platt	Present
Mr. Bjorkedal	Present	Mr. Newlin	Present
Mr. Chipperson	Present	Ms. Claytor	Present

Also present were Mr. Hall, PB Attorney, Mr. Fox, Board Engineer, Ms. Mertz, Board Planner, and Ms. Taglairino, Board Secretary.

MINUTES

Mr. Edgar made a motion to approve the March 22, 2021 minutes as written. It was seconded by Mr. Chipperson. On a voice vote all eligible members approved the February minutes.

ADMINISTRATIVE UPDATES

- Mr. Clew noted the arrival of the new colorized Master Plan.
- Mr. Clew reminded the Board to file their Financial Disclosure Forms

COMPLETENESS

Application PB# 01-21

S/K Mt. Kemble Associates, LLC
350 Mt. Kemble Ave. B23.02/L5 TH-1 Zone
Application for Preliminary Major Site Plan and Final Major
Site Plan for inclusionary residential housing development

consisting of 96 multi-family units and related site improvements

Mr. Clew noted the presence of a Court Reporter for the application.

Presenting:

John Inglesino, Attorney

Brad Bohler, Engineer

Marc Kushner, Architect

Mr. Fox addressed the application completeness items from his March memo. He noted that since that time submissions had been made to address the outstanding items and he now recommended that the application can be deemed complete.

Mr. Clew made a motion to deem the application complete. It was seconded by Mr. Platt. On a voice vote all were in favor of deeming the application complete.

The application moved into the hearing.

Mr. Kushner and Mr. Bohler were sworn in for testimony.

A site inspection was scheduled for May 15, 2021 at 10:00 a.m. at the site.

Mr. Clew made a motion to carry the application until the site inspection on May 15, 2021 and then to the May 24, 2021 meeting with no further notice. The motion was seconded by Mr. Newlin. On a voice vote all were in favor of carrying the application as noted.

A transcript of the testimony is appended to the minutes.

Mr. Edgar left the meeting at 9:00 stating that he would read the transcript.

ORDINANCE REVIEW—Mr. Clew

Generator Standards Ordinance

Mr. Chipperson presented the most recent recommendations for revising the generator ordinance. The proposal suggested using decibel ratings instead of kilowatts in order to keep the sound level down.

Mr. Bjorkedal made a motion to recommend the ordinance to the Township Committee. It was seconded by Mr. Chipperson. On a roll call vote all were in favor of sending the ordinance to the Township Committee.

OTHER BUSINESS

Accessory Residence Memo

Ms. Mertz discussed the memo regarding accessory residences.

Mr. Clew noted that the ARC will discuss this.

Mr. Newlin had specific comments regarding the April 21, 2021 memo from Heyer Gruel regarding the Accessory Residence Ordinance. His memo dated June 20, 2021 and the Heyer Gruel Memo are appended to the minutes.

ADJOURNMENT

There was a motion adjourn the meeting at 11.04

Lori Taglairino

Lori Taglairino, Planning Board Secretary

In The Matter Of:
In Re: Mt. Kemble Associates

Transcript Of Proceedings
April 26, 2021



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Min-U-Script® with Word Index

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<p>1 HARDING TOWNSHIP 2 PLANNING BOARD</p> <p>3 In the Matter of: : TRANSCRIPT</p> <p>4 S/K MT. KEMBLE ASSOCIATES, LLC : OF</p> <p>5 350 Mt. Kemble Ave. : </p> <p>6 B23.02/L5 TH-1 ZONE, : PROCEEDINGS</p> <p>7 - - - - -</p> <p>8 HEARING HELD REMOTELY</p> <p>9 APRIL 26, 2021</p> <p>10 Commencing at 7:35 p.m.</p> <p>11 B O A R D M E M B E R S P R E S E N T :</p> <p>12 RICHARD CLEW, Chairman</p> <p>13 ALF NEWLIN, Board Member</p> <p>14 ROBERT EDGAR, Board Member</p> <p>15 CHRISTOPHER YATES, Board Member</p> <p>16 NICOLAS PLATT, Board Member</p> <p>17 NIK BJORKEDA, Board Member</p> <p>18 GWENN CLATYTOR, Board Member</p> <p>19 DAVID CHIPPERSON, Board Member</p> <p>20 TRACEY WALTERS, Board Member</p> <p>21 LORI TAGLAIRINO, Board Secretary</p> <p>22 PAUL D. FOX, P.E., CME, Board Engineer</p> <p>23 MCKINLEY MERTZ, PP AICP, Board Planner</p> <p>24 A P P E A R A N C E S :</p> <p>25 GARY HALL, ESQUIRE</p> <p> Attorney for the Board</p> <p> INGLESINO WEBSTER WYCISKALA & TAYLOR, LLC</p> <p> BY: JOHN INGLESINO, ESQUIRE</p> <p> DEREK W. ORTH, ESQUIRE</p> <p> Attorneys for the Applicant</p> <p> DIANE DiTIZII</p> <p> Certified Court Reporter</p>	<p>1 CHAIRMAN CLEW: We'll move onto</p> <p>2 application PB01-21 which is the Mt. Kemble</p> <p>3 Associates application in the townhouse zone.</p> <p>4 Lori, did you say we were getting a</p> <p>5 transcript automatically generated for tonight?</p> <p>6 MR. HALL: I think we have a court</p> <p>7 reporter.</p> <p>8 CHAIRMAN CLEW: Do we have a court</p> <p>9 reporter?</p> <p>10 STENOGRAPHER: I'm here.</p> <p>11 MS. TAGLAIRINO: Thank you very much.</p> <p>12 CHAIRMAN CLEW: Are you able to hear</p> <p>13 us effectively?</p> <p>14 STENOGRAPHER: Yes, I am. Thank you.</p> <p>15 MR. HALL: But it is being recorded</p> <p>16 as well.</p> <p>17 CHAIRMAN CLEW: By my count, I think</p> <p>18 we received a total of 36 documents thus far for the</p> <p>19 Mt. Kemble Associates application.</p> <p>20 Lori, for the application hearing, is</p> <p>21 the application -- did we get confirmation that all</p> <p>22 notices were sent out and so on?</p> <p>23 MS. TAGLAIRINO: Those were verified</p> <p>24 today, yes.</p> <p>25 CHAIRMAN CLEW: Great. So I think</p>
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<p>1 INDEX TO WITNESSES</p> <p>2 WITNESS PAGE</p> <p>3 BRADFORD BOHLER</p> <p>4 By Mr. Inglesino 12</p> <p>5 By the Board 49</p> <p>6 By the Public 79</p> <p>7</p> <p>8 MARC KUSHNER</p> <p>9 By Mr. Inglesino 103</p> <p>10</p> <p>11 INDEX TO EXHIBITS</p> <p>12 EXHIBIT NO. DESCRIPTION PAGE</p> <p>13 A-1 Settlement Agreement between Applicant</p> <p>14 and the Township of Harding dated</p> <p>15 February 12, 2018 8</p> <p>16 A-2 Aerial view of site 14</p> <p>17 A-3 Overall site layout 16</p> <p>18 A-4.1 Building design 105</p> <p>19 A-5.1 Design of proposed building 106</p> <p>20 A-5.2 Side facade plans 109</p> <p>21 A-5.3 Suggested materials 110</p> <p>22 A-7.1 Plan showing COAH units 113</p> <p>23</p> <p>24</p> <p>25</p>	<p>1 the way I'd like to approach this is I'll ask Paul</p> <p>2 Fox, who's in one of my boxes here, to start by</p> <p>3 taking us through his completeness memo.</p> <p>4 And actually, who do we have from Mt.</p> <p>5 Kemble Associates tonight?</p> <p>6 MR. INGLESINO: Good evening,</p> <p>7 Mr. Chairman. John Inglesino, who is the attorney</p> <p>8 for the Applicant. Also here with me tonight I have</p> <p>9 two witnesses, Brad Bohler, who is our project</p> <p>10 engineer, and Marc Kushner, who is the project</p> <p>11 architect. Those are my only two witnesses.</p> <p>12 CHAIRMAN CLEW: Okay. All right.</p> <p>13 Thank you.</p> <p>14 Gary, should we move to you? So the</p> <p>15 initial topic here is the status of completeness for</p> <p>16 the application.</p> <p>17 MR. INGLESINO: Gary, you're on mute.</p> <p>18 MR. HALL: Okay. Yeah. Last month,</p> <p>19 the application was deemed conditionally complete.</p> <p>20 You went through the memo Paul had prepared. I</p> <p>21 think a few days back, or sometime back, Paul issued</p> <p>22 another memo saying the conditions had been</p> <p>23 addressed and it could now be deemed complete. So</p> <p>24 if he confirms that or if people on the Board have</p> <p>25 any questions, we should put that issue to bed</p>

<p style="text-align: right;">Page 5</p> <p>1 first.</p> <p>2 CHAIRMAN CLEW: Okay. Thanks, Gary.</p> <p>3 So Paul, what say you with regard to completeness?</p> <p>4 MR. FOX: Referring back to my memo</p> <p>5 March 18th, there is a number of items under Plan</p> <p>6 Submission, as well as one document that was</p> <p>7 required to be submitted. Most of the Plan</p> <p>8 Submission issues had to do with showing surrounding</p> <p>9 features, particularly off the area toward Route</p> <p>10 287. They supplanted -- supplemented their plan set</p> <p>11 with an additional sheet that shows those -- that</p> <p>12 information.</p> <p>13 Additionally, they did submit the</p> <p>14 required application for Soil Erosion Sediment</p> <p>15 Control Plan Certification, which is a requirement</p> <p>16 of the Township code. So this addresses -- those</p> <p>17 two items addressed all the remaining completeness</p> <p>18 items. So as a result, I can recommend that the</p> <p>19 application be determined complete at this point.</p> <p>20 CHAIRMAN CLEW: Okay. Thank you.</p> <p>21 Are there any questions for Paul or</p> <p>22 any concerns with regard to completeness?</p> <p>23 MR. YATES: I've never done anything</p> <p>24 like this before so I'm a little bit being led here,</p> <p>25 but I didn't see a response to the Morris County</p>	<p style="text-align: right;">Page 7</p> <p>1 (No response.)</p> <p>2 CHAIRMAN CLEW: So we've deemed the</p> <p>3 application complete and, Mr. Inglesino, we will</p> <p>4 turn it over to you.</p> <p>5 I'm hoping tonight you can give us at</p> <p>6 least an overview and some orientation on the plan.</p> <p>7 Tell us whether you are expecting to apply for any</p> <p>8 variances with this plan and, also, I'm hoping that</p> <p>9 you will describe to us your compliance with both</p> <p>10 the Settlement Agreement and the conditions laid out</p> <p>11 in the townhouse zone.</p> <p>12 MR. INGLESINO: Yes. Mr. Chairman,</p> <p>13 and thank you.</p> <p>14 Good evening to you, Mr. Chairman,</p> <p>15 and members of the Board, Board professionals,</p> <p>16 staff, and any members of the public who may be</p> <p>17 listening tonight.</p> <p>18 Again, my name is John Inglesino.</p> <p>19 I'm a partner at the law firm of Inglesino & Webster</p> <p>20 located in Parsippany. We're here tonight</p> <p>21 representing the Applicant, S/K Mt. Kemble</p> <p>22 Associates, LLC regarding this application for</p> <p>23 preliminary and major site plan approval to permit</p> <p>24 an inclusionary multiple family development. The</p> <p>25 property concerning this application is located at</p>
<p style="text-align: right;">Page 6</p> <p>1 Planning Board letter. Is that something that is</p> <p>2 generated in writing or is that part of the</p> <p>3 testimony?</p> <p>4 MR. HALL: We can hear that as we go</p> <p>5 along. They were required as a completeness matter</p> <p>6 to apply to the county. They weren't even required</p> <p>7 to have that report yet; so. I mean, completeness</p> <p>8 is just do you have the information you want to</p> <p>9 start the process. It doesn't preclude more</p> <p>10 information, more questions, et cetera, as we go</p> <p>11 along. So that's a good question but it doesn't</p> <p>12 preclude starting.</p> <p>13 CHAIRMAN CLEW: Gary, do we need a</p> <p>14 motion to confirm completeness?</p> <p>15 MR. HALL: Yeah. I suggest an oral</p> <p>16 resolution confirming Paul's recommendation that it</p> <p>17 be deemed complete; then you can start the hearing.</p> <p>18 CHAIRMAN CLEW: So I will move that</p> <p>19 we -- based on Paul's memo, that we determine that</p> <p>20 the application is complete and start the hearing</p> <p>21 this evening. Can I get a second?</p> <p>22 MR. PLATT: I second it.</p> <p>23 CHAIRMAN CLEW: All in favor.</p> <p>24 (Affirmative "aye" vote.)</p> <p>25 CHAIRMAN CLEW: All opposed?</p>	<p style="text-align: right;">Page 8</p> <p>1 Lot 5 and Block 23.02 on the tax map of Harding</p> <p>2 Township. It is also known as 350 Mt. Kemble</p> <p>3 Avenue.</p> <p>4 The property consists of</p> <p>5 approximately 15 acres. It is triangular in shape.</p> <p>6 It is located in the northern part of Harding</p> <p>7 Township on the municipal boundary of Morris</p> <p>8 Township. The property is located between Route 202</p> <p>9 and interstate 287. The subject property does not</p> <p>10 have access to interstate 287 and the property</p> <p>11 consists of vacant land.</p> <p>12 The property is located in the TH-1</p> <p>13 townhouse zone. This zone was created pursuant to a</p> <p>14 Settlement Agreement between Applicant and the</p> <p>15 Township of Harding dated February 12, 2018. The</p> <p>16 Settlement Agreement assisted the Township in</p> <p>17 satisfying obligations related to the third round of</p> <p>18 New Jersey State Constitutional Affordable Housing</p> <p>19 Compliance.</p> <p>20 At this time, Mr. Chairman, I would</p> <p>21 like to have the Settlement Agreement entered into</p> <p>22 the record as Exhibit A-1. It was provided to the</p> <p>23 Board without any objection. I'd like to have that</p> <p>24 in the record.</p> <p>25 (Settlement Agreement between</p>

<p style="text-align: right;">Page 9</p> <p>1 Applicant and the Township of Harding 2 dated February 12, 2018 is marked A-1 for 3 identification.) 4 MR. INGLESINO: I should note that 5 the Settlement Agreement was approved by the 6 Superior Court via order dated November 14 of 2018, 7 following duly noticed fairness and preliminary 8 compliance hearing. 9 We would like to call the Board's 10 attention to a few provisions contained in the 11 Settlement Agreement, which are relevant to this 12 application. 13 First, the Applicant has agreed not 14 to access the proposed development via Blackwell 15 Avenue. That is a provision in the Settlement 16 Agreement, and our engineer, Mr. Bohler, will 17 identify Blackwell Avenue and illustrate it to you 18 when he presents his testimony in a few moments. 19 Second, the Applicant has agreed not 20 to seek a density variance, and the application 21 indeed does not seek such a variance. In fact, the 22 Settlement Agreement and the TH-1 zoning provides 23 that the subject property will be developed for 96 24 total units. Eighty of such 96 units shall be 25 market rate townhouse style housing units. Sixteen</p>	<p style="text-align: right;">Page 11</p> <p>1 designated as Lot 4 in Block 6101 on Morris 2 Township's tax map. 3 The Applicant has executed and 4 procured an easement agreement with the office 5 development property owner on that site. Moreover, 6 the Applicant and the Township of Morris have 7 entered into a Mutual Cooperation Agreement dated 8 November of 2020. And pursuant to that agreement, 9 the Applicant has agreed not to access the subject 10 property via Frederick Place so long as, among other 11 things, the Applicant obtains a use variance and 12 site plan approval from the Morris Township Board of 13 Adjustment, which is really just a requirement that 14 must be fulfilled, and that application is currently 15 pending. We understand that an approval by this 16 Board will be conditioned on approval of the Morris 17 Township application. 18 The Applicant, to your point, 19 Mr. Chairman, is not seeking any variances in 20 connection with this application as noted in the 21 Board planner's review letter of April 16 of 2021. 22 The Applicant is, however, seeking a limited number 23 of design waivers for minor deviations to the 24 Township's lighting requirements as set forth in the 25 Township's general zoning ordinance. Mr. Bohler</p>
<p style="text-align: right;">Page 10</p> <p>1 of such 96 units shall be deed restricted, nonage 2 restricted affordable housing units, and they will 3 be rental units. 4 The affordable units are stacked 5 flats. And again, Mr. Bohler will illustrate what 6 that means. The affordable units will be 7 constructed in accordance with the schedule set 8 forth in the Settlement Agreement. All of the units 9 will be described by the project architect, Mr. Marc 10 Kushner, who, again, you will be hearing from. 11 So this is an as of right application 12 in accordance with the zoning for this site and 13 consistent with the Settlement Agreement. 14 Third, that the Settlement Agreement 15 requires that the Applicant contribute one million 16 dollars over a period of time to the Township's 17 Affordable Housing Trust Fund to finance the 18 construction of at least two affordable rentals at 19 the Farm at Harding. As of today, the Applicant has 20 remitted \$700,000 to the Township's Affordable 21 Housing Trust Fund pursuant to that agreement. 22 Regarding access, Mr. Bohler will 23 testify as to how future residents of this 24 development will access the site, which will be via 25 an office development in Morris Township on property</p>	<p style="text-align: right;">Page 12</p> <p>1 will be addressing those in his testimony. 2 Again, Mr. Chairman, we have two 3 witnesses for this application. Project engineer, 4 Mr. Brad Bohler, and the project architect, Mr. Marc 5 Kushner. And if it pleases the Chair, I would like 6 to proceed by calling our first witness, Mr. Brad 7 Bohler. 8 CHAIRMAN CLEW: That will be fine. 9 Mr. Bohler, I don't believe that you 10 have testified before this committee before. Am I 11 correct? 12 THE WITNESS: That's correct. I have 13 not testified in front of this Board. 14 CHAIRMAN CLEW: Gary, will you do the 15 swearing in. Once you take yourself off mute, can 16 you do the swearing in. 17 18 BRADFORD BOHLER, having been sworn, testified as 19 follows: 20 MR. HALL: Thank you. I'm sorry. I 21 interrupted the Chairman who -- 22 CHAIRMAN CLEW: That's quite all 23 right. I was going to ask you the question do we 24 need to swear Mr. Inglesino in? 25 MR. HALL: No. He's an attorney.</p>

<p style="text-align: right;">Page 13</p> <p>1 Attorneys don't get sworn in. 2 CHAIRMAN CLEW: He gets a free pass. 3 MR. HALL: Yes, we all do. 4 CHAIRMAN CLEW: Mr. Bohler, please 5 proceed. 6 7 VOIR DIRE BY MR. INGLESINO 8 Q. Mr. Bohler, if you could please 9 provide the Board with your educational and 10 professional credentials and, please, include any 11 licenses that you hold. 12 A. Sure. I have a bachelor in science 13 and a masters in science from Purdue University. 14 I've been practicing civil engineering for over 15 16 years in the State of New Jersey. I've been 16 licensed for over 13 years in the State of New 17 Jersey. I also hold four other licenses on the east 18 coast, all of which are currently valid. 19 And I was in charge of preparing the 20 application plans that were submitted to the Board. 21 Q. Thank you. 22 MR. INGLESINO: Mr. Chairman, we 23 respectfully request that the Board acknowledge 24 Mr. Bohler as an expert in the field of 25 engineering -- civil engineering.</p>	<p style="text-align: right;">Page 15</p> <p>1 mute yourself? 2 A. South is to the right of the page; 3 287 is to the south. Our property is in yellow. 4 It's about 15.6 acres -- just under 15.6 acres. And 5 the boundary from Harding and Morris Township is 6 along the angled property line on the left side of 7 the yellow box that runs to the -- I guess it would 8 be to the east-west at this location. 9 Just to the north is the office complex 10 that's currently along Route 202, and then to the 11 east is Morris Township and single-family homes. To 12 the west on our site is a vacant lot that's 13 undeveloped currently, just to the southwest of the 14 existing office complex. 15 Mr. Inglesino mentioned before, but we did 16 secure an access easement through 350 Mt. Kemble. 17 That's Block 6101, Lot 4, and that's the office 18 building with the two office buildings directly 19 north of our property. This property line does 20 extend out all the way to 202 through the access 21 road that runs north to south. That's a secured 22 access point. 23 For the proposal, we do not have access to 24 Frederick Place, which is to the east side, and I'll 25 show that on my rendering shortly, or to Blackwell</p>
<p style="text-align: right;">Page 14</p> <p>1 CHAIRMAN CLEW: Agreed, and thank 2 you. 3 4 DIRECT EXAMINATION BY MR. INGLESINO 5 Q. Mr. Bohler, would you please describe 6 the civil engineering aspects of the project for the 7 Board? 8 A. Sure. I'm going to start with an 9 aerial plan which I will mark A-2. I hope this 10 shows up for the Board. 11 (Aerial view of site is marked A-2 12 for identification.) 13 MS. TAGLAIRINO: It's there. 14 THE WITNESS: Great, thank you. 15 A. So as Mr. Inglesino mentioned, we are 16 Lot 5 in Block 23.02, and on this plan, we outline 17 the property in yellow. So to the right of the 18 page, north being to the left; east being to the top 19 of the page. 20 I'm going to go a little bit back from the 21 plan so I can turn it. It looks like -- 22 CHAIRMAN CLEW: Gary, could you 23 possibly mute yourself? 24 THE WITNESS: Sorry about that. 25 MR. HALL: Mr. Inglesino, could you</p>	<p style="text-align: right;">Page 16</p> <p>1 Avenue as well to the west of the property. 2 Currently this site is undeveloped as seen in 3 the aerial. There's a couple of bare spots but 4 there's woods on the property. There is a wetland 5 pocket that's to the southeast of the -- near the 6 287 identification portion of the property, and then 7 a larger portion of wetland that drains from this 8 basin area of the neighboring property through and 9 under 287. In total, it's about 25 percent of the 10 property is encumbered by wetlands or the buffers 11 for the project. 12 As the Board may know, the site does drain, 13 again, from the detention basin through under 287 to 14 the south of the -- of 287. 15 So I'll move on to the proposed conditions. 16 I'll bring up the next exhibit, which will be A-3. 17 (Overall site layout is marked A-3 18 for identification.) 19 A. I'll zoom in on this while I'm 20 presenting, but to start with, this is an overall 21 site layout exhibit. It's C300 in our set, but we 22 did render it, colorize it, and show the landscaping 23 on top of the rendering. So it's colorized so what 24 it will look like from above when constructed. 25 What this shows is the pavement in gray along</p>

<p style="text-align: right;">Page 17</p> <p>1 the site, the buildings in tan, and the green is the 2 landscaped area for the project. 3 As part of the proposal, we do have 15 4 buildings on the site going from the east side, 5 which would be the top of the page, to the south, 6 within the wetland buffer -- outside of the wetland 7 buffer areas for the site. 8 The number of units for each of these 9 buildings range between four and nine units, and 10 we'll walk through those specifically shortly, of 11 which 80 are market rate units and 16 are 12 affordable. What I'll do is zoom in on the eastern 13 portion of the property again to the top of the 14 page. 15 Mr. Inglesino mentioned before, where we have 16 an affordable unit, it's a stacked townhome; so it 17 is actually two units and it's labeled with these 18 crosses. So they're mixed throughout the 19 development, and there's a total of eight of these 20 stacked townhomes, basically the same elevation of 21 the normal market rate but there are actually two 22 units in each one of those areas. So there's a 23 cross at building number 2. I'm sorry, as I zoom 24 in. Building number 2. 25 There's one at building number 7, and as you</p>	<p style="text-align: right;">Page 19</p> <p>1 All buildings do meet the criteria for 2 setbacks internal to themselves, which is 20 feet 3 minimum, and are compliant with the building heights 4 45 feet or three stories for the townhomes, or 25 5 feet for the clubhouse itself. 6 Access itself, as I mentioned, does come 7 through the neighboring property to the north. What 8 I'll do is go back to the aerial plan and zoom in on 9 that for presentation purposes so the Board can be 10 oriented with the access plan itself. I'm referring 11 back to A-2. I'll zoom in on the shared property 12 line. 13 So this driveway does run north to south to 14 202, but in the back of this property in the rear of 15 it, we do pick up our access point at this location. 16 So I'll start my rendering presentation from this 17 point and move in from there. 18 Just so the Board is oriented, our access 19 point does come just to the south of the building on 20 350 Mt. Kemble. So referring back to A-3, you can 21 see the one office building to the north of the 22 property. Our access point does come into the 23 property just to the west of the detention basin and 24 to the site. The access is proposed as a boulevard 25 style access point with drive aisles that are 20</p>
<p style="text-align: right;">Page 18</p> <p>1 pan further down to the west, building number 9 has 2 four units total with two stack towns. Building 11 3 is the same as well, and then there's two more over 4 as well. I'm sorry. I'm zooming in. But two more 5 stack towns. So a total of four in building number 6 12. 7 Total bedroom count for the townhomes is 83 8 bedrooms, and within the stacked towns, you have two 9 one-bedroom, ten two-bedroom, and four three-bedroom 10 units within the development. 11 There's also a clubhouse portion as you enter 12 the site to the left here with the pool and a child 13 playground area. And then also, a dog park further 14 up to the west side -- I'm sorry. The east side of 15 the property near the cul-de-sac. 16 The buildings are set back in accordance with 17 the ordinance criteria for this zone. 32 feet to 18 the east is the minimum setback where 20 is allowed. 19 To the north we have 18 feet along the shared 20 boundary of Morris Township at this corner where 10 21 is allowed. To the west, because of the wetland 22 areas, we have 196 feet minimum for the setbacks 23 where 20 feet is allowed, and to the south along 24 287, we have 53 feet for these two buildings on the 25 south side, where 20 feet is allowed.</p>	<p style="text-align: right;">Page 20</p> <p>1 feet in each direction and a five-foot wide median. 2 This was to provide for aesthetic purposes and to 3 provide firetruck access into the site 4 appropriately. We are not required to do this from 5 an RSIS perspective, which is the Residential Site 6 Improvement Standard perspective. We do provide it 7 for those reasons. 8 We do cross across a wetland from the 9 discharge point of the basin, and that is NJDEP 10 compliant for wetland crossing at this area. And it 11 does provide a full access to 202 from our 12 facility -- from our property. 13 As you come to the site, you come to a 14 three-way intersection where you're greeted by the 15 clubhouse itself. You can turn right or left and go 16 to the south side through a two-way drive aisle, 24 17 foot wide, which circles the cluster of townhomes 18 and it does provide a circular motion. You do go to 19 the southwest. You do have four buildings with two 20 dead-end parking, in accordance with RSIS. And then 21 as you travel as well to the left at the 22 intersection, you do travel to another cluster of 23 buildings at the end of -- end of the cul-de-sac, or 24 one building itself off of a dead-end drive aisle, 25 again, which is RSIS compliant.</p>

<p style="text-align: right;">Page 21</p> <p>1 Throughout this site, we do have 24-foot 2 drive aisles for the facility. That's RSIS 3 compliant with perpendicular spaces. We do have 4 parking spaces spread throughout the development for 5 visitors and for the stack townhomes in this area. 6 And the curb radius at center do meet RSIS 7 compliance for the townhome development. 8 The last thing with regard to circulation is 9 we do have a full ADA compliant circulation pattern 10 for sidewalks throughout the site. So any person 11 that does live in the townhomes or affordables can 12 walk throughout the property with an ADA compliant 13 crosswalks, handicap ramps, et cetera, and also make 14 it to the clubhouse, as well as the dog park 15 effectively. 16 From a parking perspective, we do meet RSIS 17 standards and exceed them. For the stacked 18 townhomes, we do have a requirement of 32 parking 19 spaces required based on bedroom count. And for 20 townhomes, we do have a requirement of 192 parking 21 spaces based on the bedroom count of three bedrooms. 22 In that count, it does require that we have 0.5 23 surface visitor parking spaces for the townhomes. 24 So of the 192, 40 are required to be on surface for 25 visitors on the site. So a total of 224 parking</p>	<p style="text-align: right;">Page 23</p> <p>1 above the 224 parking spaces for the facility. So 2 we do have excess parking on the site. 3 From an operational perspective and trash, we 4 do have recycling and trash being picked up by 5 private haulers, and each of the units will have 6 their own curbside bins which will be picked up 7 internally by the owner of the property. So no 8 public trash pickup. We do have a similar style 9 where you have a garbage can that does go out to the 10 curb in the evening and it's picked up throughout 11 the day on set times. 12 The clubhouse hours and operations are opened 13 general hours for daily use. They do close 14 overnight with the exception of the gym, which is 15 open 24 hours. During the week, we do have a 16 full-time leasing agent that would be within the 17 clubhouse itself; works Monday through Friday. And 18 then on Saturday and Sunday, they're part-time as 19 necessary with regards to how the facility is 20 operating. We also have a full-time maintenance 21 employee that does take care of the property as 22 well. 23 From a stormwater perspective, we have 24 implemented the new stormwater green infrastructure 25 requirements for the DEP requirements. You can see</p>
<p style="text-align: right;">Page 22</p> <p>1 spaces is required for the property. 2 When we do -- when we go through the proposal 3 of how the parking spaces are provided, we do have 4 72 surface parking spaces. So that would be 32 for 5 the garden apartments or the stacked townhomes, and 6 40 for the visitor. There are 72 required, 72 7 provided. 8 With regards to the car parking spaces for 9 the townhomes themselves, the units either have two- 10 or one-car garages. So the wider driveways, which 11 are 20 feet wide, do provide space for two car 12 garage, as well as two parking spaces within the 13 driveway, and for a total of 3.5 spaces, based on 14 RSIS compliance. So that's not the four that could 15 fit in this area but it is 3.5. 16 For the skinnier driveways, they're 20 feet 17 long and 10 feet wide, and there would be a car 18 within the garage, as well as a car in the parking 19 lot -- or, I'm sorry, the driveway, and that's the 20 parking requirement for two parking spaces in this 21 area. 22 So after you go through the addition of each 23 of the units, based on garages and driveways, we 24 have -- we provide a total of 269 parking spaces, 25 which includes the 72 surface spaces, which is well</p>	<p style="text-align: right;">Page 24</p> <p>1 throughout this rendering, there's light green areas 2 that are shown -- small light green areas. These 3 are green infrastructure basins where they're 4 bioretention basis which clean the water from a 5 green infrastructure and treatment perspective, and 6 then drain to an underground basin for detention and 7 reduction of flows for the site. 8 The facility does drain to the wetland 9 pockets. So the north -- I'm sorry, the southeast 10 corner, which is one wetland pocket, as well as the 11 western portion. 12 From a discharge perspective, we do have 13 discharge points into the wetland features and those 14 are currently under review by the NJDEP for 15 compliance and issuance of a permit for wetland 16 disturbances. 17 With regards to utilities, we have utilities 18 being provided through a sanitary sewer line and 19 easement to Morris Township. So there is a current 20 easement that runs east to west along the border in 21 Morris Township with a connection point directly to 22 the south of the ponds. We are proposing to tie 23 into that -- into that sewer easement and are 24 working with Morris Township now to accept the flow. 25 They have agreed to accept our sanitary sewer flow</p>

<p style="text-align: right;">Page 25</p> <p>1 and we are working through the permitting process 2 with the State. 3 With regards to electric, gas, and water, 4 those all come from easements within neighboring 5 property that currently exists for the office 6 building or connections to 202 directly. 7 From a grading perspective, we looked to 8 balance the site as best we could. We do propose 9 grades within the basins in accordance with the DEP 10 criteria for side slopes, but there are a couple of 11 minor walls that are proposed within those areas. 12 We also do have a building code compliant grading 13 behind the buildings of five percent in back of the 14 buildings. 15 With regards to lighting, we do propose an 16 18-foot 8-inch high LED light. There are LED 17 lights, but they are based on the color temperature 18 that's similar to an orange glow, a 3,000 Kelvin 19 glow, which is a light glow. It's a soft light that 20 does match the metal halide requirements. One of 21 the ordinance criterias that we have, metal halide 22 bulbs, we do provide LED. They're substantially 23 more efficient and they are cost competitive to the 24 metal halide bulbs from our perspective. 25 We do -- as Mr. Inglesino mentioned, we do</p>	<p style="text-align: right;">Page 27</p> <p>1 requirement for the maximum average grade in the 2 street, we meet that criteria to enhance safety on 3 the site, but then that does contradict the 4 requirements -- the minimum requirements we have for 5 the code itself. So it's a little bit of a waiver 6 contradiction in the town code which we feel that 7 we've provided appropriate lighting for the 8 facility. 9 We also have one -- sorry, two additional 10 light waivers with regards to illumination at the 11 property line, and that's at the driveway that's 12 shared between Morris Township and Harding. The 13 requirement is for .2 footcandle at the property 14 line where we have .6 footcandles, and that's really 15 just to illuminate the bend at the driveway as it 16 does cross over the DEP area. 17 We provided a light just at the bend; so 18 that's illuminated appropriately for enhanced safety 19 at that location, and that does provide a waiver. I 20 can testify that the lighting illumination levels 21 throughout the rest of the site do not spill over 22 the property line. There's 0.0 footcandles at the 23 property lines. We do this by implementing 24 shielding along the property lines for the lights, 25 and we also provide shielding for the residents that</p>
<p style="text-align: right;">Page 26</p> <p>1 have a number of waivers from the lighting. The 2 first waiver that we have is a 0.4 footcandle 3 maximum average in the street, where we propose 4 0.43, which is a de minimus increase in the 5 requirement. 6 We also have a requirement in the town where 7 it's 0.4 footcandles for max -- the maximum average 8 lightening in a parking area, where we have .44. So 9 again, a de minimus increase in the requirements. 10 Then we also have a waiver from the 0.2 footcandles 11 at the sidewalks for maximum average where we 12 propose .37. 13 The reason that we have these waivers 14 requested is because there's several conflicts 15 throughout the facility where they have sidewalks 16 and intersections and road crossings where 17 there's -- where we're trying to enhance safety at 18 these locations. So when we have crossings where 19 there's pedestrians at crosswalks, we tend to 20 enhance the light so that there's additional light 21 in those areas. There's also sidewalks that run 22 along the intersections themselves. So to meet the 23 intersection criteria guidelines in the ordinance, 24 which is a one to two footcandle requirement, which 25 is about two-and-a-half to five times as the</p>	<p style="text-align: right;">Page 28</p> <p>1 have lights near their homes so that you can't see 2 the light source itself into the home itself. 3 Q. Can you say what the shielding 4 actually is, Mr. Bohler? 5 A. The light itself has a couple of 6 panes in them, and then what they'll do is they'll 7 take a filtered pane and they'll replace it with a 8 black backing so you can't see the light source 9 itself. 10 Q. Thank you. 11 MR. PLATT: This is Nic Platt. I 12 want to speak a little bit more about your lighting. 13 As you know, Harding Township is 14 trying -- is best to become a dark sky community, or 15 at least try to shield our homeowners and residents 16 from the need of looking into a hotspot, and the 17 Hurstmont, we required bollards. So how -- you're 18 suggesting you're going to be putting up 19 streetlights. Why do you need streetlights if you 20 can direct the light down where it's needed and pool 21 it where it's needed and not put it up on a 22 streetlight? Also, I think we're trying to get to 23 2700 kelvins, not 3,000 kelvins, which is more of a 24 softer light. 25 But can you describe why you would</p>

<p style="text-align: right;">Page 29</p> <p>1 not want to do what we required at the Hurstmont, 2 which is eliminate the actual stanchion streetlights 3 and put it down on bollards and pull it where it's 4 needed? It doesn't show much creativity. 5 THE WITNESS: So the lights are dark 6 sky compliant lights on our application. They do 7 have the cutoffs. They don't -- they don't go up 8 into the air. It's not -- the interpretation for 9 the LED lights is that there's going to be a bulb 10 inside of the glass. That's actually not the case. 11 The light source itself is mounted inside of the top 12 of the light and shines down right onto the pavement 13 area. 14 So it does meet the same 15 implementation as the bollards but at a more 16 appropriate level. 17 MR. PLATT: But anybody walking is 18 looking up at it. I've seen a lot of these lights. 19 They still haven't figured it out. But why wouldn't 20 you want a bollard which is going to cause a more 21 pleasing atmosphere at light and it's going to be 22 guaranteeing there's not going to be any trespassing 23 light? And it's just -- I mean, it's just something 24 that we required and we had great bit of an effort 25 on at Hurstmont and they're doing it. Why wouldn't</p>	<p style="text-align: right;">Page 31</p> <p>1 to cover this point? 2 MR. PLATT: Or come back to us with a 3 comparison, and I really would like to see you go to 4 2700 kelvins and not 3000. 5 THE WITNESS: Yes. Mr. Platt, the 6 2700 kelvins is no problem. We can certainly do 7 that. That's not an issue. 8 We'll get back to you on the lighting 9 study. 10 MR. PLATT: Great. 11 MR. YATES: Can I ask one more 12 question about lighting? 13 THE WITNESS: Yes. 14 MR. YATES: On the bend where you say 15 you need a brighter light, that's in Morris 16 Township. So this is just a question on my part 17 procedurally. We can't actually address that light, 18 right? I mean, that's something you'd have to 19 get -- that does not comply. If Morris Township has 20 a lighting ordinance, then it has to comply with 21 that, right? That's not a Harding Board issue, is 22 it? 23 MR. HALL: Can you point out on the 24 map where that is? 25 THE WITNESS: So, Mr. Yates, that's a</p>
<p style="text-align: right;">Page 30</p> <p>1 you want to do something similar? 2 THE WITNESS: Sure. So the main goal 3 on our location would be the crossings and the 4 sidewalk safety perspective. With the bollard 5 lights, they haven't come up with a bollard solution 6 without putting a number of bollards in an ADA 7 crossing area and it just creates an unsafe 8 condition when you have no way -- 9 MR. PLATT: Well, that's not fair. 10 That's not fair. Please don't use public safety 11 when a lot of communities -- and Hurstmont did not 12 use public safety as an excuse why they were 13 gonna -- and pushing back with our requirement that 14 they use bollards. So, you know, that's -- that's a 15 throwaway line that would just keep us from being 16 able to pursue this. 17 I would like to see a study showing 18 that bollards, directing light down where it's 19 needed. And even if you need to go up with a little 20 bit of a higher one that's waist high is any less 21 safe than putting in the traditional streetlight 22 which seems to be going the way of the VCR. 23 CHAIRMAN CLEW: Is this something we 24 could cover in the more detailed section? 25 Mr. Bohler, could you bring up some at a later time</p>	<p style="text-align: right;">Page 32</p> <p>1 good question. The light is actually in Morris 2 Township and meets the Morris Township requirements, 3 but it does spill over onto this area. It's a 4 shared property line between -- it's a shared 5 municipal line between Morris and Harding. The 6 light that's in Harding does not provide that 7 illumination level that would be compliant. It's 8 the light that's in Morris Township that meets their 9 criteria. 10 CHAIRMAN CLEW: Would you -- I guess 11 a question would be can you adjust that so that it 12 meets the Harding Township criteria as well so that 13 we don't have kind of the light impact kind of 14 crossing the town? 15 THE WITNESS: We can look at that. 16 We'll look at that and get back to you. 17 CHAIRMAN CLEW: Okay. 18 THE WITNESS: The last thing I wanted 19 to address, just for the Board's perspective, is the 20 Board planner in her letter indicated our 21 landscaping for the site was about 98 shade trees, 22 75 evergreens, and then about 130 bushes and grasses 23 for a total of 318 trees, and that's the base 24 landscaping for the site. 25 In addition to that, we have a number</p>

<p style="text-align: right;">Page 33</p> <p>1 of plantings that are in the bioretention basins to 2 be compliant with the DEP criteria. So if you add 3 those in, there's about 395 to 400 plants in those 4 areas as well. 5 And then we have an additional 40 to 6 60 foundation plantings that were also separated out 7 from a coverage perspective. So the landscaping for 8 the site is pretty robust. It does get enhanced by 9 the green infrastructure requirements for the 10 facility of the DEP. So that's one of the guiding 11 items on our site. 12 CHAIRMAN CLEW: How many trees are 13 you removing on this site? 14 THE WITNESS: I don't know off the 15 top of my head. I'd have to run through that 16 calculation, but I can get back to you. 17 CHAIRMAN CLEW: Okay. 18 MR. NEWLIN: Approximately, if you 19 had to take a guesstimate. 20 THE WITNESS: A hundred, 150. 21 There's a bigger area in the middle that's kind of 22 blank and vacant. 23 MS. CLAYTOR: Was there any effort to 24 save any of the trees in the building zone at all? 25 THE WITNESS: Yes. We did look at</p>	<p style="text-align: right;">Page 35</p> <p>1 using mechanical methods? 2 THE WITNESS: Exactly. So we used to 3 be able to use mechanical methods in the state, and 4 we still could do that with waivers from DEP and for 5 boards like yourself, but the impacts of maintenance 6 are pretty limited because people don't maintain 7 them. They're underground. 8 The goal is to provide enhanced 9 filtration through a media like a soil that's 10 planted with plants, and that helps clean the water 11 up. And they're easier to maintain because you 12 could see where there's garbage in them. It also 13 promotes native species. So the state's really 14 focusing on native species to help, you know, birds 15 and butterflies and stuff -- and like things like 16 that. So it's kind of trying to enhance the nature 17 of the area. 18 MR. NEWLIN: Mr. Bohler, I don't know 19 if this is the time to do it or not but I just 20 wanted to note that we're very interested in the 21 native species aspect. That's something we're very 22 committed to in the town. And anything that you 23 want to give us in terms of information about that 24 would be great, including with these basins. 25 But I also want to ask you about the</p>
<p style="text-align: right;">Page 34</p> <p>1 trying to save as many trees as possible with some 2 grading, but the way the grading worked out with the 3 new green infrastructure from the DEP's perspective, 4 it made it a little difficult to try to maintain 5 those because of what you had to do from a green 6 infrastructure perspective. 7 CHAIRMAN CLEW: Sorry. In order to 8 implement the green infrastructure, you have to 9 remove more trees? 10 THE WITNESS: Yes, there's more space 11 being impacted by the smaller basins required by the 12 DEP. 13 CHAIRMAN CLEW: Okay. So, I guess, 14 maybe a different question is: Is there an 15 alternative to that approach to the retention? 16 THE WITNESS: This is the preferred 17 method from DEP. We can look at doing mechanical 18 units, but that would, I think, still have the same 19 impact because you have to store the water before it 20 goes into the ground. So the green infrastructure 21 side of things and the stormwater storage is really 22 what's driving those basins. 23 MR. NEWLIN: Can you explain what 24 green infrastructure is in a paragraph? So it's 25 using vegetation to populate these basins instead of</p>	<p style="text-align: right;">Page 36</p> <p>1 southern part of the property, if you scroll down a 2 little bit. About a third of the property, roughly, 3 is protected due to wetlands, I assume. What, if 4 anything, are you going to do to improve that with 5 native plantings, given we're taking a piece of 6 property and doing major development on the top 7 two-thirds? Has there been any consideration to try 8 to improve that area for habitat purposes? I don't 9 know what you're obligated to do or not obligated to 10 do, but at least I want to ask you if you've 11 considered that and if you have an answer? 12 THE WITNESS: Yes. So we do consider 13 it. There are some pretty large-size trees within 14 the wetland area. That's where most of the larger 15 trees were actually on site just because over time, 16 they've developed there. 17 We can certainly work -- try to work 18 with the DEP to supplement that, but there's a lot 19 of large canopies in those area. So it would really 20 probably be more like lower level shrubs and 21 enhancing those areas, but certainly worth looking 22 into that with the DEP. 23 MR. NEWLIN: And this is for Gary. 24 Again, it's early in the hearing so I just want to 25 get this out.</p>

<p style="text-align: right;">Page 37</p> <p>1 In the past for large developments, 2 the Board has hired an ecology consultant or 3 environment consultant. Is that something we're 4 permitted to do here? I'm not saying we should or 5 we shouldn't or whether the Board wants to or 6 doesn't. 7 MR. HALL: I think you could if you 8 feel your current consultants, Mr. Fox and 9 Ms. Mertz, are not adequate to that. 10 MR. NEWLIN: Do you remember, Gary, 11 on Primrose where we hired a specialist? I forget 12 the gentleman's name. 13 MR. HALL: Yeah, I can't recall, but 14 no, potentially you can. If it's deemed to 15 be sufficiently critical important to the site plan 16 application and if you feel your consultants can't 17 adequately -- 18 MR. NEWLIN: I did look at the 19 Environmental Impact Statement. It has half a page 20 on vegetation and wildlife habitat, which does not 21 seem adequate to me. But Rich, I'm just going to 22 note this and I'm not going to say anymore about it 23 right now. 24 CHAIRMAN CLEW: Yes, duly noted. 25 MR. YATES: I have two questions. So</p>	<p style="text-align: right;">Page 39</p> <p>1 peek flows are being reduced. 2 MR. YATES: Second question, I don't 3 think you provided us with a copy of the access 4 agreement for the exit onto 202. Could you do that? 5 MR. INGLESINO: We can provide that, 6 Mr. Yates. Yes, we will do that. 7 MR. PLATT: And Al, as part of the 8 environmental stewardship, you know, I would like to 9 see the lighting program be a mixture of bollards 10 and if we definitely -- if it is required that we 11 have one or two streetlights, that they be 12 integrated along with the bollards, because the 13 bollards are certainly something that would provide 14 the necessary lighting, pooling it where it's 15 needed. 16 MR. INGLESINO: We appreciate that 17 comment and we'll take a look at it and be back to 18 you on it. 19 MR. PLATT: Thank you, John. 20 MS. WALTERS: How are the 80 21 at-market townhouses being conveyed? Are they being 22 rented as one grouping? Are they being sold to 23 individuals? What is the plan for those? 24 MR. INGLESINO: I don't know at the 25 moment.</p>
<p style="text-align: right;">Page 38</p> <p>1 lot 23.02, which is the large parcel adjacent that 2 is undeveloped -- I think it's 23.02. So that has a 3 permanent conservation easement as the drainage 4 field for the development of those office 5 properties. So you're not doing anything that's 6 going to increase the flow onto that property; is 7 that correct? 8 THE WITNESS: So I can't -- the 9 southern property is deed restricted. I believe it 10 is. I don't know for certain, Mr. Yates, but our 11 drainage does drain -- 12 MR. YATES: I do know for certain 13 that when the office buildings were built and all 14 that paving was done, the Morris Township Planning 15 Board required a permanent deed restriction on that 16 parcel. So I assume it must be owned by the same 17 parties for drainage purposes for those office 18 buildings. 19 So the question is are you going to 20 increase the flow onto those, because I think that 21 was -- those -- that's a drainage for that complex. 22 So can it handle more water? 23 THE WITNESS: Sure. So we are 24 reducing the flow from our site from a design 25 perspective. That's required by the state. The</p>	<p style="text-align: right;">Page 40</p> <p>1 MR. HALL: Wait a minute. The 2 agreement says they're going to be market units for 3 sale. So rental is not an option -- I guess you 4 could sell them in a bunch, but the rental under the 5 agreement, as I read it, is not an option. 6 MR. INGLESINO: We'll comply with the 7 agreement. 8 MR. HALL: Yeah, yeah. I mean, the 9 affordables could be either rental or for sale. So 10 the inference from me is that market for sale units 11 are going to be individually owned. So form over 12 substance, to sell a block and then rent them. But 13 anyway, I throw that out just to avoid confusion. 14 CHAIRMAN CLEW: Lori, were you trying 15 to break in there? 16 MS. TAGLAIRINO: Just give me an idea 17 of what the procedure is because I have a person on 18 line who has their hand raised. I don't know if 19 we're taking questions from the public or if it's 20 just Board questions at this point, but there is -- 21 CHAIRMAN CLEW: I think we're going 22 to stick with Board questions for the moment, but we 23 will come and offer members of the public before we 24 finish. 25 MS. TAGLAIRINO: Gary, you should</p>

<p style="text-align: right;">Page 41</p> <p>1 know that I do have a member of the public in the 2 building presently, just so you know. 3 MR. HALL: That's fine. The accepted 4 procedure is the public can ask questions after the 5 Board has exhausted their questions. 6 MS. TAGLAIRINO: But I wanted to note 7 that there is a member of the public in the 8 courtroom at the present time. 9 MR. INGLESINO: If I may, 10 Mr. Chairman, I think, if I may suggest, 11 respectfully, that Mr. Bohler conclude his testimony 12 first before the public asks questions so the public 13 has the benefit of his entire testimony, which will 14 also include, by the way, addressing points that 15 were raised in your planner's letter. I just want 16 to make sure that Mr. Bohler gets his testimony out 17 on the record before taking questions from the 18 public. 19 CHAIRMAN CLEW: Okay. All right. 20 Mr. Bohler, why don't we let you 21 proceed and we probably are going to interrupt you 22 at some point, but do your best. 23 THE WITNESS: I only have two more 24 direct points and then you can interrupt me all you 25 want.</p>	<p style="text-align: right;">Page 43</p> <p>1 points, that might change slightly. But I can 2 assure the Board that no matter what the DEP does 3 tweak on their application process, we would 4 maintain well above 20 percent for the requirement. 5 That's my direct for tonight. 6 Q. Mr. Bohler, I know you've mentioned a 7 lot of the points that are in Heyer Gruel's letter 8 of April 16. I do want to go through some of these 9 points just to make sure that they're directly 10 addressed. 11 I don't really see anything until page nine. 12 Can you just address item three with regard to the 13 width of the driveways? 14 A. Sorry. Yes. Three and a half 15 parking space requirement width for the designation. 16 One second. I unshared. 17 So in order for us to get a three-and-a-half 18 parking space, we have to use 20-foot-wide driveways 19 and two-car garages that are 18 feet long. So we 20 have 20 feet by 20 feet; so that meets the criteria 21 for RSIS. 22 The single driveway itself with a single 23 garage is two parking spaces. It has to be 18 feet 24 long but there's no width requirement. We did 25 provide 10 feet just to make it an even number.</p>
<p style="text-align: right;">Page 42</p> <p>1 One of the comments the planner had 2 in their letter was to identify the height of the 3 trees being planted, and we're proposing 12- to 4 14-foot high deciduous trees, and evergreen trees 5 would range between 6 feet and 10 feet at planting, 6 depending on what species we propose. 7 And the last comment was with regards 8 to the -- I'll present my screen one last time. 9 This should be the exhibit. 10 One of the questions was with regards 11 to open space, and I know Mr. Fox had this in his 12 completeness letter as well. But we do propose over 13 the 20 percent requirement for open space, and that 14 is basically on the west side of the property, the 15 dark green area. That entire area would be open 16 space. And then there's a darker green area to the 17 southeast side of the property, which is the wetland 18 areas. Those would be preserved open space. They 19 result in about 40 percent open space proposed, 20 where there's a requirement of 20 percent. So we're 21 almost double that requirement. 22 The reason I'm being a little 23 approximate about those square footages is as the 24 DEP reviews our application and they may make any 25 changes to the disturbance limits or the discharge</p>	<p style="text-align: right;">Page 44</p> <p>1 Q. Okay. If you can just go through the 2 numbers quickly on the letter just so that we 3 address those points. Number four? 4 A. That's a typo -- typographical error 5 on our end. So this unit seven had the wrong number 6 from a civil perspective. It is correct. I did it 7 on the rendering to show the units in this location. 8 Q. If you can address the impervious 9 coverage calculation for -- regarding point five? 10 A. Yes. So the impervious coverage 11 calculation does include the pervious pavement 12 requirements because the DEP reviews that as 13 coverage, even though it's considered pervious. So 14 we took that into consideration. 15 Any pervious pavement would be maintained by 16 the owner of the property or the Applicant when this 17 is built as part of an operations and maintenance 18 manual that's filed with the county and required by 19 the town and DEP. 20 Q. And number six, Mr. Bohler, I believe 21 that's for you as well. 22 A. Sure. The optional patios are shown 23 on our plans. The coverage requirements for those 24 have been accounted for in the impervious coverage 25 calculation.</p>

<p style="text-align: right;">Page 45</p> <p>1 Q. And with regard to number seven, 2 there will not be any generators, correct? 3 A. That's correct, and not at this time. 4 Q. There may be air conditioning 5 condensers, correct? 6 A. Yes. 7 Q. Okay. Number eight? 8 A. Number eight. So we did provide a 9 Firetruck Circulation Plan showing that the 10 firetruck can circulate the site. If they do choose 11 to go down dead-end aisles, they would back up. 12 This is a requirement that meets the Residential 13 Site Improvement Standard requirements for fire 14 access. 15 Q. And number nine, there would be no 16 on-street parking, right? 17 A. With the exception of the 18 perpendicular spaces, which technically would be 19 considered on-street parking by RSIS, we would not 20 have any cars parking on the curb lines. Let's put 21 it that way. 22 Q. Number ten, I think you provided 23 ample testimony with regard to the access easements 24 between the property and the property to the north. 25 A. Yes.</p>	<p style="text-align: right;">Page 47</p> <p>1 Q. Okay. I think you did touch upon 2 items referenced in number 16 with regard to 3 plantings. Frankly, I don't recall that you 4 addressed the height of the plantings or the 5 irrigation question that is raised. 6 A. I do address the height of the 7 plantings and we will provide irrigation as 8 necessary to keep the plants alive. Most of the 9 native plants that we do provide don't need the 10 irrigation much after they get established. So we 11 would look to do what's needed for the ordinance. 12 Q. It appears that the other comments or 13 most of the other comments are for the architect, at 14 least with regard to the architectural comments. 15 There's another set of comments beginning on 16 page 12 with regard to operations and signage 17 comments. I think you touched upon it, but can you 18 please just briefly describe the amenities? 19 A. Oh, sure. So there is a dog park to 20 the eastern portion of the property. There's a 21 cul-de-sac. There's a pool area, a clubhouse, and a 22 children's play area to the north side of the 23 property where you enter into the facility. 24 Q. There will be fencing around the pool 25 area, correct?</p>
<p style="text-align: right;">Page 46</p> <p>1 Q. We can supply the Board with a copy 2 of that agreement which has been signed and 3 recorded. 4 With regard to lighting, landscaping, and 5 open space, I think we talked about the mounted 6 lights. 7 A. We addressed these items. 8 Q. It appears to me as though the 9 lighting issues have been addressed. 10 But just take a look at these comments and 11 just make sure that they are for the Board's 12 benefit. 13 A. Yes. We also agreed to come back and 14 look at another -- another option for lighting with 15 the bollards. So we'll do that as well. 16 Q. You touched a little bit on the 17 status of the wetlands, but maybe just expand upon 18 that a bit. 19 A. Yes. So the wetlands application is 20 in review. We've received confirmation that they've 21 received the application and permit process. We've 22 been following up with them regularly but we have 23 not heard back from the DEP on a review comment at 24 this time. So we continue to push on their end, but 25 we believe we're compliant with DEP criteria.</p>	<p style="text-align: right;">Page 48</p> <p>1 A. Yes. 2 Q. What about the proposed hours of the 3 amenity areas? Is that something that will be 4 provided at a later date or is that something we can 5 testify to now? 6 A. I touch on that briefly. The gym 7 will be open 24 hours, but the rest of the clubhouse 8 will be shut down in the evening time frame. 9 Q. Can you address the sufficiency of 10 areas for snow storage? 11 A. Yes, sure. There's areas around site 12 where snow can be stored beyond the sidewalk area. 13 So starting from the southeast corner -- sorry, 14 southwest corner, we do have an area of lawn that's 15 outside of the basin. We do have storage areas 16 between the buildings, and then we can put snow 17 along the grass areas to the north -- northeast, and 18 then as well next to the dog park and beyond the 19 cul-de-sac as well. 20 Q. I believe you testified as to refuse. 21 Is there anything else that you feel needs to be 22 added in light of the comments on .25? 23 A. Not right now. 24 Q. Signage? 25 A. The only sign we have would be on the</p>

<p style="text-align: right;">Page 49</p> <p>1 building for the clubhouse and that would be 2 addressed by the architecture. 3 Q. Can you confirm conformance with the 4 township ordinance section 225 through 117 and 225. 5 119? 6 A. What section are you on, 7 Mr. Inglesino? 8 Q. The last comment on the letter which 9 is page 13 of 13. 10 A. That's a signage requirement and the 11 architect will address that as well. 12 MR. INGLESINO: Okay. Mr. Chairman, 13 I have no further questions for Mr. Bohler. 14 QUESTIONS BY THE BOARD 15 CHAIRMAN CLEW: Thank you, sir. 16 Mr. Bohler, can you talk about the 17 screening? Are there sound walls between the 18 property and 287? What's the -- the property seems 19 to be quite close to the roadway. Can you speak to 20 that? 21 THE WITNESS: Yes. So there's no 22 sound walls proposed, just landscaping at those 23 locations where we could place landscaping. That 24 would be what's currently there. I believe -- 25 CHAIRMAN CLEW: Can you pull up your</p>	<p style="text-align: right;">Page 51</p> <p>1 MR. NEWLIN: But some mediation. 2 CHAIRMAN CLEW: Yeah, I think some -- 3 you know, a lawn that looks out over Route 287 is 4 not going to give you very much sound reduction at 5 all. So I was -- I was curious, you know, about 6 that. And then, you know, there's 25 percent more 7 parking spaces than are required. So, you know, can 8 you give you up -- can you add more screening in 9 exchange for, you know, reduced parking? 10 THE WITNESS: The sound attenuation 11 we are not proposing at this time, but from a 12 landscape perspective, I can look at what we can add 13 along this area. I also review the parking, you 14 know, in this area. These parking spaces were 15 geared towards the surface lot and the visitor 16 spaces for these units, and same thing with this 17 area as well. So we might be centralized to have 18 these parking spaces required because of the surface 19 requirements for what's around it, but we'll review 20 that and see if we can lose a few spaces in those 21 areas. 22 CHAIRMAN CLEW: Okay. 23 Ms. Taglairino, I'll go to you and then, Chris, I 24 see your hand up; so I'll go to you after Chris. 25 MS. TAGLAIRINO: Chris has his hand</p>
<p style="text-align: right;">Page 50</p> <p>1 screen share one more time? 2 THE WITNESS: Yes, sir. I thought I 3 had that. My apologies. 4 CHAIRMAN CLEW: No worries. 5 THE WITNESS: So to the east side of 6 the 287 corridor, there's a wetland pocket. So this 7 third of the property is going to be maintained as 8 it currently is. As you move further to the west, 9 where the road circulates, there is an area that's 10 lawn there but there is trees within the 287 11 right-of-way, and then as you go further to the 12 west. 13 CHAIRMAN CLEW: Would you consider 14 putting any screening kind of -- yeah, that's where 15 your two buildings are and where the locus of the 16 affordable units is kind of all up against 287. Is 17 there no screening that you can put there? 18 THE WITNESS: I'm not sure that we 19 can fit it within the grading area in the wall with 20 the fencing, but we'll look at that and see if we 21 can add something there at that location. 22 MR. NEWLIN: By "screening," Rich, 23 you mean soundproofing or -- 24 CHAIRMAN CLEW: -- soundproofing 25 would be perfect.</p>	<p style="text-align: right;">Page 52</p> <p>1 up. Go ahead, Chris. 2 MR. YATES: A couple of questions. 3 So you made the comment, when asked about 4 generators, you said "not at this time." 5 I would request that in the 6 homeowner's agreement that it specifically bar the 7 installation of backup generators. Because we, our 8 Board of Adjustment, we try to deal with locating 9 generators in a development like this. I'd like you 10 to consider putting that in your homeowner's 11 agreement or homeowner's association document. 12 Second thing is, asked about air 13 conditioning compressors, you said probably. I 14 assume there's going to be compressors. They're 15 going to be air conditioned, right? 16 THE WITNESS: So I should not have 17 said "probably" in response to Mr. Inglesino. Yes, 18 you'll have air conditioning units. The question is 19 whether or not they'll be surface mounted 20 compressors or something that's in the unit itself. 21 We haven't designed that yet but we would expect 22 that some of these units would have surface 23 compressors. 24 CHAIRMAN CLEW: Wouldn't they replace 25 the patio or use the patio coverage or how are you</p>

<p style="text-align: right;">Page 53</p> <p>1 factoring that in?</p> <p>2 THE WITNESS: Yes. That's correct.</p> <p>3 So you'll see along the back of these buildings,</p> <p>4 there's patio and decks. Those compressors would be</p> <p>5 placed in those areas.</p> <p>6 MR. HALL: Are the decks elevated?</p> <p>7 THE WITNESS: Yes, and we have an</p> <p>8 elevation that would show what that would look like.</p> <p>9 MR. YATES: So will there be one</p> <p>10 compressor per townhouse? I mean, building the</p> <p>11 structure, this size, multiple floors, I think sort</p> <p>12 of the standard today is the multiple units, in</p> <p>13 order to achieve the right climate control. So will</p> <p>14 there -- will there be multiple compressors per</p> <p>15 townhouse?</p> <p>16 THE WITNESS: That's a little bit out</p> <p>17 of my comfort zone. We'll take a note and have our</p> <p>18 architect talk about that.</p> <p>19 MR. YATES: Last question. It was my</p> <p>20 understanding that with projects like this so close</p> <p>21 to a highway, that the state, in some instances,</p> <p>22 required the construction of sound barriers. Am I</p> <p>23 wrong on that?</p> <p>24 THE WITNESS: I'm not aware of any of</p> <p>25 those requirements.</p>	<p style="text-align: right;">Page 55</p> <p>1 some cases.</p> <p>2 MR. PLATT: I have a question that's</p> <p>3 for Brad, and it's also for John and Gary. Seeing</p> <p>4 the new infrastructure plan and there's going to be</p> <p>5 ride -- shared ride services, no one's gonna be</p> <p>6 owning a personal car in the next decade, what</p> <p>7 happens in a situation where no one is owning a</p> <p>8 personal car, no one is parking a car outside of</p> <p>9 their condo and the use of all these parking spaces</p> <p>10 goes the way of the dinosaur? Is there a</p> <p>11 requirement that the developer would come back and</p> <p>12 ask to remove some of this asphalt and turn it into</p> <p>13 green space? I mean, is there -- is that something</p> <p>14 the Applicant would have to come back to us for, or</p> <p>15 is it something they can do themselves?</p> <p>16 MR. HALL: Well, if you needed to</p> <p>17 meet the parking requirement, they'd have to come</p> <p>18 back. Now, there's no requirement that they would</p> <p>19 have to do anything. But if it made sense, they</p> <p>20 could -- they could remove it and they probably</p> <p>21 should get approval because you'd be approving a</p> <p>22 site plan that looks similar to what we're looking</p> <p>23 at right now.</p> <p>24 MR. PLATT: Right. But they're going</p> <p>25 to be ending up with less parking as the years go</p>
<p style="text-align: right;">Page 54</p> <p>1 MR. YATES: That's all I have right</p> <p>2 now.</p> <p>3 CHAIRMAN CLEW: Mr. Chipperson.</p> <p>4 MR. CHIPPERSON: Yes. My question</p> <p>5 relates to firefighting and, number one, will there</p> <p>6 be fire hydrants? Where is the water supply plant</p> <p>7 come from? Number two is: Is the Harding Vernon</p> <p>8 Fire Department primarily responsible for fighting</p> <p>9 fires in this -- in the complex since the access is</p> <p>10 through Morris Township, or is that their</p> <p>11 responsibility?</p> <p>12 THE WITNESS: That's not our issue.</p> <p>13 That would be an issue for the municipality.</p> <p>14 MR. CHIPPERSON: How about fire</p> <p>15 hydrants and water system?</p> <p>16 THE WITNESS: So the system is</p> <p>17 designed with hydrants that meet RSIS criteria,</p> <p>18 which is about a hydrant every 400 feet or so.</p> <p>19 There's -- sorry, 400 feet or less, I should say.</p> <p>20 So we have hydrants throughout the development that</p> <p>21 meet that criteria. If either -- and we work out</p> <p>22 whether Harding or Morris Township comes on site</p> <p>23 asks for additional hydrants, we would add those</p> <p>24 hydrants as necessary, but right now we meet the</p> <p>25 code criteria for hydrant spacing and exceed it in</p>	<p style="text-align: right;">Page 56</p> <p>1 by, not more, and I'm just wondering if it's</p> <p>2 something that we should put in an agreement that we</p> <p>3 would be open to removal of the asphalt when the</p> <p>4 time comes? Because it is going to happen.</p> <p>5 MR. HALL: Well, it may or may not</p> <p>6 happen. We don't know that today. But having said</p> <p>7 that, I mean, if you change the ordinance to require</p> <p>8 less parking in ten years, then they would -- you</p> <p>9 know, removing them would make them more compliant,</p> <p>10 but --</p> <p>11 MR. PLATT: Great. That's fine.</p> <p>12 MR. EDGAR: The developer is not</p> <p>13 going to own the project after --</p> <p>14 MR. HALL: That's true. It would be</p> <p>15 an association.</p> <p>16 MR. PLATT: The association, yeah,</p> <p>17 yeah.</p> <p>18 MR. HALL: I mean, you can put</p> <p>19 something in the resolution noting that possibility.</p> <p>20 MR. PLATT: Yeah. I think it's</p> <p>21 inevitable that that's where we're going, and I</p> <p>22 think I would love to have something in the</p> <p>23 resolution allowing -- providing the association the</p> <p>24 ability to remove asphalt when it becomes an</p> <p>25 unnecessary to have.</p>

<p style="text-align: right;">Page 57</p> <p>1 UNIDENTIFIED SPEAKER: Good point. 2 No objection here. 3 CHAIRMAN CLEW: Mr. Newlin. 4 MR. NEWLIN: Quick question on the 5 item 16 in the planner's report. You're going to 6 provide testimony on the type and location of the 7 proposed plantings. The question is: Is that 8 information already in the landscape section of the 9 submitted plans or is that going to be verbal? 10 THE WITNESS: It's in the landscape 11 plan, but I mentioned before there's a couple of 12 charts. So in addition to the landscape chart on 13 the first landscape sheet that shows the baseline 14 plantings, on the landscape notes, we have a 15 breakout of all the schedules of the bioretention 16 basins, all eight of them, as well as the foundation 17 planting design. So that there's more to it than 18 just the one sheet -- the two sheets of landscaping, 19 but it's all outlined within the tables, with the 20 exception of the heights of the deciduous trees, 21 which I mentioned are 12 to 14 feet high. 22 MR. NEWLIN: So all the species are 23 in there if I just go refer to that, you're saying? 24 THE WITNESS: Yes. And there was a 25 comment about native species. We did have to submit</p>	<p style="text-align: right;">Page 59</p> <p>1 MR. INGLESINO: It would be 2 appropriate for Mr. Bohler. 3 CHAIRMAN CLEW: I didn't hear that 4 last comment, Mr. Inglesino? 5 MR. INGLESINO: I said that is an 6 appropriate question for Mr. Bohler. 7 CHAIRMAN CLEW: Okay. 8 THE WITNESS: Yeah. So 9 consistency-wise, we are generally in the same 10 development area that we had previously. We have a 11 few less buildings, so we have a couple of smaller 12 buildings, but we are compliant with the number of 13 units maximum per the code, as well as separation 14 and length of those units. We did have the same 15 similar loop around the center cluster of buildings. 16 We did consolidate some of the amenity space, but we 17 do generally have similar layouts. 18 We converted some of the circulation 19 patterns along the western side of the property to 20 single load dead end of parking spaces. And the 21 reason for that change was a couple of things. As 22 we were negotiating the settlement, the wetland line 23 actually changed to the worse for our development. 24 So in the northern portion of the property, we had 25 more space that we could use previously. So we had</p>
<p style="text-align: right;">Page 58</p> <p>1 to Highlands, as well as the DEP. So if there are 2 other species that the town prefers, we'd implement. 3 We'd be happy to swap them out as long as they meet 4 those standards as well -- 5 MR. NEWLIN: Sure. 6 THE WITNESS: -- of the Highlands. 7 MR. NEWLIN: Thanks for that. I 8 appreciate that. 9 MR. HALL: And I believe you said you 10 were going to revisit whether you can put more 11 landscaping in the narrow area next to 287? 12 THE WITNESS: Correct. 13 MR. HALL: So the plan could change 14 for the better, hopefully. Perhaps. Okay. 15 MS. MERTZ: Mr. Chairman, it's 16 McKinley. I just have one follow-up question. I 17 don't know if Mr. Bohler is the correct person to 18 answer this, but I feel like tonight would be a good 19 night just to touch on the consistency between the 20 proposed application and the concept plan that was 21 in the Settlement Agreement since that is -- one of 22 the requirements is that it be substantially 23 consistent which is, of course, to a level a little 24 bit of an ambiguous phrase, but I think it needs to 25 be discussed and put on the record.</p>	<p style="text-align: right;">Page 60</p> <p>1 to reshuffle some of the buildings on the west side 2 of the property. But more importantly, as we got 3 through the design and the new green infrastructure 4 updated, we had to make some tweaks to the layout, 5 but generally consistent with what we saw in the 6 Settlement Agreement. Same number of units; same 7 number of affordables; same general theme in the 8 middle of the property with regard to circulation 9 patterns throughout the site. 10 CHAIRMAN CLEW: Mr. Bohler, is the 11 dark green areas on this plan that I think you 12 referred to earlier as is the areas that will be 13 undisturbed, are all of those wetlands? 14 THE WITNESS: No, no. That's a good 15 question. 16 A majority of the western portion is 17 a wetland, but there's a small pocket, about half an 18 acre, of upland area that we're not planning to 19 disturb. We're going to leave it as is. Mainly 20 because the access is difficult to get there and 21 it's not usable right now. 22 MR. NEWLIN: When you say "wetland," 23 you're also including the transition area as well? 24 THE WITNESS: Yes. 25 CHAIRMAN CLEW: So everything that is</p>

<p style="text-align: right;">Page 61</p> <p>1 abutting the kind of developed portion of the 2 property is wetland or wetland transition area? 3 THE WITNESS: On the west side, yes. 4 And then on the north -- sorry, southeast side, yes. 5 This portion right here, this darker portion. 6 MS. WALTERS: The property on the 7 western side, how do we confirm that that won't be 8 developed going forward? The one pocket that is 9 able to be developed? 10 THE WITNESS: So one of the requests 11 Mr. Fox had as part of his completeness hearing was 12 that we, at some point, will deed restrict the 13 conservation areas at some point in the future based 14 on town code. We would include that as part of our 15 conservation easement. 16 MR. HALL: It's not some time in the 17 future. It's when you get approved that it's a 18 requirement. 19 THE WITNESS: Yes, yes. We would 20 work that out. Once we get through the DEP permit 21 process, we would agree to conserve that portion of 22 the property. 23 CHAIRMAN CLEW: As part of the 24 approval of this application? 25 THE WITNESS: Yes.</p>	<p style="text-align: right;">Page 63</p> <p>1 guidance. Isn't the Residential Site Improvement 2 Standards the actual standard that you really -- you 3 build to, and then that preempts local 4 decision-making with regard to areas that are 5 governed by the Residential Site Improvement 6 Standards? 7 THE WITNESS: Yes. It's also the 8 laws for that as well. 9 MR. INGLESINO: Sorry. Go ahead. 10 Continue with your answer. I just wanted to -- 11 THE WITNESS: Sure. So in situations 12 like this where a development would trigger a second 13 point of access, and that's guided by traffic 14 requirements. So in this case, we don't trigger the 15 traffic requirements or the parking requirements for 16 development. That's a hundred surface parking 17 spaces or traffic flow of a certain number of trips 18 per day which would equate to about 150 units. So 19 we're well below both of those. 20 We have a boulevard style entrance, 21 slash, exit, which is what we have here. That 22 requirement would be two 18-foot lanes, one in each 23 direction, and we have 20 feet for our design. And 24 the goal is to allow for a firetruck or ambulance to 25 enter the site and then also exit accordingly, or to</p>
<p style="text-align: right;">Page 62</p> <p>1 UNIDENTIFIED SPEAKER: That could be 2 a condition of approval. 3 CHAIRMAN CLEW: Okay. You raised the 4 issue of public safety earlier; so I wanted to raise 5 a similar concern around kind of the -- what it 6 really amounts to a single access point into the 7 property and understand whether there's some way of 8 further separating that access point so that if 9 there is some sort of event kind of on that kind of 10 boulevard, residents have the ability to get out. 11 THE WITNESS: Sure. So it's a good 12 question. I appreciate that the boulevard style is 13 an RSIS, which is that residential site standard 14 requirement designs. 15 MR. INGLESINO: Brad, if you can for 16 a moment, I think this is probably a point where it 17 would be most relevant to talk a little bit about 18 what the Residential Site Improvement Standards is. 19 THE WITNESS: Sure. I was 20 referencing that for the hearing. 21 That's the state guidance on how we 22 should be designing residential developments. So 23 that goes for townhomes, apartments, single-family 24 homes, et cetera. 25 MR. INGLESINO: Again, it's more than</p>	<p style="text-align: right;">Page 64</p> <p>1 convert one lane which is, again, 18 or 20 feet wide 2 in a two-way traffic while one lane is down. 3 So in this situation, we meet the 4 criteria for the RSIS compliance with regard to this 5 style driveway. Even though it's not required by 6 the code, it is provided here to provide proper 7 access. 8 CHAIRMAN CLEW: So if one of these 9 trees falls across that Boulevard and brings out a 10 power line and there's a fire emergency here, does 11 that mean that every resident here is trapped 12 between this entrance and Route 287? I hear the 13 argument. I am concerned, and I know we managed to 14 solve this problem on the Hurstmont property and 15 ended up with two separate driveways. One of those 16 driveway's access points being a boulevard access 17 and the other being a single lane or, you know, just 18 a two-lane access. And that was done, I believe, 19 largely out of concern for public safety and making 20 sure that fire and police and other emergency 21 equipment could get in while other folks could get 22 out at the same time. 23 I think this project, given how 24 hemmed in it is, gives me some level of concern that 25 this Boulevard approach -- the single boulevard</p>

<p style="text-align: right;">Page 65</p> <p>1 approach does not actually provide sufficient public 2 safety.</p> <p>3 THE WITNESS: I mean, from our 4 perspective, this meets the criteria even though 5 we're not required to do that for Residential Site 6 Improvement Standards. We go above and beyond that 7 on this site. So in our opinion, this does meet the 8 criteria for that access.</p> <p>9 We can look to an alternate motion or 10 mode of maybe separating this out a little bit 11 further, but our DEP crossings are somewhat tied in 12 with regards to this discharge point.</p> <p>13 MR. PLATT: Rich, don't you see 14 that -- first of all, I think these trees are going 15 to be maples; so they're not going to be closing 16 down that road for very long. But wouldn't you 17 think that this -- the road to the right or to the 18 left is going to be wide enough to take two-way 19 traffic? Because you're not going to have emergency 20 vehicles stuck on that boulevard for very long. 21 You're going to be going into the development. So I 22 don't think there's going to be any kind of 23 bottlenecking there, and it's wide enough already 24 and there's -- so I don't want -- I don't want to 25 encourage this road to be made any wider.</p>	<p style="text-align: right;">Page 67</p> <p>1 large. The clubhouse is the workout area and the 2 gathering area. So we don't expect that that would 3 be necessary to generate power during an outage.</p> <p>4 MR. NEWLIN: Harding loses power 5 regularly. So one wonders what's going to happen to 6 your residents, I think especially if they can't 7 have generators.</p> <p>8 MS. CLAYTOR: Would we be required to 9 provide a cooling center or heating center for these 10 people if there were no refuge for them on site?</p> <p>11 MR. HALL: I don't think there's any 12 requirement anywhere for that. It's a courtesy, you 13 know, governments usually try to do, but I'm not 14 aware of a requirement anywhere.</p> <p>15 MR. EDGAR: Go to one of the office 16 buildings.</p> <p>17 CHAIRMAN CLEW: Mr. Yates, I see your 18 hand up.</p> <p>19 MR. NEWLIN: Mr. Yates is very well 20 behaved.</p> <p>21 CHAIRMAN CLEW: He is, and if others 22 could put themselves on mute if they're not talking.</p> <p>23 MR. YATES: So you mentioned the 24 distribution of the bedrooms in the affordables is 25 two one-bedroom, ten two-bedroom, and four</p>
<p style="text-align: right;">Page 66</p> <p>1 THE WITNESS: There's also, Mr. Clew, 2 a note about aboveground power lines. We have 3 belowground power lines. So we wouldn't have that 4 situation either, a power line being knocked down.</p> <p>5 CHAIRMAN CLEW: That's something we 6 should have done across the town, Nic.</p> <p>7 MR. PLATT: We have. All new 8 developments have to be underground.</p> <p>9 CHAIRMAN CLEW: Is there just one 10 power -- we talked about generators earlier and, 11 actually, the underground power source is 12 encouraging.</p> <p>13 Is there just one power feed into the 14 property or are there multiple feeds into the 15 property?</p> <p>16 THE WITNESS: It hasn't been designed 17 yet; so we don't know how the power company will 18 address that situation, but we have space to provide 19 dual services if the power company asks us to.</p> <p>20 MR. NEWLIN: Mr. Bohler, would you 21 have any backup power for essential services like 22 the clubhouse or something like that in the event 23 there was a major power outage?</p> <p>24 THE WITNESS: At this time, no. I 25 mean, the clubhouse is -- again, it's not fairly</p>	<p style="text-align: right;">Page 68</p> <p>1 three-bedroom. Is somebody going to testify that 2 that is in compliance with the UHAC requirement for 3 the affordable units?</p> <p>4 MS. MERTZ: Chris, I can testify to 5 confirm that that is in compliance with the UHAC 6 requirements.</p> <p>7 MR. YATES: Okay. Good.</p> <p>8 So McKinley, you looked at this 9 proposal relative to the Settlement Agreement. I 10 know Mark Roselli provided a memo and there were 11 many elements of that where he said he couldn't 12 comment.</p> <p>13 MS. MERTZ: Yes. His memo was really 14 to the point and very easy and nice to understand, 15 but I had looked at the proposed application in 16 relation to the Settlement Agreement. There are 17 still a few things that we haven't touched on and I 18 wasn't sure if Mr. Bohler was the correct witness or 19 if that would be the architect, but I can say that 20 they provided the bedroom mix and that we confirmed 21 it with UHAC and that is absolutely in compliance 22 with the UHAC standards. We still need them to 23 testify about the income limits, that they're going 24 to provide the income limits pursuant to UHAC as 25 well as the deed restriction. Those items haven't</p>

<p style="text-align: right;">Page 69</p> <p>1 been talked to yet.</p> <p>2 And I don't know if, Mr. Bohler,</p> <p>3 you're the one to address that or the architect</p> <p>4 would be better.</p> <p>5 MR. INGLESINO: Well, we will</p> <p>6 stipulate that we will comply with the UHAC</p> <p>7 requirements and we will stipulate that we will</p> <p>8 comply with the terms of the Settlement Agreement.</p> <p>9 I'm not sure that any further testimony is required</p> <p>10 in that regard. I think that the requirements are</p> <p>11 pretty straightforward and we will agree to abide by</p> <p>12 them as a condition of approval.</p> <p>13 MS. MERTZ: The income breakdown for</p> <p>14 the units has a little bit of flexibility beyond the</p> <p>15 13 percent of very low income. If I provide you</p> <p>16 with the full income limit breakdown, assuming it's</p> <p>17 obviously in compliance with UHAC, you agree to</p> <p>18 would meet that breakdown?</p> <p>19 MR. INGLESINO: You would provide it</p> <p>20 to us so we know what you're looking for. We'll</p> <p>21 review it and we'll certainly provide you with an</p> <p>22 answer. And we appreciate that.</p> <p>23 MS. MERTZ: Okay. Great. I can do</p> <p>24 that.</p> <p>25 And in terms of the deed restriction,</p>	<p style="text-align: right;">Page 71</p> <p>1 believe that's allowed, Lori, in the world of Zoom</p> <p>2 for folks. So shall we resume at 9:05.</p> <p>3 MR. INGLESINO: I appreciate that,</p> <p>4 Mr. Chairman.</p> <p>5 CHAIRMAN CLEW: We'll do that.</p> <p>6 MS. TAGLAIRINO: We have to take a</p> <p>7 roll call when we come back. That's all I wanted to</p> <p>8 say.</p> <p>9 (Recess is taken.)</p> <p>10 MS. TAGLAIRINO: Mr. Chipperson? Not</p> <p>11 back.</p> <p>12 Mr. Clew?</p> <p>13 CHAIRMAN CLEW: Here.</p> <p>14 MS. TAGLAIRINO: Mr. Edgar?</p> <p>15 MR. EDGAR: Here.</p> <p>16 MS. TAGLAIRINO: Mr. Newlin? Also</p> <p>17 not back.</p> <p>18 Mr. Bjorkedal?</p> <p>19 MR. BJORKEDAL: Here.</p> <p>20 MS. TAGLAIRINO: Thank you.</p> <p>21 Ms. Claytor?</p> <p>22 MS. CLAYTOR: Here.</p> <p>23 MS. TAGLAIRINO: Thank you.</p> <p>24 Mr. Yates?</p> <p>25 MR. YATES: Here.</p>
<p style="text-align: right;">Page 70</p> <p>1 the Settlement Agreement requires that the town's</p> <p>2 administrative agent approve that final dead</p> <p>3 restriction. That happens to be our office. So</p> <p>4 whenever we get to that point as well, we can review</p> <p>5 that and confirm that that's also in compliance.</p> <p>6 MR. INGLESINO: No problem with that.</p> <p>7 MS. MERTZ: Thanks.</p> <p>8 MR. YATES: Mr. Inglesino, will you</p> <p>9 be telling us who the leasing agent or the -- who is</p> <p>10 going to manage these affordable units?</p> <p>11 MR. INGLESINO: We will let you know</p> <p>12 that.</p> <p>13 MR. YATES: Okay. Thank you.</p> <p>14 CHAIRMAN CLEW: Gentlemen, we've got</p> <p>15 two options here. I don't know if you wanted to</p> <p>16 present your architect and start talking to the plan</p> <p>17 tonight, or if you wanted to open this up for</p> <p>18 further questions?</p> <p>19 MR. INGLESINO: Mr. Chairman, if</p> <p>20 you'd like to open it up to the public to question</p> <p>21 Mr. Bohler, we would respectfully request a</p> <p>22 five-minute break since he's having some computer</p> <p>23 issues that we need to attend to.</p> <p>24 CHAIRMAN CLEW: Okay. Yes, we can</p> <p>25 certainly take a five-minute technology break. I</p>	<p style="text-align: right;">Page 72</p> <p>1 MS. TAGLAIRINO: Mr. Platt?</p> <p>2 MR. PLATT: Here.</p> <p>3 MS. TAGLAIRINO: Ms. Walters?</p> <p>4 MS. WALTERS: Here.</p> <p>5 MS. TAGLAIRINO: Who are we waiting</p> <p>6 for?</p> <p>7 Mr. Chipperson?</p> <p>8 MR. CHIPPERSOON: I'm back.</p> <p>9 MS. TAGLAIRINO: And Mr. Newlin? We</p> <p>10 can proceed.</p> <p>11 CHAIRMAN CLEW: Do we have Mr. Fox</p> <p>12 back on?</p> <p>13 MS. TAGLAIRINO: Mr. Fox? He's</p> <p>14 there. Okay.</p> <p>15 CHAIRMAN CLEW: I see McKinely. I'm</p> <p>16 trying to find the box that has Gary in it.</p> <p>17 MS. TAGLAIRINO: I see him.</p> <p>18 CHAIRMAN CLEW: Back to you.</p> <p>19 MR. INGLESINO: Mr. Chairman, I think</p> <p>20 at this point, I think we're probably at the point</p> <p>21 where we would entertain questions from the public</p> <p>22 for Mr. Bohler, unless the Board or any of the Board</p> <p>23 professionals have any further questions.</p> <p>24 MS. TAGLAIRINO: Please raise your</p> <p>25 hand so I could see.</p>

<p style="text-align: right;">Page 73</p> <p>1 CHAIRMAN CLEW: We're going to go to 2 questions from members of the public. 3 MR. HALL: Can I jump in real quick? 4 I didn't see the raise hand for me. 5 But anyway, just real quick. On the 6 wetlands, I just want to make sure I understand. 7 There's something pending. My question really is 8 the area -- I guess it's the southeast corner, upper 9 right on the drawings. It looks like you go down to 10 about 30 feet from a 50-foot transition area. 11 There's an arch. And what are you doing there? Is 12 it an averaging plan? A waiver? What is the story 13 there? 14 THE WITNESS: Yes. Good question. 15 Transition area waiver where we're going to average 16 the wetland buffer and remove it and reduce it in 17 this location and then add it back in the -- to the 18 little more southern southwest location. 19 MR. HALL: Next to those two 20 buildings, the other upper two buildings, how far -- 21 the deck and the patio look pretty close to the 22 line. How much of a backyard do these people have? 23 THE WITNESS: I think it's about 15 24 to 20 feet in the location. 25 MR. PLATT: You know, Gary, as you</p>	<p style="text-align: right;">Page 75</p> <p>1 there's a wall and a fence line location here, on 2 the high side. So there would not be an opportunity 3 for us to get back further into that area or the 4 homeowners for that matter and maintain those areas 5 and make it more lawn. 6 CHAIRMAN CLEW: Where is the wall? 7 THE WITNESS: That's a brown line 8 that runs -- 9 CHAIRMAN CLEW: That's a wall? 10 THE WITNESS: It's a wall and fence 11 combination. 12 MR. HALL: And that would be the 13 proposed transition area. 14 MR. PLATT: Now, what kind of wall -- 15 what is the barrier made of? 16 THE WITNESS: Right now we have 17 modular block wall. 18 MR. PLATT: Is there an elevation 19 problem? Why wouldn't we just put a post and rail? 20 THE WITNESS: There is an elevation 21 change, yes. At this location, it's four or five 22 feet high and then there's a fence. 23 MR. PLATT: I did not know that. 24 THE WITNESS: And then a post or a 25 fence on top of that wall.</p>
<p style="text-align: right;">Page 74</p> <p>1 know from the farm on Woodland -- on Woodland and 2 Kitchell, when Harding did that, we wanted the -- 3 for environmental reasons, we wanted the lawns to be 4 smaller. So we had a -- Brian Bosenberg did a plan 5 that in 2011 we pulled it back out because the 6 maintenance people were just cutting too much lawn 7 and going into the wetlands transition area, and we 8 pulled out the plan and found out that the Harding 9 Township Committee wanted as much greenery and not 10 lawn. So I'm fine with these folks having a 11 narrower lawn, and they'll be happier, too. 12 MR. HALL: That's fine. As long as 13 people are aware of that because I just know with 14 the zoning, it seems like it always comes up, and 15 maybe it's more single-family home that people 16 expand their yards more than they're supposed to. 17 MR. PLATT: That's what happened at 18 the farm and we had to bring it back because the 19 approved plan had a much narrower lawn, and for good 20 reason. 21 MR. HALL: It's usually monumented 22 and so forth so people know where the line is. I 23 just point that out. It looks awfully tight to me. 24 THE WITNESS: Just for the Board's 25 clarification, in this location with the wetland,</p>	<p style="text-align: right;">Page 76</p> <p>1 MR. HALL: What's the status of that? 2 That's pending. You're going to have a transition 3 waiver to the DEP? 4 THE WITNESS: Yes, and one general 5 permit for the discharge point into the wetland to 6 the west, and that's pending. They've initially 7 deemed the application complete, from what we 8 understand, and we're waiting on comments. 9 MR. HALL: Is there a GP for the 10 crossing for the road coming in? 11 THE WITNESS: Yes. 12 MR. HALL: That's pending, too. 13 THE WITNESS: Yes. 14 MR. HALL: Do you have the LOI? Has 15 that been issued? 16 THE WITNESS: The LOI was issued in 17 2018 -- I'm sorry, 2017, and it was -- it's still 18 good until 2022. 19 MR. HALL: Yeah, you've got five 20 years. The last thing real quick. In that area, is 21 that a pond? What's the story with that? Can you 22 give a quick explanation? 23 THE WITNESS: Of this wetland area? 24 MR. HALL: No, no, no. The road 25 crossing on the Morris Township side, is that a pond</p>

<p style="text-align: right;">Page 77</p> <p>1 there? What is that?</p> <p>2 THE WITNESS: So this is the office</p> <p>3 building, when it was constructed, installed this</p> <p>4 wet pond. It's a fountain feature, and their</p> <p>5 discharge point comes directly out where our wetland</p> <p>6 crossing is. So over time, this became more of a</p> <p>7 wetland feature.</p> <p>8 MR. HALL: And you're putting a</p> <p>9 crossing there?</p> <p>10 THE WITNESS: Yes.</p> <p>11 MR. HALL: A culvert, outflow thing.</p> <p>12 THE WITNESS: That's correct.</p> <p>13 MR. HALL: Just to the left, what is</p> <p>14 that? Concrete rubble? Is that an overflow? What</p> <p>15 is that?</p> <p>16 THE WITNESS: Yeah, it's their</p> <p>17 overflow area. So their emergency spillway.</p> <p>18 MR. HALL: You're going to have a</p> <p>19 crossing at the end of that also or where will</p> <p>20 that --</p> <p>21 THE WITNESS: Yes. There's a culvert</p> <p>22 here as well as a crossing at this --</p> <p>23 MR. HALL: Enter, right. Thank you.</p> <p>24 MR. PLATT: Would you have access to</p> <p>25 that pond for firefighting if you needed it?</p>	<p style="text-align: right;">Page 79</p> <p>1 MS. SILVER: Yes, Mr. Chairman. This</p> <p>2 is Donna Silver. I'm here with my husband James</p> <p>3 Silver. We're residents at 71 Frederick Place in</p> <p>4 Morris Township. I'd like to thank you and the</p> <p>5 Board and our developers for presenting today.</p> <p>6 Our question is just regarding a</p> <p>7 little bit more information on landscape and</p> <p>8 lighting as it adjoins the Morris Township property</p> <p>9 which is the only one that has a residence abutting</p> <p>10 to this development. So it is, as you're looking at</p> <p>11 the map, the north right or the upper right-hand</p> <p>12 corner. I believe that would be northeast.</p> <p>13 MR. HALL: I think it's southeast.</p> <p>14 THE WITNESS: I was going to say I</p> <p>15 think it's southeast. Let me present my screen</p> <p>16 again. I have 71 Frederick Place as southeast.</p> <p>17 This one right here.</p> <p>18 MS. SILVER: Yes, thank you.</p> <p>19 Correct. Thank you for the orientation correction</p> <p>20 there.</p> <p>21 THE WITNESS: So in this location, we</p> <p>22 do have a row of evergreen trees being planted at</p> <p>23 the time of development, as well as evergreen</p> <p>24 shrubs. And then we also have a fence at this</p> <p>25 location, a board-on-board fence that was requested</p>
<p style="text-align: right;">Page 78</p> <p>1 THE WITNESS: I don't know the</p> <p>2 firefighting's capability of pumping water out of</p> <p>3 the pond. I guess, technically, walk over there and</p> <p>4 put a hose in. There's not a grade change between</p> <p>5 the two, but I don't know --</p> <p>6 MR. YATES: There would be hydrants,</p> <p>7 right? So they don't need to draft out of ponds.</p> <p>8 MR. PLATT: Yeah, but it might be</p> <p>9 nice to get that permission because in Harding, the</p> <p>10 firefighting is done sometimes drafting out of</p> <p>11 people's swimming pools.</p> <p>12 MR. HALL: I think if they wanted to</p> <p>13 do it, they would just do it. They wouldn't worry</p> <p>14 about it in a crisis if the hydrant wasn't working</p> <p>15 for some reason. I think they just --</p> <p>16 MR. PLATT: They do it. They pull</p> <p>17 out of anything.</p> <p>18 MR. HALL: So anyway -- but thank</p> <p>19 you.</p> <p>20 CHAIRMAN CLEW: I do see one member</p> <p>21 of the public with a hand raised in Zoom. So I'm</p> <p>22 going to start there, and that appears to be James</p> <p>23 Silver. Can you give us your name and your address,</p> <p>24 please, for the record?</p> <p>25 QUESTIONS BY THE PUBLIC</p>	<p style="text-align: right;">Page 80</p> <p>1 by the Township of Morris as part of our agreement</p> <p>2 for sewer.</p> <p>3 MS. SILVER: Can you speak to the</p> <p>4 height of the fence?</p> <p>5 THE WITNESS: It would be six feet</p> <p>6 high.</p> <p>7 MS. SILVER: Six feet. Okay. I</p> <p>8 think I thought I read someplace only four. So</p> <p>9 thank you for that correction.</p> <p>10 Additionally, is this the evergreen</p> <p>11 planting that you referenced before at six- to</p> <p>12 eight-foot height evergreen planting?</p> <p>13 THE WITNESS: These will be planted</p> <p>14 at eight to ten feet high. I said six to ten is the</p> <p>15 range for evergreens. So these evergreens would</p> <p>16 start between eight and ten feet high.</p> <p>17 MS. SILVER: Excellent. Thank you.</p> <p>18 The next question that we had is in</p> <p>19 reference to the relationship between the developer</p> <p>20 and perhaps some state pull, this had come up before</p> <p>21 with the noise from 287. When you think about the</p> <p>22 development towards the center of this development</p> <p>23 plot, the road access to 287 is not a direct access</p> <p>24 but there's very minimal buffer. There is a sound</p> <p>25 barrier that stops just behind the property of 71</p>

<p style="text-align: right;">Page 81</p> <p>1 Frederick Place. Has there been any discussion or 2 could the developer go into discussion with the 3 state for extending the sound barrier through this 4 entire development so that it protects that noise 5 for these residents? 6 THE WITNESS: I'm not aware of any 7 discussions with the state. We can certainly report 8 back on what the developer himself has discussed 9 with the state, but at this time, we're not 10 proposing any sound barrier. 11 MS. SILVER: Excellent. And the 12 final question is pursuant to -- let's see, that 13 would be Block 6601, Lot 1. I'd like for you to 14 speak, if you would, to the conversation that this 15 particular parcel of land may have in relation to 16 Morris Township's agreement discussion that is 17 underway. 18 THE WITNESS: I'm not sure I'm 19 following the question. 20 MS. SILVER: In the first start of 21 your discussions with Harding Township and the 22 public, you had mentioned that part of the easement 23 was contingent on a contract pursuant with Morris 24 Township. Do you recall those comments? 25 THE WITNESS: Oh, yes. I'm sorry.</p>	<p style="text-align: right;">Page 83</p> <p>1 can light up their backyard. 2 THE WITNESS: I don't think that's 3 going to be a problem. I think the architect might 4 touch on that a little bit, but I would expect we 5 have small light fixtures outside of the door 6 entrances to the back area. 7 MR. PLATT: Not the jelly jar type. 8 The ones that have fully shield that goes down in 9 pools of light where it's needed or a dark sky. The 10 International Dark Sky Society has fixtures that I 11 can send over to you. 12 THE WITNESS: Okay. 13 MR. PLATT: The other question I have 14 is the cul-de-sac, there's a lot of asphalt there. 15 Is there any thought in putting a -- some sort of 16 grassy landscape thing in the middle rather than 17 just having one big asphalt circle? 18 THE WITNESS: I'd have to look at the 19 firetruck turning templet. This is a little bit of 20 a larger firetruck, but if it's possible to do that, 21 we could look to do that. 22 MR. PLATT: Okay. Maybe a tree in 23 there. 24 CHAIRMAN CLEW: Was there some 25 reference to pervious pavement here as well?</p>
<p style="text-align: right;">Page 82</p> <p>1 That was with regard to sanitary sewer. I'm going 2 to pan the exhibit to the north side. There's 3 actually a sanitary sewer easement that's located 4 just south of the detention basin. We're going to 5 tie to that and the sanitary sewer would flow into 6 the existing sanitary sewer line that goes to the 7 east of this location. So we're not impacting 8 anything along the east side of the property with 9 regards to that lot. 10 MS. SILVER: So there will be no 11 utilities in any form or fashion that come off of 12 Frederick Place; is that correct? 13 THE WITNESS: That's correct. 14 MS. SILVER: Excellent. Thank you so 15 much for addressing our questions that we have at 16 this time. 17 MR. PLATT: Bradford, it's Nic Platt 18 again. I have a question. 19 Back to the lighting. We have a 20 lighting ordinance, but I'm just looking at the 21 backyards, that we would like to have either soffit 22 lighting or soffit or outdoor lighting near the door 23 that has a shielded light source and a fully 24 shielded light source and the light is projected 25 down and no flood lights on these units so that they</p>	<p style="text-align: right;">Page 84</p> <p>1 THE WITNESS: Yes. 2 CHAIRMAN CLEW: Where do we see 3 those? 4 THE WITNESS: The impervious 5 pavement, and cul-de-sac will be the circle itself. 6 But replacing that with a grass or landscape area 7 would not be a problem from a compliance 8 perspective. 9 CHAIRMAN CLEW: Okay. Lori, I think 10 you had indicated that there was a member of the 11 public in the room. Does anybody in the room have a 12 question? 13 MS. TAGLAIRINO: Hold on one second. 14 I do have a member of the public here. I have a 15 microphone. 16 Could you please state your name and 17 address for the record? 18 MS. WILSON: Cathy Wilson, 20 19 Beechwood Drive, Morris Township. I thank you for 20 taking my question. 21 I've had quite a bit of difficulty 22 getting linked in to this meeting and I am here in 23 person at your municipal center. 24 I have missed the bulk of Mr. Bohler's 25 testimony so I'm not sure if he's answered these</p>

<p style="text-align: right;">Page 85</p> <p>1 questions or not.</p> <p>2 One question I have is can you comment on the</p> <p>3 setback from the municipal boundary? Did Mr. Bohler</p> <p>4 comment on that? I missed it.</p> <p>5 THE WITNESS: I did but I can comment</p> <p>6 on that again. I'm not sure if you can see my</p> <p>7 screen if I present. I will do that though so the</p> <p>8 rest of the Board can see that.</p> <p>9 So the setback for the municipal</p> <p>10 boundary at this location is 18 feet where 10 is</p> <p>11 required. But with regards to the rest of the site,</p> <p>12 that's the closest point in that one little corner</p> <p>13 of the building.</p> <p>14 MS. WILSON: What is the setback</p> <p>15 bordering the residences on Frederick Place?</p> <p>16 THE WITNESS: 38 feet where 20 is</p> <p>17 required.</p> <p>18 MS. WILSON: In one of your</p> <p>19 documents, I saw that 10 feet was referenced; is</p> <p>20 that accurate?</p> <p>21 THE WITNESS: Yes. It's only for the</p> <p>22 border that's shared between municipal boundaries.</p> <p>23 So that's the line running diagonal in our plan is</p> <p>24 10 foot allowed. Everywhere else is 20 feet from</p> <p>25 the boundaries.</p>	<p style="text-align: right;">Page 87</p> <p>1 few minutes before I was let back in; so maybe he</p> <p>2 answered the question.</p> <p>3 What is the height and what -- of the</p> <p>4 townhouses and what is it compared to the buildings,</p> <p>5 I believe 340 and 360 Mt. Kemble?</p> <p>6 THE WITNESS: So the building height</p> <p>7 is proposed at 45 foot which is compliant with the</p> <p>8 code. It's three stories. I don't know how high</p> <p>9 they are compared to the other buildings along Mt.</p> <p>10 Kemble -- sorry, Frederick Place. Are you asking</p> <p>11 the comparison to the office building?</p> <p>12 MR. NEEDHAM: The comparison to the</p> <p>13 office buildings.</p> <p>14 THE WITNESS: I don't know that</p> <p>15 either, but I can find that out for the next</p> <p>16 hearing.</p> <p>17 MR. NEEDHAM: I would like to echo</p> <p>18 the sentiments of Mr. Platt in his efforts to try to</p> <p>19 keep the light cold and directed to where it's</p> <p>20 needed and not to have spillage outward and upward.</p> <p>21 I think the idea of bollards is really quite a</p> <p>22 fantastic idea for the simple aesthetic purposes and</p> <p>23 the fact that it will keep the dark sky.</p> <p>24 I live directly across the street</p> <p>25 from the office complex. Where it is an active</p>
<p style="text-align: right;">Page 86</p> <p>1 MS. WILSON: Okay. Also, I'm not</p> <p>2 sure if you answered this. What are the total</p> <p>3 number of trees that will be removed?</p> <p>4 THE WITNESS: I said I'd get back to</p> <p>5 the Board on that, but I estimated 150 or so.</p> <p>6 MS. WILSON: Do you have any estimate</p> <p>7 on how many you are replacing?</p> <p>8 THE WITNESS: Yeah. So as of right</p> <p>9 now, we are proposing 98 shade trees, 75 evergreen</p> <p>10 trees. I'm sorry. I misstated that. It's 103</p> <p>11 shade trees and 75 evergreen trees.</p> <p>12 MS. WILSON: Okay. Thank you.</p> <p>13 CHAIRMAN CLEW: Lori, are there any</p> <p>14 other questions in the room?</p> <p>15 MS. TAGLAIRINO: Not in the room.</p> <p>16 CHAIRMAN CLEW: I see one other hand</p> <p>17 raised. If there are folks on audio only and can't</p> <p>18 raise their hand, I don't know if we can tell or</p> <p>19 not, but W. Needham has got his or her hand raised.</p> <p>20 So can you tell us who are you and where you live?</p> <p>21 MR. NEEDHAM: Hi. Good evening.</p> <p>22 Wade Needham, 419 Mt. Kemble, Morris Township.</p> <p>23 I have a question for Mr. Bohler of</p> <p>24 the height of the proposed development and the</p> <p>25 buildings. I was cut off a little bit earlier for a</p>	<p style="text-align: right;">Page 88</p> <p>1 complex, it has lighting at all times of the day, it</p> <p>2 is relatively dim considering. And if you look</p> <p>3 beyond it further east, you can see that there's</p> <p>4 really quite an effort made by Harding Township to</p> <p>5 keep that down and it would be a shame to see this</p> <p>6 lit back up behind that property. So in the</p> <p>7 attempted effort to, you know, provide the Township</p> <p>8 with some sort of -- with some sort of leeway there</p> <p>9 to allow them to come in and ultimately dictate what</p> <p>10 type of lighting goes in there, I think that would</p> <p>11 be more appropriate.</p> <p>12 Just a last point. I do feel it's</p> <p>13 rather unfortunate that the state put Harding</p> <p>14 Township into this position to have to look to</p> <p>15 develop these properties and seek areas for</p> <p>16 affordable housing. It's rather unfortunate that</p> <p>17 this lot happens to meet that and that they would</p> <p>18 have to find it and that it also does abut up</p> <p>19 against Morris Township, requires tremendous use of</p> <p>20 Morris Township services, and it's rather irregular,</p> <p>21 the fact that it has to go through -- the entrance</p> <p>22 would have to go through an office complex.</p> <p>23 MR. HALL: I'm sorry. Do you have a</p> <p>24 question there? This is really just for questions.</p> <p>25 I apologize for interrupting you. Public comment is</p>

<p style="text-align: right;">Page 89</p> <p>1 at the end of the process. Now is the time just for 2 questions. 3 MR. NEEDHAM: I would think that the 4 question would be -- if you want me to make that 5 into a question -- how willing is the developer to 6 work with Harding on some sort of concepts that are 7 rather regular, like any attempt at bollards? I 8 think it would behoove that developer to accommodate 9 the Township on it. 10 MR. INGLESINO: I think that has been 11 asked and answered, but thank you. 12 CHAIRMAN CLEW: I'm going to move on. 13 Rosemary Gilmartin, did you have a question that you 14 wanted to ask? 15 MS. GILMARTIN: Yes. Thank you very 16 much. I live over on 37 Frederick Place and, I was 17 just curious. Have you made any plans for an 18 emergency egress other than just through the 19 corporate park? 20 And my other question, is there any 21 particular reason why you put this project at the 22 top of the property right up against the Silver's 23 backyard as compared to the bottom of the property? 24 THE WITNESS: Sure. So emergency 25 egress is provided through the access point with the</p>	<p style="text-align: right;">Page 91</p> <p>1 live and ask your question? Jeffrey Beyer, maybe 2 you want to unmute yourself? 3 MR. EDGAR: This is Bob Edgar. 4 CHAIRMAN CLEW: Bob, thank you. 5 Thank you for hanging in. I know you had to head 6 out. Thank you and have a good evening. 7 MS. TAGLAIRINO: There will be a 8 transcript available -- 9 MR. EDGAR: Okay. 10 MS. TAGLAIRINO: -- at the end of the 11 meeting. 12 MR. EDGAR: Okay. Thank you. 13 (Mr. Edgar leaves the meeting.) 14 CHAIRMAN CLEW: Okay. So I don't see 15 any more raised hands at this point. If you're not 16 speaking, I'll just encourage you to go back on 17 mute. 18 At this point, do we want to hear 19 from the architect or -- well, it's 9:30. At this 20 point, we do have some other business, but I'll 21 leave it to you, Mr. Inglesino. Do you want to 22 carry on or do you want to carry this to the next 23 session? 24 MR. NEWLIN: Rich, can I ask you 25 what's your plan for site inspection timing? What</p>
<p style="text-align: right;">Page 90</p> <p>1 boulevard style. We spent time on that. 2 MS. GILMARTIN: I know that. I meant 3 when you keep going driving through the corporate 4 park, if there was some kind of an incident that 5 they couldn't get out as you go to the corporate 6 park, is there any other egress out of this or is it 7 just driving through the corporate park? 8 THE WITNESS: So the rest of the 9 corporate park does have a number of interconnected 10 drive aisles. So if for whatever reason the road 11 was blocked, you have a number of opportunities to 12 drive through the office buildings if you need to go 13 that route from an emergency perspective. 14 MS. GILMARTIN: Okay. 15 THE WITNESS: With regards to layout 16 of the site, we are constrained to the west to 17 wetlands, and to the north -- I'm sorry, southwest 18 by wetlands. So this development was laid out to 19 minimize impacts to any wetland features. 20 MS. GILMARTIN: Thank you. 21 CHAIRMAN CLEW: I'm in search of any 22 further questions from either the Board or from 23 members of the public. If you can, raise your hand. 24 I see Jeffrey Beyer has a raised 25 hand. Can you tell us who you are and where you</p>	<p style="text-align: right;">Page 92</p> <p>1 are you thinking? 2 CHAIRMAN CLEW: So I guess I was 3 perhaps optimistically thinking that we were going 4 to get through both an overview of the site 5 improvements and the architect, and then we were 6 going to work out what we wanted to have staked out 7 and schedule a site visit. We'll have to fix a date 8 for that. 9 MR. NEWLIN: Okay. Thank you. 10 CHAIRMAN CLEW: If folks want to go 11 ahead before we kind of see the architectural 12 review, I'll take guidance from anyone who's got an 13 opinion on this. Anything from Paul or McKinley or 14 Gary? 15 MR. FOX: I have a question -- couple 16 of questions that Brad can address. It might be 17 helpful while we're talking about some of the 18 general site layout issues, will there be any 19 fencing permitted behind the buildings if someone 20 wanted to square off the yard behind them, or is 21 that intended to be all open space? 22 THE WITNESS: I can answer that 23 question. I'm sorry. I was writing a note. 24 As of right now, we don't have much 25 with regard to separating those back areas. So we</p>

<p style="text-align: right;">Page 93</p> <p>1 didn't -- we didn't consider that. But there likely 2 will be some sort of screening panel of fencing 3 along the separation of the buildings. 4 MR. FOX: So there would be fencing 5 between the big lines of buildings you're saying? 6 THE WITNESS: Right now, no, Paul, 7 but that might be considered in the future. But as 8 of right now, we'll just show some minor 9 landscaping. 10 MR. FOX: Given the proximity of the 11 highway to some of these structures, has there been 12 any thought to using enhanced construction 13 techniques to mitigate sound on some of these units? 14 THE WITNESS: That's probably a 15 better question for the architect. 16 MR. FOX: And the other thing I did 17 want to ask is you spoke to waivers for lighting. I 18 would ask that you provide the written request on 19 those waivers as well as justification. 20 THE WITNESS: No problem. 21 MR. FOX: And I think you should 22 probably address the reduction and lighting 23 temperature because that will address some of those 24 waiver numbers that will probably be reduced 25 somewhat. That's all I have for now.</p>	<p style="text-align: right;">Page 95</p> <p>1 MS. MERTZ: We definitely support it. 2 The ordinance that we have been working on has not 3 been adopted by the Township Committee yet; however, 4 we did amend it. We did amend it to permit it in 5 the townhouse home, but also permit it as of right 6 for residential units. So should a tenant who has a 7 townhome want to install one in the garage, they 8 could do one without having to get separate 9 approval. 10 CHAIRMAN CLEW: Separate board 11 approval. 12 MS. MERTZ: Yes. They would still 13 need to get the permits but they wouldn't have to 14 come to the Board. 15 CHAIRMAN CLEW: Okay. Are there 16 other questions that people have this evening? 17 MS. MEADE: Yes, Mr. Chairman. I 18 can't locate my "raise hand," but I have a question. 19 CHAIRMAN CLEW: Okay can you tell us 20 who you are and where you live? 21 MS. MEADE: Of course. My name is 22 Michele Meade. I live at 39 Frederick Place. 23 CHAIRMAN CLEW: Okay. 24 MS. MEADE: My question is, I guess 25 I'm not clear why the Township or the developer</p>
<p style="text-align: right;">Page 94</p> <p>1 CHAIRMAN CLEW: I don't know if you 2 covered this, but are there -- are there any 3 provisions on site for electric vehicle charging 4 stations, assuming people do have cars. 5 THE WITNESS: Not on the surface 6 lots. I think we probably would -- if someone does 7 have that vehicle, they probably have it in their 8 garage. 9 CHAIRMAN CLEW: Okay. And all the 10 affordable units have access to garage? Or do all 11 the affordable units have access to a garage? 12 THE WITNESS: They're only surface 13 lots. So I'll have to get back to you on the 14 surface lots having it. 15 MR. PLATT: That's a very good idea, 16 Rich. And what's happened in the state is that 17 rather than individuals, under the law, the 18 association has to make electrical -- electric 19 available, but they -- but the owner would have to 20 install it. But ChargePoint, which is a national 21 chain, is sometimes coming in right now and 22 installing chargers. 23 CHAIRMAN CLEW: McKinley, will you 24 remind me, do we allow charging stations in the 25 townhouse or do we support it?</p>	<p style="text-align: right;">Page 96</p> <p>1 would not be requesting the state to extend the 2 sound barriers along 287. 3 MR. INGLESINO: I think Mr. Bohler 4 indicated we will confer with our client on that and 5 we'll get back to you. 6 MS. MEADE: Okay. I didn't 7 understand that from the previous question. Thank 8 you for explaining. That's my only question. 9 CHAIRMAN CLEW: Okay. Thank you. 10 MR. PLATT: Rich, I'm just saying on 11 the charger, it would have to be at least a minimum 12 of 40 amp service. So that would be necessary to 13 charge a car for 30 miles for every hour, which is 14 similar to what a clothes drier is plugged into. So 15 that should be made available in the garage. 16 CHAIRMAN CLEW: Sorry. 17 MR. PLATT: In other words, if we're 18 going to be offering up electric car charging, it 19 would have to be a minimum of 40 amp service 20 available to the surface lots. 21 CHAIRMAN CLEW: Yeah, to the surface 22 lots. Okay. Okay. 23 MS. MERTZ: Mr. Chairman, I just have 24 one follow-up question, if that's all right. The 25 affordable units that are parking in the surface</p>

<p style="text-align: right;">Page 97</p> <p>1 spaces, are they going to have their own assigned 2 spaces to differentiate them from the guest parking 3 so that their guaranteed spot is closer to their 4 home? 5 THE WITNESS: I don't know that right 6 now but I will get back to the Board on that. 7 MS. MERTZ: Thank you. 8 CHAIRMAN CLEW: Should we move to 9 discussing site inspection, what we want to see and 10 when we might want to see it? 11 MR. INGLESINO: Mr. Chairman, I do 12 have the architect available tonight if it's the 13 Board's pleasure to get that done before your site 14 visit. I just wanted you and the Board to know that 15 he is available and is prepared to testify. 16 CHAIRMAN CLEW: Okay. I'm going to 17 go back to my professionals here and other members 18 of the Board. Do we want to go through the 19 architect review kind of overview, hopefully, 20 tonight, and then come back to site inspection? 21 Gary, I see a head nodding or shaking. I can't 22 quite -- 23 MR. HALL: I don't vote. It's not my 24 call, but I personally don't see that 25 architecture -- it would be nice to hear it, but I</p>	<p style="text-align: right;">Page 99</p> <p>1 question. I can't answer it fully, but it certainly 2 came up earlier. The point that the boulevard, it's 3 been called, improvements are mostly in Morris 4 Township which they're presented as part of this 5 application, but you really don't have any direct 6 jurisdiction over those improvements because your 7 jurisdiction literally ends at the town line. 8 Having said that, to the extent you'd be approving 9 96 dwelling units, I think -- I think you have to 10 take some look at what happens between the 11 development and the public street which is Mt. 12 Kemble Avenue. So it's a gray area and hopefully it 13 would be in coordination with Morris Township. I 14 mean, I can assume that the two towns are working 15 together, cooperating. I think I heard reference to 16 an agreement. 17 On that, I have one quick question I 18 forgot to ask before. The office building, the 19 hotel redevelopment, is that still a possibility? 20 I've heard about that in the paper. 21 Mr. Bohler or Mr. Inglesino, is that 22 still an option, a possibility? I haven't heard any 23 mention of hotel. I heard mention of an office 24 building. 25 MR. INGLESINO: I don't know about</p>
<p style="text-align: right;">Page 98</p> <p>1 think the site inspection, you're looking at the lay 2 of the land and proximity to other properties. So 3 I'm not sure the architecture is critical to that 4 process. You can do it either way. It's your call. 5 CHAIRMAN CLEW: Paul, do you care? 6 MR. FOX: No. It's up to the Board. 7 CHAIRMAN CLEW: Why don't we allocate 8 20 minutes to have a look at the architecture and 9 then if we need to continue that, we will. But we 10 shouldn't -- I do want to conclude with agreeing to 11 some timings for a site visit -- time coverage for 12 site visit. 13 MR. INGLESINO: Thank you, 14 Mr. Chairman. 15 MR. FOX: Mr. Inglesino, before you 16 continue and before we leave Mr. Bohler's testimony 17 tonight, I think it would be helpful if Mr. Hall 18 would address what is this Board's responsibility 19 and purview in reviewing access issues through the 20 adjacent municipality. Do we have the right to 21 review those issues? Are those solely the purview 22 of Morris Township? I think it would be helpful 23 understanding that both for myself as well as the 24 Board. 25 MR. HALL: Well, it's a good</p>	<p style="text-align: right;">Page 100</p> <p>1 that, Mr. Hall, but I do want to add a little bit to 2 Mr. Fox's question, if I might. 3 Number one, as I indicated, we do 4 have an easement and I indicated that we would 5 supply that easement to the Board, which we will do, 6 and Mr. Hall, I'll send a copy over to you. And 7 number two, I also indicated that we understand that 8 a condition of approval to this Board would also be 9 approval from Morris Township Board of Adjustment 10 relative to that access and that we have an 11 agreement in place with Morris Township, which I can 12 also send you as well. It's a public document. 13 So our thinking is that all of that 14 should more than satisfy the Board with regard to 15 access, particularly with those conditions of 16 approval put in place. 17 MR. HALL: On the Morris Township, 18 Mr. Bohler mentioned a use variance. What was that 19 all about? Was that a misstatement? 20 MR. INGLESINO: No, technically -- 21 MR. HALL: What's the use variance 22 for? 23 MR. INGLESINO: It's technical in 24 nature but it is a requirement. It is contemplated 25 in the Mutual Cooperation Agreement between Morris</p>

<p style="text-align: right;">Page 101</p> <p>1 Township and my client, which is signed. But, you 2 know, we have to dot the I's and cross the T's, as 3 it were. So I can provide you with a copy of the 4 agreement. I think you'll see the structure is in 5 place to secure access, but we have to go to Morris 6 Township, and as I indicated, that can be a 7 condition of this Board's approval. 8 MR. HALL: So that agreement doesn't 9 address this particular layout and development 10 proposal. That hasn't happened yet. Is that what 11 you're telling us? 12 MR. INGLESINO: No. There's an 13 agreement in place that does provide access for this 14 project. 15 MR. HALL: But for this specific 16 project, I don't know -- 17 MR. INGLESINO: Oh, yeah, yeah. 18 Absolutely. 19 MR. HALL: Last question, and then on 20 that, I think back to Paul's question. I think I'd 21 like to look at that stuff and defer to further 22 answer until then. 23 But one other question popped into my 24 head. Do you need an Amended Highway Access permit 25 from the DOT for connecting another 96 dwelling</p>	<p style="text-align: right;">Page 103</p> <p>1 other questions before we hear from the architect? 2 Okay. All right. Mr. Inglesino, do 3 you want to -- 4 MR. HALL: I'll swear Mr. Kushner in 5 and then you can go ahead. 6 7 MARC KUSHNER, having been sworn, testified as 8 follows: 9 10 VOIR DIRE BY MR. INGLESINO 11 Q. Thank you. Mr. Kushner, I guess if 12 you could please state your name and address -- 13 business address for the record, and just describe 14 your academic and professional background briefly 15 for the Board, and include any licenses that you 16 hold. 17 A. I'm happy to. My name is Marc 18 Kushner. I work at 515 Mariner Boulevard in Jersey 19 City. I went to University of Pennsylvania where I 20 received my bachelors in architecture, and then 21 Harvard Graduate School of Design where I got my 22 masters in architecture. I've been a practicing 23 architect for 17 years. Twelve of those years have 24 been licensed and I've had my New Jersey license for 25 the last five years.</p>
<p style="text-align: right;">Page 102</p> <p>1 units to Route 202, a state highway? 2 THE WITNESS: Mr. Hall, I apologize. 3 I didn't address that in my testimony. The answer 4 is yes. It's a Letter of No Interest from the DOT 5 and we've obtained that already. So we have our 6 permit. 7 MR. HALL: Of no interest? 8 THE WITNESS: Yes. 9 MR. FOX: Have you submitted that, 10 Mr. Bohler? 11 THE WITNESS: Yes, I believe we 12 submitted it with the submission, but if I didn't -- 13 CHAIRMAN CLEW: I think I did see it 14 in one of the documents, but let's just confirm. 15 MR. HALL: Having said that, I'd like 16 to defer further response until I look at the 17 paperwork. 18 CHAIRMAN CLEW: So Gary, can I just 19 ask you, if you can, just for the next time, can we 20 just clarify exactly what our rights and 21 responsibilities are with regard to kind of the 22 interaction between Harding Township and Morris 23 Township with regard to access and whatnot? 24 MR. HALL: Yes, sure. 25 CHAIRMAN CLEW: Okay. Are there any</p>	<p style="text-align: right;">Page 104</p> <p>1 Q. And your license is in full force and 2 effect, correct? 3 A. It is, indeed. 4 MR. INGLESINO: Mr. Chairman, I 5 respectfully request that the Board recognize 6 Mr. Kushner as an expert in architecture. 7 CHAIRMAN CLEW: Done. 8 MR. INGLESINO: Thank you very much. 9 10 DIRECT EXAMINATION BY MR. INGLESINO 11 Q. Mr. Kushner, would you be kind enough 12 to describe for the Board the architectural aspects 13 of this project? 14 A. Happy to. Let me share my screen. 15 Also, thank you, the Board, for making time for me 16 this evening. I'll try to be expeditious and 17 respectful of your time. 18 Can everyone see my screen? 19 MS. TAGLAIRINO: So it will be 20 Exhibit A-3. 21 THE WITNESS: It is indeed -- I'm 22 going to start at A-4. 23 MS. TAGLAIRINO: A-4. 24 THE WITNESS: A-4.1, is that okay? 25 MS. TAGLAIRINO: Uh-huh.</p>

<p style="text-align: right;">Page 105</p> <p>1 (Building design is marked A-4.1 for 2 identification.) 3 A. I think it's important, when we 4 started designing this project, we wanted to take a 5 step back and make sure that what we proposed was 6 appropriate for Harding. I'm glad that it was 7 stipulated that I'm an expert in architecture; not 8 an expert in Harding. So we wanted to become aware 9 of what was there and the rich architectural 10 heritage that is there. I'm not fully up to speed, 11 but I think this strict colonial style that kind of 12 pervades the town was incredibly inspirational for 13 us. 14 So going back to the 18th century and 15 watching it get updated all the way to the 19th 16 century in these amazing colonial homes that are all 17 over the town. So that really inspired us. So what 18 we wanted to make sure that we did is that as we 19 look to new typology townhouses, how do we make it 20 feel genuine, that we're not just kind of ripping 21 off the past and the pastiche, but make it feel like 22 it's an extension and continuation of the heritage 23 of Harding? So for that -- just to sort of, like, 24 season the way that you're thinking about the 25 visuals I'm about to show you are some contemporary</p>	<p style="text-align: right;">Page 107</p> <p>1 something that's more than the sum of its part. So 2 rather than start to articulate each piece 3 individually, we think about each piece as part of a 4 larger composition. So the general design that 5 we're introducing here is that the end caps are 6 expressed as a gabled front with a brick facade. 7 And then the middle portion is shown as color 8 blocked moving through a gradient of colors, with 9 these two-foot pop-outs to start to animate the 10 facade and get some depth onto the facade. 11 So we're using color and we're using depth, 12 as well as texture of different materials to animate 13 this facade. 14 So the smaller elements that we're using are 15 things like recessed garages, arched openings for 16 the entryways, and then above, Juliette balconies 17 and planter boxes to keep your eyes sort of moving 18 along the facade. 19 What was important to us is that we think 20 about each of these townhomes as someone's home. 21 Not just part of 92 units that are on this site, but 22 really someone's home. So we want someone to be 23 able to point to this and say "I live in the white 24 one. I live in the red brick one. I live in the 25 rooster building." And so to try to introduce that</p>
<p style="text-align: right;">Page 106</p> <p>1 examples of architecture that use the types of 2 material we're talking about. Like masonry, like 3 wood, and introduce architectural forms like gables 4 in sort of a stripped down, really clean, 5 contemporary way, but still using those historical 6 forms to reference the past. 7 So you'll see things like these gable forms. 8 You'll see things like masonry. We're hoping to 9 introduce real texture to that masonry, and even 10 some items like weathervanes to ground the buildings 11 that we're putting here and make them really 12 specific to the site that we're engaging with. 13 (Design of proposed building is 14 marked A-5.1 for identification.) 15 A. So this is exhibit A-5.1. This is 16 the typical building that we're proposing. I'm just 17 going to move this over here. The typical building 18 is 44 feet, 11 inches high, which is below the 19 required 40-foot height limit. This is the tallest 20 building that there is. This is also the longest 21 building there is it. 22 Every building besides this will be shorter, 23 and I'll show you in the site plan what I mean by 24 that. 25 So what we've done is try and create</p>	<p style="text-align: right;">Page 108</p> <p>1 sort of specificity into the design was really 2 important to us. The materials that you're looking 3 at are bricks in two different colors. 4 Everything is labeled; so I'm going to move 5 quickly through it. 6 An asphalt shingled roof, we're also 7 introducing a standing seam roof where it's going to 8 be very visible over these two pop-outs. Vertical 9 vinyl siding, and then also vertical board and 10 batten siding to differentiate the two but still 11 staying within the same color pallet. And then 12 aluminum railings at the Juliette balconies. 13 What you're looking at in this facade, it's 14 worth noting, is to the left are units -- are 15 single-family units. So this has a two-car garage. 16 This unit at the end, and this has a one-car garage 17 here. This unit here at the end and this second 18 unit in are COAH units, are stack flat units. So 19 you can see there's no garage here, but rather the 20 entry door is here, the entry door here is here, and 21 the other entries are around the corner, and I'll 22 show you that in the plan. 23 But I hope that sort of you didn't notice 24 that at first. These fit into the entire assemblage 25 of the project and should fit it seamlessly into the</p>

<p style="text-align: right;">Page 109</p> <p>1 massing of the building -- of the project. 2 (Side facade plans are marked A-5.2 3 for identification.) 4 THE WITNESS: I'm going to flip now 5 and we're going to take a look at the facade. This 6 is A-5.2. 7 So the side facades in this project 8 are very important because they're very visible. So 9 what we tried to do is compose them in the same 10 style. So you can see the entry door is put into 11 this sort of monumental gabled form. It's put in 12 through an arched opening with two windows on the 13 side, and I'll show you that we change these 14 materials a little bit as we move through the 15 project. 16 On this one, this is the COAH side. 17 I should have said this is a single-family side. 18 This is a COAH side, and here you can see we'll 19 integrate the mechanical systems into the facade for 20 the COAH unit. 21 CHAIRMAN CLEW: Sir, what does that 22 mean, integrate the mechanical unit into the facade? 23 THE WITNESS: Can you see the vent 24 here will color match the vinyl. 25 CHAIRMAN CLEW: So you're going to</p>	<p style="text-align: right;">Page 111</p> <p>1 We're pursuing metal or wood paneling 2 for the garages in these insets, and then standing 3 seam metal roof above these pop-outs. And again, 4 the weathervane. I can't promise it's going to be a 5 rooster, but we're going to try. 6 I've mentioned that the color is 7 going to shift. This is some indication of the 8 color variation at the site because we really want 9 the feeling of each building is a derivation of a 10 theme. So what we're looking at up top are three 11 different versions of the end units. One with vinyl 12 and vinyl siding, vertical and horizontal. One with 13 board and batten on the vertical and vinyl siding on 14 the horizontal here and here. And then on the most 15 prominent ones, we're going to bring the brick from 16 the front facade around to the side and use vertical 17 vinyl siding on these big architectural elements. 18 You can see the color variations that 19 we're proposing. So green, gray, burgundy, and 20 blue, and each building will get some derivation of 21 these themes because some are smaller. But you can 22 see that they go from darker to lighter in this 23 really nice umbrae that marches down without being 24 too overt in a really subtle way makes each building 25 unique.</p>
<p style="text-align: right;">Page 110</p> <p>1 have a vent on the side? 2 THE WITNESS: Exactly, exactly. And 3 we'll try our best to make it feel like it's a part 4 of the facade. 5 There won't be any mechanical vents 6 on the single-family units. Those will be split 7 systems and those will be, like Brad said, on a pad 8 in the back of the house. 9 One thing that's worth noting -- and 10 I really appreciate the concern that Harding has for 11 night sky. We're showing individually controlled 12 lights, 75 watt lamps controlled by each -- by each 13 unit, but we're more than happy to comply with night 14 sky regulations, and we'd love to see the list of 15 approved items. We were familiar with our own 16 lists, but it would be great to make sure we choose 17 one that the town approves. 18 (Suggested materials is marked A-5.3 19 for identification.) 20 THE WITNESS: Just to take a closer, 21 look at the materials that we're suggesting. This 22 is Exhibit A-5.3. So brick in various colors, vinyl 23 board and batten, horizontal and vertical vinyl 24 siding, and the specific colors that change building 25 to building. I'll show you that in one second.</p>	<p style="text-align: right;">Page 112</p> <p>1 The rear facade of the building will 2 pick up on the same color scheme as what's going on 3 on the front of the building. So here we're showing 4 a blue one that will march from light to dark. 5 You're seeing the optional patios with stairs down; 6 sliding doors that access from the outside directly 7 walking out into the landscape. 8 Here these two units to the left are 9 the COAH units, and here you can see, again, those 10 mechanical systems. The vents that I talked about 11 earlier, here they are on the COAH and they're not 12 on the other single-family units. 13 We are bringing the gable forms to 14 the back so that two right and left end caps have 15 the gable forms and have this vertical board and 16 batten to bookend this entire composition. 17 You're also seeing a two-foot wide, 18 six-foot long planting bed for privacy between each 19 unit here, here, here, march along the way. 20 So I think Brad did a good job 21 talking about the site plan; so I won't belabor 22 this. I've been showing you building number 11, 23 which is this one, which is the seven-unit building 24 with nine residences in it. But you can see that 25 this is the longest that it comes. There are</p>

<p style="text-align: right;">Page 113</p> <p>1 shorter ones throughout the project, and what we'll 2 do is if it's an even number, we'll drop one of the 3 end caps, and if it's an odd number, we'll keep it 4 one and two and shrink the middle by even numbers. 5 One thing that I think Brad maybe, I 6 can point out, is here's the distribution of the 7 COAH units in pink throughout the site. Here's the 8 clubhouse and here's the maintenance shed up here by 9 the dog park. 10 So to jump into the unit layouts, 11 I'll show you generally what they are and then I'll 12 walk you through a specific unit, if we have time. 13 Feel free to cut me off if everyone is yawning and 14 ready to stop. 15 CHAIRMAN CLEW: How much longer do 16 you think you'll need? 17 THE WITNESS: At this speed, five to 18 seven minutes. 19 CHAIRMAN CLEW: Okay. 20 (Plan showing COAH units is marked 21 A-7.1 for identification.) 22 THE WITNESS: So this is exhibit 23 A-7.1. This is still that building that I was just 24 showing you with the two COAH units off to the right 25 and the single-family here. Every -- the</p>	<p style="text-align: right;">Page 115</p> <p>1 two-car garage. If you arrive by car, you can get 2 out. And we've been careful to make sure there's 3 enough room to open your door. You can walk into 4 the foyer from your garage, you can walk into the 5 foyer from the side. There's a family room with 6 full bath and then you can walk up the stairs. Up 7 the stairs you arrive at the rear of the unit in the 8 kitchen, and the kitchen occupies a hallway that 9 connects to the kitchen, dining, and living room. 10 The living room is adjacent to a den or office. We 11 know that people are working from home now so we 12 thought that was an important feature to work in. 13 Powder room on the main living floor, and storage 14 pantry. 15 Up the stairs you arrive in the 16 middle of the building with two bedrooms on the 17 front facade, closet separating them, bathroom, 18 washer drier, master bedroom with a master bath and 19 walk-in closet. So a relatively large generous 20 unit. 21 This is our 22-foot wide unit which 22 more or less sort of provides the same thing in 23 terms of bedrooms. You walk in here in the foyer. 24 Here's a single-car garage with wide enough for 25 storage. You can walk out and come up the stairs.</p>
<p style="text-align: right;">Page 114</p> <p>1 single-family end caps are 24 feet wide, and then 2 the middle units are 22 feet wide. The COAH units 3 are 22 feet wide. 4 The first floor is a garage, and I'll 5 show you in more detail so I'll move quickly through 6 this. The first floor is a garage. The COAH units 7 don't have a garage. So you either walk up or you 8 walk into your unit. If it's an end unit, you walk 9 into your unit from the side, or from the front you 10 walk in and up. Family room and garage on the first 11 floor on the typical single-family unit. Living 12 room, dining room, den and office and powder room on 13 the main floor. 14 The COAH units are a little bit 15 different and I'll show you that. You can see the 16 optional deck and stair down. And then on the third 17 floor, three bedrooms, washer drier, and two bath, 18 master, and secondary bath. 19 And I'll show you the COAH units in a 20 second. Here's the roof that we're looking down on. 21 Here's those gable form, gable form, pop-out, 22 pop-out, and the second gable that we can see from 23 the elevation and the end cap gables. 24 This is townhouse type A. So side 25 entrance. So you're walking in here. This is a</p>	<p style="text-align: right;">Page 116</p> <p>1 Family room with bathroom; up the stairs into the 2 living room, kitchen, and dining room. Powder room 3 on the main floor. And then you can continue up 4 with two bedrooms, and you can see that facade 5 pop-out here. Two bedrooms on the facade, washer 6 drier, master bedroom, master bath, and walk-in 7 closet. 8 Finally, a COAH unit. Here you can 9 walk in from the front. If you walk in from the 10 front, you walk up. This is two two-story units. 11 You walk up and you arrive in the kitchen. Did I 12 reverse myself? Yeah, you arrive in the kitchen and 13 living room, and you'll continue up one more flight 14 and arrive up to two bedrooms, walk-in closet, 15 master bath, and a den and office. So two bathrooms 16 up here, along with a den and office. A really nice 17 layout for a two-bedroom apartment. 18 If you walk in from the side, you're 19 walking into a ground floor kitchen and living room, 20 a bedroom and bathroom, and then you can continue up 21 and you end up in a den/office that's adjacent to a 22 master bedroom with master bath and walk-in closet. 23 Those are the units. 24 The clubhouse design -- 25 CHAIRMAN CLEW: Can I just ask you a</p>

<p style="text-align: right;">Page 117</p> <p>1 question on the units? So I think the question came 2 up earlier around decks and patios. Is it the 3 intention that everybody -- all the, I guess, market 4 units can't have both a deck and a patio kind of at 5 their option. And the patio is accessed via, what, 6 a sliding glass door; is that correct? 7 And if they don't choose the option 8 of the patio, what do they walk out into? 9 THE WITNESS: Sorry. Well, the patio 10 will be there. The patio is a given. It really 11 shouldn't be noted as "option." 12 CHAIRMAN CLEW: So deck and I guess 13 deck and stairs are the optional? 14 THE WITNESS: Exactly. 15 CHAIRMAN CLEW: And patio, it's not 16 optional, it's included in all plans? 17 THE WITNESS: Mm-hmm. 18 CHAIRMAN CLEW: Okay. 19 THE WITNESS: All of it is included 20 in our impervious coverage. 21 CHAIRMAN CLEW: Okay. Can you -- are 22 you able to wrap up here? 23 THE WITNESS: Do you want me to go 24 through the clubhouse if I do it in two and a half 25 minutes?</p>	<p style="text-align: right;">Page 119</p> <p>1 location so that it starts to become a communal 2 moment and a place for people to get together, run 3 into each other under the eve of the clubhouse. 4 Materials are as I've described, and 5 this is the maintenance shed which should fit right 6 in. 7 Did I do it? 8 CHAIRMAN CLEW: I'm sure you're 9 close. Thank you. 10 And so all 96 mailboxes are in that 11 alcove there? 12 THE WITNESS: Mm-hmm. 13 CHAIRMAN CLEW: Somewhere there's a 14 question around packages but let's come to that 15 another time. Does the Board feel we have enough of 16 a sense kind of what is proposed in this design? 17 MR. PLATT: I have a question, 18 Mr. Kushner, about the windows. Are those casement 19 kind? 20 THE WITNESS: It's actually a 21 combination of casement and double hung in the 22 current proposal. 23 CHAIRMAN CLEW: Dave, I see your hand 24 up. 25 MR. CHIPPERSON: This is a general</p>
<p style="text-align: right;">Page 118</p> <p>1 CHAIRMAN CLEW: How about one? 2 THE WITNESS: This is the clubhouse. 3 You walk in here, lounge and leasing, parcel 4 lockers, manager's office, mechanical pool and 5 equipment storage, and then a fitness room over 6 here. This all opens up into our pool. This is 7 what it looks like from arriving into the 8 development. A 65 square foot sign that fits within 9 the signage requirements. That will be back lit. A 10 standing seam metal roof that comes down and creates 11 the siding. This big window that looks into the 12 large public space, and you can start to see the 13 entrance around the corner. 14 Here we are from the poolside. A big 15 window that looks into the common space that can 16 open up during the summertime. And then 17 fenestration to let the light in and let people 18 cross in and out to the pool when it's active. 19 This is the gym side. So no access 20 from this side, but just picking up on the same 21 architectural themes that we're showing in the rest 22 of the clubhouse -- in the rest of the development. 23 We're showing this in brick withstanding seam metal 24 roof, and black vinyl siding here. 25 We're bringing the mailboxes to one</p>	<p style="text-align: right;">Page 120</p> <p>1 question, I think maybe to McKinley. I don't 2 recall. Does present COAH requirement include any 3 requirement for ADA compliant or accessible units in 4 the total number? 5 MS. MERTZ: You mean in terms of the 6 affordable units? 7 MR. CHIPPERSON: There's not a 8 requirement to do it in this Settlement Agreement to 9 do ADA units, but I do believe the ground floor 10 unit -- and Mr. Kushner, correct me if I'm wrong, 11 but I believe the ground floor of the COAH units are 12 ADA accessible. 13 THE WITNESS: That's correct. 14 MR. CHIPPERSON: Even with the stairs 15 up into the unit? 16 THE WITNESS: The ground floor 17 one-bedrooms are accessible. 18 MR. CHIPPERSON: Okay. Thank you. 19 MR. PLATT: Rich, I just want to make 20 some comments that Mr. Kushner started out saying 21 he's giving a nod to Harding and its architecture, 22 and I don't see anything relevant or actually 23 tangential to Harding's architecture whatsoever in 24 this design. Harding has clapboard. There's no 25 sense of clapboard. We have no -- our brick houses</p>

<p style="text-align: right;">Page 121</p> <p>1 do not -- are not multicolored brick. We don't use 2 board and batten unless in some of the older homes. 3 It looks like there's some sash windows, but I would 4 say there's -- it also looks like there's 5 chromatically sealed windows in there that don't 6 open up at all. 7 I just -- I don't understand the 8 material list. It seems very cheap. You know, if 9 you're gonna be using zero maintenance materials, 10 you could go with hardy board and do some clapboard 11 rather than some of this vertical siding. I just 12 don't get it. 13 And also, you know, from a dark sky 14 perspective, you have your outdoor light mounted 15 probably four or five feet over the middle of the 16 door, and at 75 watts, you're going to be one 17 burning out your neighbors. So I just would like to 18 get a little bit of a sense, from Mr. Kushner, why 19 he feels that this is applicable to what Harding has 20 spent 200 years establishing as far as our form of 21 architecture. 22 THE WITNESS: Sure. I think it's 23 probably going to take longer than we have tonight 24 to get into it because I have a feeling you and I 25 could debate for a long time, but I think it's safe</p>	<p style="text-align: right;">Page 123</p> <p>1 know what the condition of the site is, but I 2 imagine as late spring starts to approach and early 3 summer, it's going to get harder and harder to make 4 our way through the site and across it. 5 MR. INGLESINO: You're probably 6 right, Mr. Chairman. We would certainly welcome a 7 site inspection as soon as possible, hopefully 8 sometime between now and the next regularly 9 scheduled meeting, if that's at all possible. I 10 think that site visit would have to be noticed as a 11 special meeting anyway. But I defer to Mr. Hall on 12 that. 13 CHAIRMAN CLEW: I agree. So I was 14 consulting with a few folks. So typically with an 15 all voluntary Board, we tend to do these things on a 16 Saturday because we can get people out during 17 daylight hours. So I'm hoping we can do that. 18 I think the Board of Adjustment has 19 several site visits already scheduled for this 20 Saturday. I understand that there are a number of 21 people who are going to be away for Mother's Day 22 weekend, which is the following weekend. So would 23 it be possible to do whatever staking we need and 24 get there by the 15th of the month, which would give 25 us sort of, I think, two weeks before our May</p>
<p style="text-align: right;">Page 122</p> <p>1 to say, I think we can both concede that the 2 colonial history -- colonial architectural history 3 has gone through multiple iterations, and I'm just 4 showing you three down here that start to introduce 5 wildly different colors, different bricks textures, 6 mansard roofs. Right? This style has been 7 manipulated in multiple different ways, and it's 8 beautiful because -- 9 CHAIRMAN CLEW: Gentlemen, I'm going 10 to cut you off because I suspect that aesthetic 11 debate will go on for some period of time. 12 Nic, I agree with your comment. I am 13 stretched to the limit to try to find some 14 correlation, but I don't think that we can have that 15 discussion fully -- fully tonight, but we should 16 come back to it and have a discussion of what are 17 appropriate materials and what's appropriate design, 18 but I'm -- I'm not an architect for a good reason. 19 And so I'm going to leave -- largely leave that to 20 others to opine on. 21 I wanted to get to site visit and I 22 would like to continue the discussion around the 23 design at our next meeting, but I feel like if the 24 Applicant thinks we can get the site staked out, I 25 think it's a good time to get that done. I don't</p>	<p style="text-align: right;">Page 124</p> <p>1 meeting? 2 MR. INGLESINO: So that would be 3 Saturday, May 15th. 4 CHAIRMAN CLEW: Saturday, May 15th, 5 we'll say 10:00 a.m. I'm just looking -- I can't 6 tell how many people are nodding or still searching 7 their calendars. I see Glenn, Tracey. Chris is 8 giving me a thumbs the up. Paul, Gary -- McKinley 9 is in, Gary's in, Paul's in, Nic's in. Alf is still 10 wondering how he's going to arrange the calendar. 11 MR. NEWLIN: I can't do it. Is there 12 a way to have a rain date even if it's unattended so 13 I can at least see the site and see the stakes? 14 CHAIRMAN CLEW: I'm assuming, 15 Mr. Inglesino, we can arrange that as well. 16 MR. INGLESINO: Sure we can. 17 CHAIRMAN CLEW: If we need a 18 secondary visit. 19 MR. NEWLIN: Thank you. I appreciate 20 it. 21 MR. INGLESINO: I understand. May is 22 a very busy month for folks. 23 Is there anybody else who can't make 24 it on the 15th? Do you want to propose -- do you 25 have a preference for the follow-on date?</p>

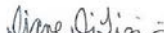
<p style="text-align: right;">Page 125</p> <p>1 MR. NEWLIN: Yeah, any time after the 2 20th. 3 CHAIRMAN CLEW: Do you need it to be 4 on a Saturday? 5 MR. NEWLIN: Whatever works for the 6 Applicant. 7 CHAIRMAN CLEW: Do you have a need 8 for it to be on a Saturday, the 22nd? 9 THE WITNESS: No. 10 MR. INGLESINO: We can work through 11 the Board secretary, if it's okay, to figure that 12 out. She's been very helpful. She's very 13 resourceful. 14 MR. NEWLIN: I apologize for that. I 15 appreciate it. 16 MS. TAGLAIRINO: On a weekday night, 17 like, while it's still daylight during the week, 18 like 5:00, 6:00 at night. 19 MR. NEWLIN: As long as it's 20 daylight. 21 MR. INGLESINO: We'll work with you 22 to accommodate. Thank you. 23 MS. TAGLAIRINO: Okay. 24 CHAIRMAN CLEW: We'll give you a 25 flashlight if you need, Alf.</p>	<p style="text-align: right;">Page 127</p> <p>1 detail, I can work with Mr. Bohler on that. 2 Do any of the Board members have any 3 other features they'd like to see? 4 MR. NEWLIN: What about the wetlands, 5 Paul? 6 MR. FOX: We can -- 7 MR. NEWLIN: That would be good to 8 have at least an approximate idea where they are. 9 MR. HALL: I would suggest marking 10 the edge of pavement at the area where it's very 11 close to 287 and the edge of the property where we 12 talked about can you put some landscaping in there. 13 I think that's a sensitive area that would be 14 helpful for everyone to see. 15 MR. NEWLIN: That's a good idea. 16 CHAIRMAN CLEW: Are we going to -- 17 kind of along that same line, can we see the -- kind 18 of the corners of the property that about the -- I 19 forget my direction here. The area to the east, 20 what is that? Frederick Place? 21 MR. HALL: Is there a fence there 22 now? Do the residents have fences along that line? 23 I don't know. 24 CHAIRMAN CLEW: I don't know. 25 MS. TAGLAIRINO: There is not.</p>
<p style="text-align: right;">Page 126</p> <p>1 MR. INGLESINO: Thank you, Rich. 2 CHAIRMAN CLEW: My pleasure. 3 MS. TAGLAIRINO: I will notice a site 4 inspection for May 15th at 10:00 a.m. No action, 5 Gary; is that correct? 6 MR. HALL: Yes. And for any of the 7 public, this is a public event. Everyone is welcome 8 to attend and observe. Any neighbor, whoever, 9 resident, neighbor, it's a public proceeding. But 10 no further -- it will be noticed as a special 11 meeting, but that's only 48 hours to newspaper. So 12 that doesn't alert the public. They're being 13 alerted right now. If they want to come, that's 14 when it is. 15 CHAIRMAN CLEW: Okay. Mr. Inglesino, 16 Mr. Kushner, Mr. Bohler, thank you all very much. 17 MR. HALL: I think we need to talk 18 about what we want to see when we go out there. 19 CHAIRMAN CLEW: I'm sorry. It had 20 gotten too late. Paul -- I can't find Paul's box. 21 Paul, what do we need to see here? 22 MR. FOX: I think we want to see the 23 four corners of each of the buildings, and then 24 center line stakes for the roadway so we can see 25 where the roadways will be. As far as additional</p>	<p style="text-align: right;">Page 128</p> <p>1 CHAIRMAN CLEW: So, yeah, let's see 2 the borders with the residential zone just to the 3 north. 4 MR. HALL: The last question I have 5 on that also is how close can you get there in your 6 car? What's the parking arrangement? Because this 7 is an undeveloped property. I assume you come in 8 through the office complex, but I was there years 9 ago. Is there -- I think the road ends before you 10 even get to the property. 11 MR. BOHLER: You can walk within a 12 hundred feet of the property line. 13 MR. HALL: Okay. As long as it's 14 evident, we'll just go down there and follow it. 15 MS. WALTERS: Will the access 16 boulevard also be marked? 17 MR. INGLESINO: The access boulevard 18 won't be marked. My suggestion is that we meet at 19 the end of the office road. 20 MR. HALL: Okay. 21 MR. INGLESINO: I think we have to 22 specify that anyway for purposes of the public. 23 That would be the meeting place. 24 CHAIRMAN CLEW: Sorry, Paul. We want 25 to see any special staking at the entrance or the</p>

<p style="text-align: right;">Page 129</p> <p>1 Harding municipal border. 2 MR. FOX: Well, along that border, 3 we'll have staking along the boundary of the 4 property so we can get an idea where the buffer is 5 between the development site and the adjoining 6 residential properties. 7 MR. INGLESINO: All these requests 8 are great. They're duly noted. I'm not able to 9 confer with the client, but we understand the 10 request. We will certainly work with Mr. Fox to 11 have the site, as best we can, suited to meet the 12 requests of the Board members. We certainly 13 understand what the purpose is and we'll figure that 14 out. 15 MR. HALL: Okay. All right. 16 CHAIRMAN CLEW: Thank you very much. 17 Have I forgotten anything, anybody? 18 MS. TAGLAIRINO: Do we have to note 19 that this is going to be carried to the site 20 inspection? 21 MR. HALL: Yes, the site visit and 22 then after that, back to the -- carried for further 23 proceedings at the regular May meeting. What date 24 is that? 25 MS. TAGLAIRINO: That will be the</p>	<p style="text-align: right;">Page 131</p> <p>1 MS. TAGLAIRINO: Yes. 2 MR. INGLESINO: Okay. Terrific. If 3 that's put in the form of a motion, I'm certainly 4 satisfied, Mr. Hall, if you are. 5 MR. HALL: That's fine. I think 6 we've covered it. 7 MR. PLATT: Paul, can you send 8 Bradford a copy of the Hurstmont lighting plan that 9 we agreed to using bollards? I think it would be 10 very interesting for them to have that. 11 MR. FOX: Sure. 12 CHAIRMAN CLEW: Do we need a motion? 13 Can I move we carry this forward to the May 15th and 14 May 24th meetings? 15 MR. HALL: Yes. 16 CHAIRMAN CLEW: Can I get a second? 17 MR. NEWLIN: Second. 18 CHAIRMAN CLEW: All in favor. 19 (Anonymous affirmative vote.) 20 CHAIRMAN CLEW: Opposed? 21 (None opposed.) 22 CHAIRMAN CLEW: Okay. Motion 23 carries. 24 Now I say, gentlemen, thank you very 25 much for your time tonight and covering as many of</p>
<p style="text-align: right;">Page 130</p> <p>1 24th. 2 MR. HALL: Because at the site 3 inspection, there's no record and the idea is to 4 look and observe. Obviously, people have to say 5 things, but to get on the record, they've got to say 6 it again when we're back on the 24th. 7 MS. TAGLAIRINO: Okay. 8 MR. INGLESINO: Mr. Hall, just so I 9 understand it, so there would be a motion to carry 10 this meeting to May 24th at the site which would be 11 a site inspection, but members of the public are, 12 obviously, welcome, and that the meeting will take 13 place on Saturday, May 15th. The place of 14 congregation would be at the end of the office road 15 coming down, and from there, there will be a site 16 inspection, and that the meeting is further carried 17 without further notice of the Applicant to May 24th 18 at 7:30 p.m. on this same Zoom platform. 19 MR. HALL: Yes, that's correct. 20 MS. TAGLAIRINO: It will be the same 21 Zoom platform but there'll be a new registration 22 that will be linked into the new agenda. 23 MR. INGLESINO: And that new 24 registration will be available online on the town 25 website?</p>	<p style="text-align: right;">Page 132</p> <p>1 our questions as you possibly could. 2 MR. INGLESINO: Mr. Chairman, we want 3 to thank you and we want to thank the Board. We 4 appreciate the interaction and the feedback. We 5 will work with you to create a really special 6 project here, and so we thank you very much for your 7 time and attention, as well as the Board 8 professionals and Members of the public, and we look 9 forward to seeing you all on May 15th. 10 CHAIRMAN CLEW: All right. Thank you 11 very much. 12 MR. INGLESINO: Thank you. Good 13 night. 14 (Whereupon the matter adjourned at 15 10:23 p.m.) 16 17 18 19 20 21 22 23 24 25</p>

1 C E R T I F I C A T E

2 I, DIANE DiTIZII, Certified Realtime
3 Reporter, a Notary Public and Certified Court
4 Reporter of the State of New Jersey, Certificate No.
5 XI01674, do hereby certify that the forgoing is a
6 true and accurate transcript of the proceeding as
7 taken stenographically by and before me at the time,
8 viz Zoom, and on the date hereinbefore set forth.

9 I DO FURTHER CERTIFY that the within
10 transcript format complies with Rule NJ ADC
11 13:43-5.9.

12 I DO FURTHER CERTIFY that I am neither a
13 relative nor employee nor attorney nor counsel of
14 any of the parties to this action, and that I am
15 neither a relative nor employee of such attorney or
16 counsel, and that I am not financially interested in
17 this action. 

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