# HARDING TOWNSHIP PLANNING BOARD MINUTES REGULAR ELECTRONIC MEETING MAY 24, 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	Present
Ms. Walters	Present	Mr. Yates	Present
Mr. Edgar	Present	Mr. Platt	Present
Mr. Bjorkedal	Present(late)	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. Newlin made a motion to approve the April 26, 2021 minutes with amendments. It was seconded by Mr. Platt On a voice vote all eligible members approved the April 26, 2021 minutes.

\*Mr. Newlin noted on the record that his comments as portrayed in the minutes regarding the Accessory Dwelling Memo were briefer than what was said at the meeting. Those comments were addressed in a memo and appended to the April 26, 2021 minutes

Mr. Edgar made a note of a typographical error on page 106 of the transcript regarding height.

## **ADMINISTRATIVE UPDATES**

• Mr. Clew reminded the Board to file their Financial Disclosure Forms

# **OLD BUSINESS**

## 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

Presenting: John Inglesino, Attorney Brad Bohler, Engineer Marc Kushner, Architect David Minno, Architect

Continued testimony for S/K Mt. Kemble Associates.

Mr. Minno was sworn in for testimony.

Mr. Clew made a motion to carry the application until the June 28, 2021 2021 meeting with no further notice. The motion was seconded. On a voice vote all were in favor of carrying the application as noted.

A transcript of the testimony is appended to the minutes.

# SUBCOMMITTEE UPDATES

Advisory Review Committee No Report

## Engineering and Environmental Committee

Mr. Newlin noted the following possible topics for future discussion: Deer density management, utility reliability, ongoing education, and cellular technology. Mr. Fox raised possible updates to the lighting ordinance.

Development Review Committee No Report

## LIAISON REPORTS

## Board of Adjustment

- Mr. Newlin reported that the Verizon Cell Tower application was moving forward. The Planner testimony and cross-examination is complete. The objecting attorney will now present witnesses. Mr. Newlin noted that some residents requested site inspections from their properties.
- Mr. Newlin reported an approval for an application on 216 Village Road. The applicant reduced the attic area to 2 <sup>1</sup>/<sub>2</sub> story compliance.

# Environmental Commission

• Mr. Yates reported on the Invasives' Presentation.

# <u>HOST</u>

- Mr. Bjorkedal reported that HOST noted that the Township cannot give away the house at 163 Lees Hill Road as per Green Acres so it will be demolished.
- Mr. Bjorkedal encouraged fishing at the fishing hole on site.
- Mr. Bjorkedal noted that HOST is developing a plan to monitor easements.

## Historic Preservation Commission

- Mr. dePoortere reported that the HPC started reviewing the Logansville District.
- Mr. dePoortere noted that the June meeting would be an in person discussion of the Pleasantville District and that Mc McCabe will be present for the discussion.

# Citizen Park Advisory Committee

- Mr. dePoortere noted that they are preparing Memorial Park for the Memorial Day Celebration.
- Mr. Clew raised the question about cleaning out the invasives at Bayne Park.

# Township Committee

• Mr. Yates noted that the TC will be look at some of the ordinances at the June meeting.

### OTHER BUSINESS ADJOURNMENT

There was a motion adjourn the meeting at 9:30.

Lori Taglairino

Lori Taglairino, Planning Board Secretary

In The Matter Of:

In Re: S/K Mt. Kemble Associates

Transcript Of Proceedings May 24, 2021 Harding Township



66 W. Mt. Pleasant Avenue Livingston, NJ 07039 T (973)992-7650 F (973)992-0666 www.rizmanrappaport.com reporters@rizmanrappaport.com

Min-U-Script® with Word Index

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1	TOWNSHIP OF HARDING	-	1	INDEX
2	PLANNING BOARD VIRTUAL MEETING MONDAY, MAY 24, 2021		2	WITNESS SWORN PAGE
3	COMMENCING AT 7:43 P.M.		3	DAVID MINNO, AIA 9
4	IN THE MATTER OF		4	Direct Examination by Mr. Inglesino 10 Board/Professional Questions 15
5	S/K Mt. Kemble Associates, LLC : 350 Mt. Kemble Ave B23.02/L5 TH-1 Zone:		5	Public Questions 56 Donna Silver 56
6	Application for Preliminary Major Site: Plan and Final Major Site Plan for :		6	71 Frederick Place
7	Inclusionary residential housing : Development consisting of 96 :		7	
8	Multifamily units and related site : Improvements :		8	
9	·		و	
10	B E F O R E: THE HARDING TOWNSHIP PLANNING BOARD		10	
11	THERE BEING PRESENT:		11	
12	RICH CLEW, CHAIRMAN		12	
13	DAVID CHIPPERSON, VICE CHAIRMAN		13	
14	NIC PLATT, MAYOR/DESIGNEE		14	
15	CHRIS YATES, TOWNSHIP COMMITTEE		15	EXHIBITS
16	THOMAS dePOORTERE, Member		16	NO. DESCRIPTION IDENT/EVID
17	NIK BJORKEDAL, MEMBER		17	A-8 Mutual Cooperation Agreement Entered into between the
18	ROBERT J. EDGAR, MEMBER		18	Applicant and the Township of Morris dated 12/16/20 5
19	ALF NEWLIN, MEMBER		19	
20	TRACEY WALTERS, ALTERNATE #1		20	
21	GWENN CLAYTOR, ALTERNATE #2		21	
22	RIZMAN RAPPAPORT CERTIFIED COURT REPORTERS		22	
23	66 W. Mt. Pleasant Avenue Livingston, New Jersey 07039		23	
24	T (973)992-7650 F (973)992-0666 www.rizmanrappaport.com		24	
25	reporter@rizmanrappaport.com		25	
		Dama 0		Dara 4
1		Page 2		Page 4
2	APPEARANCES:		1	CHAIRMAN CLEW: Why don't we go on to
3	GARY HALL, ESQUIRE Counsel for the Planning Board			the PB application, 0121, and turn it over to
4	Counsel for the Planning Board		3	Mr. Inglesino.
5	JOHN INGLESINO, ESQUIRE INGLESINO, WEBSTER, WYCISKALA & TAYLOR, LLC		4	MR. INGLESINO: Thank you,
6	600 Parsippany Road, Suite 204 Parsippany, New Jersey 07054			Mr. Chairman, Members of the Board, once again, John
7	Counsel for the applicant			Inglesino from the law firm of Inglesino Webster,
8				here on behalf of the applicant, S/K Mt. Kemble
9	ALSO PRESENT:			Associates.
10	LORI TAGLAIRINO, Board Secretary		9	Good to see you all again.
11	PAUL FOX, Board Engineer		10	We were last together on April 26th, and there was a site visit on May 15th And we are
12	MCKINLEY MERTZ, Board Planner			and there was a site visit on May 15th. And we are back here this evening.
13	,,,		13	Mr. Chairman, we understand there are
14				questions regarding height, dark sky, et cetera, but
15				what we're going to do tonight is proceed with just
16				architectural testimony and defer those issues and
17				others to the next meeting.
18			18	We have added Mr. Dave Minno to our
19				architectural team, who is here this evening to
20				testify. I'm going to call him in a moment, but
21				first a little bit of housekeeping.
22			22	We did reference at the last meeting
23				the mutual cooperation agreement between my client
24				and Morris Township which was sent over to the board,
25			25	but that was not entered into as an exhibit into the
			1	

	Page 5		Page 7
1	record. I think it probably should be. And we'd	1	other issues, some referenced, some not, which we
	like to offer that document into the record as an		know are out there, we will address at the next
3	exhibit.	3	meeting.
4	I have it, I guess, as Exhibit A-8 if	4	
	that comports, Lori, with what you have. But I'll		I just pulled this up. I have something from
	defer to you.		February 12th, 2018, the mutual corporation
7	And that is the mutual cooperation agreement that was entered into between the applicant	8	agreement. MR. INGLESINO: Yes.
	and the Township of Morris. The agreement is	9	
	actually dated November 2020, but it was last	_	cooperation agreement. As Gary indicated, there was
	executed by former Mayor Wilson of Morris Township on		a lot of exhibits attached to it. It's a rather
	12/16/20, 2020.	12	lengthy document.
13	So without objection, I'd like to just	13	SECRETARY TAGLAIRANO: Okay.
	enter that agreement and all of the attachments to it	14	1
15	into the record.		question? Could you describe for us any open
16	CHAIRMAN CLEW: Okay.		approvals you need from Morris Township, whether it's
17	(Whereupon, Mutual Cooperation		in front of their Board of Adjustment, their Planning
	Agreement entered into between the applicant and the Township of Morris dated 12/16/20 is		Board, whoever whatever body it may be over there?
	and the Township of Morris dated 12/16/20 is marked as Exhibit A-8 for identification.)	19	MR. INGLESINO: To my knowledge, and some of them are engineering which I will defer to
20	CHAIRMAN CLEW: And, Mr. Inglesino or		the engineer, but we certainly need Board of
	Lori, can you just help me, would that agreement in		Adjustment approval, as we indicated at the last
	our kind of extensive list of documents in the		meeting, and we'll be going back for that.
24	agenda, is that the one titled S/K Mt. Kemble, Morris	24	
25	Township Mutual Agreement?	25	been conditionally deemed complete, so we will be
	Page 6		Page 8
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	Page 9		Page 11
			-
1	MR. INGLESINO: No, Mr. Chairman.	1	architectural team for KRE on this project, along
2	Whenever you're ready, I am ready to proceed with Mr. Minno.	2	with Major Architects who you heard from last time. And our firm originally prepared the
3	CHAIRMAN CLEW: All right. Terrific.	3 4	I believe the elevation that was included in the
5	Mr. Minno, welcome. I don't recall	4 5	settlement agreement which was a very, I would call
6	whether you have testified before this committee	6	it, traditional, almost colonial look on the
	previously.	7	exterior. And I think what you saw last time with
8	MR. MINNO: Most recently on the	8	Major was a more contemporary interpretation.
-	Herstmont (phonetic) issue.	9	And I think tonight what you're going
10	CHAIRMAN CLEW: Okay.	10	to see from my firm is that architecture that we
11	Gary, should we swear Mr. Minno in?	11	think meets in the middle a little bit, but is still
12	MR. HALL: Yes, I'll swear Dave in.	12	really based in a historical style. And that style
13	Dave, could you raise your right hand,	13	I'll talk about tonight as sort of an American
14	please? Do you solemnly swear the testimony you are	14	farmhouse-type style.
15	about to give will be the truth?	15	And it's a popular style today. And
16	MR. MINNO: I do.	16	there many, many homes, farms, barns in Harding that
17	DAVID MINNO, AIA,	17	exhibit many of the elements that you see here. And
18	80 Lambert Lane, Suite 105, Lambertville, New	18	as you look at interpretations of historic
	Jersey, having been duly sworn, testifies as	19	architecture that lean toward the traditional, this
20	follows:	20	style is really catching on not only in this area,
21	MR. HALL: Thank you.	21	but around the country.
22	And you're a licensed architect.	22	So let me bring some exhibits up and
23	Is that correct?	23	that will make it a little bit clearer. Is it okay
24	MR. MINNO: I am.	24	if I share my screen, Mr. Chairman?
25	MR. HALL: Okay. You're a planner,	25	CHAIRMAN CLEW: Yes, please go ahead.
	Page 10		Page 12
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1	in the set are floor plans which you have seen, and	1	in places at mostly at the entryways.
2	we are quite happy with the floor plans and the way	2	And one of the changes in the entryways
3	they are laid out, not only for the market-rate	3	is that in the last go-around you saw arched entries
4	units, but also for the affordable units.	4	that were actually recessed in a bit in shadow, and
5	So I'm going to move through those	5	you will see from some of our other drawings here,
6	because you've seen them before, and if we need to	6	this is Sheet A-13, that we have pulled those front
7	come back as reference we can. But what I'd like to	7	doors out to the building line where they should be
8	do is start with, I think, some of the most	8	in a more traditional format.
9	compelling drawings which would be these perspective	9	So here you see the full-on elevation.
10	views starting at Sheet A-12.	10	We have the shed dormer at the top in the middle and
11	What we've I'm sorry?	11	you'll see some more dormers on the rear elevations
12	CHAIRMAN CLEW: Carry on.	12	(indicating).
13	THE WITNESS: I thought there was a	13	But this has a good yes.
14	question.	14	CHAIRMAN CLEW: Can you indicate which
15	So what we've shown here is what we've	15	ones of these are the affordable units?
16	interpreted as a new American farmhouse style. It's	16	THE WITNESS: Yes.
17	characterized by two-over-two windows which is more	17	I believe the ones on the right side,
18	of a Victorian type of period that was used.	18	units on the right side here. The two units on the
19	We've used some board-and-batten siding	19	right side. You'll see that clearly from the rear
20	which you found on barns and even some portions of	20	because the the deck portion of it changes.
21	residential buildings. We've got bracketed soffits	21	So as we move to the rear elevation,
22	which are part of that Victorian era where the	22	the two affordable modules in this, this represents
23	Italianate soffiting came into the farmhouse look.	23	four units on the left-hand side because they're
24	And we have tried to keep very	24	stacked. They're located here (indicating).
25	traditional elements, including dormers which you'll	25	And then the market-rate units on the
	Page 14		Page 16
1	see more clearly in some of the other views.	1	right-hand side with their decks and stairways down
1 2	see more clearly in some of the other views. But it's it's a contemporary	1 2	right-hand side with their decks and stairways down to the ground are located on the right (indicating).
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1       So this is a real heavyweight siding.         2       And we'll be providing full sample boards of all the         3       materials to the Planning Board before the next         4       MR. HALL: Cone item that always gets         5       MR. HALL: Cone item that always gets         6       Interning.         7       MR. HALL: Cone item that always gets         6       Interning.         7       MR. HALL: Sone the PVC vent piping, the         8       MR. HALL: Isn't - arcn't the         9       THE wITNESS: The sone of the building or out so if's not on -         12       finish out and run mechanicals, you know, venting, it         13       finish out and run mechanicals, you know, venting, it         14       the venting to be on the backside of the roof.         15       to -         16       THE WITNESS: We believe we can get         17       that venting to be on the backside of the walls with         12       these days, you'll go out the side of the walls with         13       fired WITNESS: Yes.         24       MR. HALL: Okay.         25       THE WITNESS: Yes.         24       MR. HALL: Nght hat is a place in the floor plan         14       theverimes a closed shutter look in those areas.				
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2       And well be providing full sample boards of all the 3 materials to the Planning Board before the next 4 hearing:       2       Mr. Minno. This is Building 9, right?         3       THE WITNESS: It is:         4       MR. HALL: Isn't - aren't the 5         5       MR. HALL: Isn't - aren't the 5         6       The WitNESS: It is:         7       The WitNESS: It is:         8       MR. HALL: Isn't - aren't the 5         9       I know that that's what we want to see.         10       Have you made a conscious effort even to get it to 10         11       finatio out and run mechanical, you know, venting it 14       usually punches through those roofs, so I just want 15         16       or		1 So this is a real heavyweight siding.	1	MR. HALL: I have a question,
<ul> <li>a materials to the Planning Board before the next</li> <li>hearing.</li> <li>THE WITNESS: It is.</li> <li>MR, HALL: One item that always gets</li> <li>fost in elevations are the PVC vent piping, the mechanical piping up to the roof and/or the side of the building.</li> <li>The work that that's what we want to see.</li> <li>Have you made a conscious effort even to get it to the rear of the building or out so it's not on</li> <li>tausually punches through those roofs, so I just want</li> <li>THE WITNESS: We believe we can get</li> <li>The WITNESS: We believe we can get</li> <li>that venting to be on the backside of the roof.</li> <li>MR, HALL: Right, because that when we law easy, you'll go out the side of the walls with the sery efficient mechanical units</li> <li>these days, you'll go out the side of the walls with the sery. Stres.</li> <li>MR, HALL: Right, because that end of</li> <li>this view and in1 don't know what I guess in</li> <li>this view and in1 loor't know what - some of the</li> <li>shutter area. And that is a place in the floor plan</li> <li>where we have a closet, I believe. That's a</li> <li>shutter area. And that is a place in the floor plan</li> <li>where we have a closet, I believe. That's a</li> <li>this view and in1 loor't know what some of the</li> <li>this is a diace in the floor plan</li> <li>where we have a closet, I believe. That's a</li> <li>the seday and the off the purplex of the building.</li> <li>THE WITNESS: Yes, Stat's a great</li> <li>the work dia in -Fristown, would we be</li> <li>shutter area. And that is a place in the floor plan</li> <li>we re using a closed shutter look in those areas.</li> <li>So this is a device that we have used</li> <li>in traditional architerstown, would we ba</li> <li>a shutter area. And that is a place in the floor plan</li> <li>we re using a closed shutter look in those areas.</li> <li>So this is a device that we have used</li> <li>in traditional architerstown, would we ba</li> <li>able to see samples of the ston</li></ul>		2 And we'll be providing full sample boards of all the	2	-
<ul> <li>4 Mearing.</li> <li>5 MR. HALL: One time that always gets</li> <li>6 lost in clevations are the PVC vent piping, the</li> <li>7 mechanical piping up to the roof and/or the side of</li> <li>8 HALL: Shut that's what we want to see.</li> <li>10 Have you mada a conscious effort even to get it to</li> <li>11 the rear of the building or out so it's not on</li> <li>12 cause like I said, they look great, but when we</li> <li>16 finish out and run mechanicals, you know, venting, it's not and run mechanicals, sou know, venting, it's not and run mechanicals, any of the indirect there's no</li> <li>17 that venting to be on the backide of the roof.</li> <li>18 MR. HALL: Chay. And then all the</li> <li>19 mechanicals, any of the indirect there's no</li> <li>10 chimeys and with the very efficient mechanical minis</li> <li>21 these days, you'll go out the side of the walls with</li> <li>21 these?</li> <li>22 these days, you'll go out the side of the walls with</li> <li>23 THE WITNESS: Yes.</li> <li>24 MR. HALL: Chay.</li> <li>25 CHAIRMAN CLEW: And what I guess in</li> <li>26 this view and in I don't know what some of the</li> <li>27 the WITNESS: Yes, Pill, that's a - a</li> <li>28 shutter area. And that is a place in the flop rate</li> <li>29 this is a device that we have a couge of various that we're</li> <li>20 ther views on the A-10 I see. What is the what</li> <li>21 the WITNESS: Yes, Yell, that's a a</li> <li>32 shutter area. And that is a place in the floor plane</li> <li>29 were using a closed shutter look in those areas.</li> <li>32 So this is a device that we have accouge of various that we're</li> <li>33 rate dave a down we were that you're</li> <li>34 that Rel ALL: Chay.</li> <li>35 the blacked out windw in the spin and we have a closed of the sone "mechanical mowe have a closed shutter look</li></ul>			3	
<ul> <li>6 tost in elevations are the PVC vent piping, the mechanical piping up to the roof and/or the side of the building.</li> <li>9 Tknow that that's what we want to see.</li> <li>10 Have you mada a conscious effort vero to get it to the rear of the building or out so it's not on -</li> <li>11 the rear of the building or out so it's not on -</li> <li>12 cause like 1 said, they look great, but when we</li> <li>13 tho: to -</li> <li>14 usually punches through those roofs, so 1 just want is to -</li> <li>15 to -</li> <li>16 THE WITNESS: We believe we can get</li> <li>17 that wenting to be on the backside of the roof.</li> <li>18 MR. HALL: Okay. And then all the</li> <li>19 mechanicals, any of the indirect - there's no</li> <li>20 chimeys and with he very efficient mechanical with</li> <li>21 these days, you'll go out the side of the walls with</li> <li>22 thet wenty endine the reach side of the roof.</li> <li>23 THE WITNESS: Yes.</li> <li>24 MR. HALL: Okay.</li> <li>25 CHAIRMAN CLEW: And what - 1 guess in</li> <li>26 the whave a closet. I believe: That's a - a</li> <li>27 shutter area. And that is a place in the floor plan</li> <li>28 whatter darea. And we have if you look at the</li> <li>29 end elevation, we have a closet. I believe: That's a - a</li> <li>20 Shutter area. And we have if you look at the</li> <li>21 other views on the A-10 i see. What is the what is is a balce in the floor plan</li> <li>29 were using a closed shutter look in those areas.</li> <li>20 Kay.</li> <li>21 THE WITNESS: Yes, list is a device that we have used</li> <li>22 in traditional architecture.</li> <li>23 So this is a device that we have used</li> <li>24 and the use of putting stone, that purple stone, a wore we have a closed shutter look in those areas.</li> <li>25 so that you can see it more clearly.</li> <li>26 Ware We and in Herstmont, would we be</li> <li>27 so that you can see it more clearly.</li> <li>28 were trans of the low kink we wanted.</li> <li>29 were we had a closed shutter look in those areas.</li> <li></li></ul>		-	4	MR. HALL: Isn't aren't the
7       mechanical piping up to the roof and/or the side of       7       mind this is         8       the building.       7       mind this is         10       Have you made a conscious effort even to get ito       10       Imean         12       cause like I said, they look great, but when we       11       Imean         13       finish out and run mechanicals, you know, venting, it       14         14       usually punches through those roots, so I just wat       15         15       to       12       THE WITNESS: We believe we can get         17       that venting to be on the backside of the roof.       14         18       mechanicals, any of the indirect there's no       13         19       mechanicals, sou just the side of the walls with       14         20       these days, you'll go out the side of the walls with       14       14         21       the we day, you'll go out the side of the walls with       15       14       14         22       THE WITNESS: Yes.       24       MR. HALL: Okay.       15         23       MR. HALL: Ckay.       24       THE WITNESS: Yes, Fli correct he       25         24       MR. HALL: Na, that is a place in the floor plan       25       10       Nay.		-	5	affordables at the wrong end from this view.
<ul> <li>a the building.</li> <li>J know that that's what we want to see.</li> <li>Have you made a conscious effort even to get it to the rear of the building or out so it's not on</li> <li>'cause like 1 said, they look great, but when we susually punches through those roots, so 1 just want to</li> <li>to</li> <li>THE WTINESS: We believe we can get</li> <li>That venting to be on the backside of the root.</li> <li>MR. HALL: Building 11, is that Building 11, is that Building 11. Yeah.</li> <li>THE WTINESS: We believe we can get</li> <li>that venting to be on the backside of the root.</li> <li>MR. HALL: Okay. And then all the</li> <li>mechanicals, any of the indirect there's no</li> <li>chose?</li> <li>THE WTINESS: Yes.</li> <li>MR. HALL: Okay.</li> <li>THE WTINESS: Yes.</li> <li>THE WTINESS: Yes.</li> <li>THE WTINESS: Yes.</li> <li>MR. HALL: Okay.</li> <li>THE WTINESS: Yes.</li> <li>THE WTINESS: Yes.</li> <li>THE WTINESS: Yes.</li> <li>THE WTINESS: Yes.</li> <li>MR. HALL: Okay.</li> <li>THE WTINESS: Yes.</li> <li>MR. HALL: Okay.</li> <li>THE WTINESS: Yes.</li> <li>THE WTINESS: Well, that's a - a</li> <li>shutter area. And this a place in the floor plan</li> <li>where we have a coset, I believe. That's a</li> <li>shutter area. And we have - if you look at the end elevation, we have a couple of various that we're</li> <li>this is a device that we have used</li> <li>MR. PLAT: Dowid, it's Nic Platt,</li> <li>As we did in Herstmont, would we be</li> <li>able to see samples of the stone veneer, the thinset,</li> <li>be cause if's nort blook that we wanted. So how</li> <li>able to see samples of the stone veneer that you're</li> <li>suggesting? Is this it?</li> <li>THE WTINESS: This is close. It's hard</li> <li>that's our bloggest element. We use extra</li> <li>the WTINESS: This is close. It's hard</li></ul>			6	
<ul> <li>J Iknow that that's what we want to see.</li> <li>Have you made a conscious effort even to get ito the rear of the building or out so it's not on</li> <li>Cause like I said, they look great, but when we</li> <li>finish out and run mechanicals, you know, venting, it</li> <li>usually punches through those roofs, so I just wat</li> <li>for</li> <li>THE WITNESS: We believe we can get</li> <li>that venting to be on the backside of the roof.</li> <li>MR, HALL: Okay. And then all the</li> <li>mechanicals, any of the indirect - there's no</li> <li>chinneys and with the very efficient mechanical units</li> <li>these days, you'll go out the side of the walls with</li> <li>these days, you'll go out the side of the walls with</li> <li>these days, you'll go out the side of the walls with</li> <li>these days, you'll go out the side of the walls with</li> <li>these days, you'll go out the side of the walls with</li> <li>these days, you'll go out the side of the walls with</li> <li>these days, you'll go out the side of the walls with</li> <li>these days. You'll go out the side of the walls with</li> <li>these days. You'll go out the side of the walls with</li> <li>these days. You'll go out the side of the walls with</li> <li>these days. You'll go out the side of the walls with</li> <li>these days. You'll go out the side of the walls with</li> <li>the backed out window in the center?</li> <li>THE WITNESS: Well, that's a -a</li> <li>shutter area. And that is a place in the floor plan</li> <li>where we have a closet, I believe. That's a</li> <li>shutter area. And what - i go olok at the walls windows intact, ba</li> <li>we're using a closed shutter look in those areas.</li> <li>So this is a device that we have used</li> <li>in traditional architecture.</li> <li>MR. PLATT: David, it's Nic Platt.</li> <li>ale to see samples of the stone veneer that you're</li> <li>swe we day a closet, I belixe. It's hard</li> <li>ale to see samples of the stone veneer that you're</li> <li>swe we day a closet hat we have used</li> <li< th=""><th></th><th>7 mechanical piping up to the roof and/or the side of</th><th>7</th><th>mind this is</th></li<></ul>		7 mechanical piping up to the roof and/or the side of	7	mind this is
<ul> <li>Have you made a conscious effort even to get it to here are of the building or out so it's not on</li></ul>		8 the building.	8	MR. HALL: Isn't that Building 10?
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25 IVIK. PLATT: OKay, good. 25 insulation in the stud bays of the wood framing. A	2	4 so that you can see it more clearly.	24	and that's our biggest element. We use extra
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1       one other device that we use is that the soffit         2       impacted by the mitigation measures you described         3       from going through the soffit vents up into the roof         4       from sera and translating down into the upper floor         5       of the unit.         6       So we've got a baffle system that we         7       use in the soffit vents near high-noise situations,         8       so we - we feel good about it. We've had,         9       sepecially the senior housing project near the         11       and we have a very good decibel rating there, so we         16       for the these three items, the windows, the extra         17       mark tase series the solid the daffles at the roof         14       are a great help to reducing sound.         15       VICE CHAIRMAN CHPPERSON: Can you         16       share some of the details of that, of that testing         17       and those results and - at some point, not tonight,         18       but - and show us how that's going to be applied         19       bere?         20       THE WITNESS: Yes, I think so.         21       I's been a number of years and TIl         22       that the floor plans and the location of the         24       post-occupancy, so we were ver			T	
<ul> <li>vents, we have a haffle there that keeps the sound</li> <li>from going through the soffit vents up into the roof</li> <li>from going through the soffit vents up into the roof</li> <li>forms are and translating down into the upper floor</li> <li>form every got a baffle system that we</li> <li>use in the soffit vents near high-noise situations,</li> <li>so we - we feel good about it. We've had,</li> <li>so we - we feel good about it. We've had,</li> <li>generality the senior housing project near the</li> <li>formpike, we've had some testing done post-occupancy</li> <li>and we have a very good decibel rating there, so we</li> <li>formpike, we've had some testing done post-occupancy</li> <li>and we have a very good decibel rating there, so we</li> <li>for the three items, the windows, the extra</li> <li>insulation in the walls and the baffles as the roof</li> <li>for the drive rabuts and - at some point, not tonight,</li> <li>and hose results and - at some point, not tonight,</li> <li>but - and show us how that's going to be applied</li> <li>here?</li> <li>for the WITNESS: Yes, I think so,</li> <li>fris been a number of years and I'll</li> <li>post-occupancy, so we were very careful with the</li> <li>details.</li> </ul> Page 22 <ul> <li>MR, HALL: Can you -</li> <li>MR, PLATT: Yes, it is.</li> <li>THE WITNESS: Is that a question tome,</li> <li>MR, PLATT: Yes, it is.</li> <li>THE WITNESS: Is that a question tome,</li> <li>MR, PLATT: Yes, it is.</li> <li>THE WITNESS: Is that a question tome,</li> <li>MR, PLATT: Yes, it is.</li> <li>THE WITNESS: Not, Tm sorry, I thought</li> <li>come up he last time and we will have an answer.</li> <li>from units meal we will have an answer.</li> <li>market-rate townhouses, where - would due have and we will have an answer.</li> <li>market-rate townhouses, where we would and cage in the would have to be answered by my</li> <li>client and the civil engineer on the site whether</li> <li>from units more have and we will have an answer.</li> <li>maret units. I mean, there's</li></ul>		Page 21		Page 23
3       from going through the soffit vents up into the roof       THE WTINESS: That's correct.         4       from going through the soffit vents market days, so I         6       So we've got a baffle system that we         7       So we've got a baffle system that we         8       so we've got a baffle system that we         9       especially the senior housing project near the         10       Turmpike, we've bad some testing done post-occupancy.         11       and we have a very good decibel rating there, so we         12       feel like these three items, the windows, the extra         13       insulation in the walls and the baffles at the roof         14       and we have a very good decibel rating there, so we         15       we have a a number of years and I'll         16       share some of the dation is of that, of that testing         17       make the vere of years and I'll         18       the of the or plans and the location of the         19       the of the or plans and the location of the         20       THE WITNESS: I's not changed and I         21       the New ere on the were of years and I'll         22       THE WITNESS: I's not changed and I         23       when we were out there, we were taiking         4       apout che highway barrier. You	1	one other device that we use is that the soffit	1	impacted by the mitigation measures you described,
4         Truss irrea and trainslating down into the upper floor         4         MR. HALL: 1 think everyone agrees that           5         of the unit.         So we've got a baffle system that we           7         use in the soffle vents near high-noise situations,         so we've got a baffle system that we           8         so we've we feel good about it. We've had,         CHAIRMAN CLEW: In the previous           8         rendition of the plans that we saw there were           9         especially the senior housing project near the           10         Turpike, we've had some testing done post-occupancy           11         insulation in the walls and the baffles at the roof           12         feel like these three items, the windows, the extra           13         insulation in the walls and the baffles stat the roof           14         are a great help to reducing sound.           15         VICE CHAIRMAN CLEWSON: Can you           16         but - and show us how that's going to be applied           17         but - and show us how that's going to be applied           18         bott - and show us how that's going to be applied           19         here?           20         THE WTINESS: Yes, I think so.           21         It's been a number of years and I'll           22         try to dig those	2	vents, we have a baffle there that keeps the sound	2	
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<ul> <li>21 If's been a number of years and I'll</li> <li>22 try to dig those up, but in that case I know that we</li> <li>23 had to certify a certain decibel level</li> <li>24 that the core plans and the location of the</li> <li>25 details.</li> <li>21 Maybe they would have to. I wasn't</li> <li>22 really focused on that.</li> <li>23 MR. INGLESINO: Dave, is it fair to say</li> <li>24 that the floor plans and the location of the</li> <li>25 affordable units has not changed?</li> <li>26 Page 22</li> <li>21 MR. HALL: Can you</li> <li>22 MR. PLATT: Excuse me a second, Gary.</li> <li>3 When we were out there, we were talking</li> <li>4 about the highway barrier. You know, there are</li> <li>5 you recommending to the developer that they look into</li> <li>6 an application with the DOT to get a highway barrier</li> <li>7 up?</li> <li>30 MR. PLATT: Yes, it is.</li> <li>31 THE WITNESS: Is that a question to me,</li> <li>31 MR. PLATT: Yes, it is.</li> <li>31 That would have to be answered by my</li> <li>32 client and the civil engineer on the site whether</li> <li>33 that would have to be answered by my</li> <li>34 client and the civil engineer on the site whether</li> <li>34 mR. INGLESINO: And that question did</li> <li>35 come up the last time and we will have an answer.</li> <li>36 MR. HALL: Yeah, so my question to</li> <li>31 MR. INGLESINO: And that question did</li> <li>32 come up the last time and we will have an answer.</li> <li>31 MR. INGLESINO: And that question to</li> <li>32 MR. INGLESINO: And that question to</li> <li>33 MR. INGLESINO: And that question to</li> <li>34 MR. INGLESINO: And that question to</li> <li>35 MR. HALL: Yeah, so my question to</li> <li>34 MR. INGLESINO: And that question to</li> <li>35 MR. HALL: Yeah, so my question to</li> <li>34 there would be four for the affordable units.</li> <li>35 MR. HALL: Yeah, so my question to</li> <li>36 MR. HALL: Yeah, so my question to</li> <li>37 MR. MINO related to that, because when he described</li> <li>36 MR. HALL: Yeah, so my question to</li> &lt;</ul>				
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-		-	-
1	MR. HALL: Okay. THE WITNESS: So the COAH units could	1	But both systems meet all New Jersey
2		2	applicable building codes.
3	be somewhere on this back corner, and the market-rate	3	MR. YATES: What's the point of having
4	units could be under the stairways.	4	different systems in the affordable and the market
5	MR. HALL: Okay.	5	rate? Is it economics or
6	MR. BJORKEDAL: Do any of the changes	6	THE WITNESS: It's just the fact that
7	have an impact on the environmental life, et cetera?	7	the code considers and designates for the stacked
8	THE WITNESS: Do they have an impact on	8	units, they consider that a multifamily unit, and
9	what? I'm sorry.	9	they look at the other units as straight up
10	MR. BJORKEDAL: I'm sorry. The	10	townhouses. So when you review the codes, they
11	wildlife or the environmental impacts of the	11	specify slightly different sprinkler systems.
12	building?	12	MR. INGLESINO: But, Dave, the
13	THE WITNESS: Not that I know of.	13	sprinkler system is fits the unit type; is it fair
14	I mean, the project, by its nature, has	14	to say the sprinkler system fits the unit type, not
15	some impact on the wildlife that exists there, but	15	whether or not it's an affordable unit or a
16	not in particular these designs of units over any	16	market-rate unit.
17	other that would be in their place.	17	Is that correct?
18	VICE CHAIRMAN CHIPPERSON: I don't see	18	THE WITNESS: That's correct. It has
19	any and I assume there's not, but there will be no	19	to do with the configuration of the units, not the
20	option for wood burning fireplaces or stoves?	20	cost or anything else. It has to do with the
21	THE WITNESS: There will not.	21	configuration.
22	VICE CHAIRMAN CHIPPERSON: In any of	22	MR. dePOORTERE: People living on top
23	the units? Okay.	23	of each other instead of side by side.
24	THE WITNESS: No.	24	THE WITNESS: That's correct.
25	MR. dePOORTERE: I'd just like also to	25	MR. YATES: So one follow-up on that.
	Dara 26		Dogo 29
	Page 26		Page 28
1	ask, 'cause I didn't see when it was in last	1	So does the presence of the sprinkler system mean
1 2	ask, 'cause I didn't see when it was in last meeting's transcript, is there any chance that these	2	So does the presence of the sprinkler system mean that the fire company does not need a ladder truck
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	Page 29		Page 31
1	doing extra sheetrocking and things like that, but	1	Why is it necessary to have a full
2	our client has chosen to sprinkler those buildings.	2	bathroom?
3	That's one of the options the code gives you.	3	THE WITNESS: On the affordable units?
4	MR. dePOORTERE: While we're in the	4	MR. EDGAR: No, no, on the townhouse
5	sprinkler weeds, I gather the attic space on the	5	units. The lower level has a full bathroom, right?
6	pitch of the roof and stuff like that I know that	6	THE WITNESS: Well, there is a family
7	anyone who was in it remembers Avalon. Will the	7	room area here. That area, if somebody was outside
8	attics have a dry system? It's not required, I'm	8	and working in their garden or whatever, they want to
9	just curious.	9	come in and take a shower, there is a family room
10	THE WITNESS: No, they won't.	10	down in that lower level. It's just a convenience
11	MR. dePOORTERE: So that would be	11	thing. Or if you have a pet and you want to do a dog
12	THE WITNESS: You're correct, it's not	12	wash, it's a very convenient place to do that.
13	required.	13	MR. EDGAR: I just think it, you know,
14	MR. dePOORTERE: It's not required. It	14	kind of makes it feasible for somebody to be, you
15	would be the only reason that a ladder truck may come	15	know, using that family room as a bedroom since
16	into play if anything happens up on the roof.	16	they're going to have a full bathroom there.
17	MR. PLATT: David, is there a	17	THE WITNESS: We're just really trying
18	requirement that I am just looking at the	18	to make them fully convenient homes. That's all.
19	overhangs and the fact that the doors seem to have	19	We have two full baths upstairs, powder
20	the ability to have soffit lighting versus wall	20	room on the living level, and then the bathroom down
21	sconces.	21	in the lower level. If you had a guest over with a pull out couch in your family room, it would be a
22	Is it required to have lights over garage doors as well?	22 23	pull-out couch in your family room, it would be a convenience for that as well.
23 24	THE WITNESS: It's not. It's not a	23 24	MR. EDGAR: Okay, thank you.
25	requirement by code or anything. We typically would	25	CHAIRMAN CLEW: Can you talk to the
	requirement of cour of any annig. We officially would		
	Page 30		Page 32
1		1	
1 2	Page 30 do it, just for convenience for people backing in or heading in or out of the garage.	1 2	Page 32 type of windows that are being considered here, or are they all sash windows at this point or and do
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	Page 33		Page 35
1	question, could the density be extended because of	1	MR. NEWLIN: Nobody is going to store
2	the bathrooms downstairs?	2	their garbage indoors.
3	THE WITNESS: Density be extended? I'm	3	THE WITNESS: I think we'll get back to
4	not sure	4	you on that question at the next hearing, but that's
5	CHAIRMAN CLEW: I don't understand the	5	a good, good comment.
6	question.	6	CHAIRMAN CLEW: Okay.
7	Are you asking could those units	7	And apologies, I think I missed I
8	accommodate more bedrooms; is that	8	didn't record the answer on windows, so they are all,
9	MR. BJORKEDAL: Well, there is a	9	what did you say, they are all sash windows, they all
10 11	density per unit, right? And if you have a bathroom downstairs, could you have more people inhabit?	10 11	open. THE WITNESS: Yes.
12	THE WITNESS: I don't think the	11	CHAIRMAN CLEW: And are they Juliet
13	ordinance talks about density of number of people per	13	balconies, are those French doors or
14	unit.	14	THE WITNESS: Those are French doors.
15	Let me try to answer that first	15	So you can open the door and come to the balcony
16	question on the trash storage area. In the	16	edge. The balconies are only about they're not
17	affordable units we do have these pantry closets	17	sitting balconies, they're only about 1-foot wide.
18	which the bottom portion of the pantry was intended	18	We typically try not to do sitting balconies on the
19	for trash and recycling storage and then above would	19	street side of units, just because people can leave a
20	be pantry storage, so we have that ability there.	20	dead plant there or, you know, a beat up chair or
21	And we have an additional mechanical closet in the unit for the heating unit.	21 22	something like that and we want to keep the front of the project in particular clean from that.
22 23	VICE CHAIRMAN CHIPPERSON: That's not	22	But it gives the opportunity for
24	an exterior garbage can storage, right, that's just	24	somebody to enjoy the fresh air on the small balcony.
25	you're not going to walk through the living room.	25	MR. PLATT: I have a question on the
	Page 34		Page 36
1	Page 34 THE WITNESS: No, that would have to be	1	Page 36 garbage storage is also where would a affordable
1 2	THE WITNESS: No, that would have to be brought to the curb on trash day, yeah. I mean,	1 2	garbage storage is also where would a affordable housing folk but a bicycle? And wouldn't we want to
	THE WITNESS: No, that would have to be brought to the curb on trash day, yeah. I mean, everybody has to get their wherever we live, we	2 3	garbage storage is also where would a affordable housing folk but a bicycle? And wouldn't we want to make that storage facility big enough to accommodate
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	Page 37		Page 39
1	And are we considering that to be	1	MS. MERTZ: Lori, I have it right here.
2	enough of a distribution throughout the project?	2	Do you just want me to share it?
3	THE WITNESS: I think there are four	3	SECRETARY TAGLAIRINO: Yes, if you can
4	units that are directly toward the eastern edge of	4	pop it up, that will be great.
5	the site or the southeastern edge of the site.	5	Thank you.
6	MS. WALTERS: I think six of the eight	6	MS. MERTZ: It's a little hard to
7	on page C801 of the site plans are along 287.	7	see
8	CHAIRMAN CLEW: Yes, there are four	8	CHAIRMAN CLEW: Can you zoom in a
9	that face the road and then right next to those,	9	little bit possibly?
10	there are, I think, two	10	MS. MERTZ: Uh-huh. We've got one on
11	THE WITNESS: There are four that face	11	the side, one right here, two sets here, here, and up
12	the road.	12	at the top here. This is just, for everyone's
13	CHAIRMAN CLEW: Yes.	13	orientation, this is turned from the site plan that
14	So, Tracey, is your question whether	14	was submitted.
15	the affordable units could be distributed more	15	MS. WALTERS: McKinley, isn't the dog
16	equitably across the site.	16	park and the fitness center in a different spot now,
17	MS. WALTERS: Well, I'd like to	17	though? MS_MEPTZ: Pight, this was something
18 19	understand if they are distributed across the site, and is how they're currently laid out, is that	18 19	MS. MERTZ: Right, this was something we had asked for them to discuss in terms of
20	considered to be distributed.	20	consistency 'cause both of these have been shifted to
20	MR. INGLESINO: Mr. Minno, is the	20	other parts of the site. And the tot lot as well, I
22	distribution in accordance with the concept plan?	22	believe.
23	THE WITNESS: Yes.	23	MS. WALTERS: But I think in terms of
24	MR. INGLESINO: Okay. Because I think	24	affordable units, that does look that is where
25	that is it fair to say that those questions are	25	they are.
	Page 38		Page 40
1	Page 38 addressed in the concept plan and that your plans are	1	Page 40 MS. MERTZ: Yes, they have placed the
1 2	addressed in the concept plan and that your plans are consistent with the concept plans?	1 2	MS. MERTZ: Yes, they have placed the affordable units in really just about the same
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	Page 41		Page 43
1	give detailed testimony, he will be back, so he could	1	But in our case we're really interested
2	certainly address those questions, but I think those	2	in the rich architecture that can occur by
3	are questions more appropriately asked of Mr. Bohler	3	staggering, and we have shown that both in the floor
4	rather than Mr. Minno because they deal with the site	4	plans and the elevations through the offsets in the
5	plan layout.	5	buildings.
6	CHAIRMAN CLEW: Okay.	6	And you can see it in terms of how
7	So, Mr. Minno, the site plan and the	7	we've modified the roof lines, staggered the heights
8	building facades that were presented in the as	8	of the plates and the turning gables. All of that
9	part of the concept plan, can you comment on the	9	adds for a rich
10	architectural details and in particular, the	10	CHAIRMAN CLEW: McKinley, maybe we
11	differences in the way the facades are kind of	11	should let Mr. Minno re-share and he can kind of
12	staggered in this version versus in what's been	12	point some of those details out maybe a little bit
13	presented to us?	13	more easily.
14	THE WITNESS: Well, there's just as	14	THE WITNESS: Sure.
15	much in particular on the front elevations,	15	I just have to get these pictures out
16	there's just as much staggering, if not more. It may	16	of the way, okay. So what I'm talking about is
17	look like more, but when you take apart our plan and	17	actually this one's we have these overhanging
18	look at our perspectives, there's a great deal of	18	offsets in the building as you can see them
19	staggering in the front elevations itself. I'd say	19	projecting out all the way down the line. We have
20	they're relatively the same. The backs are a little	20	changes in the facia line up at the top of the roof
21	more lined up in the current scheme and on this one.	21	that creates a varied approach to the roof.
22	The civil engineering plans don't really show exactly the back and forth movement in	22 23	We have introduced the turned gables. We have the overhangs of the front doors.
23 24	the current architectural that I showed you tonight,	23 24	But even more than that, going back to
25	and there's a bit more staggering than it looks like	25	the plans, you see our elevations are staggering
	Page 42		Page 44
1	in the site plan.	1	along the front.
1 2	in the site plan. CHAIRMAN CLEW: I'm sorry, there is a	2	along the front. CHAIRMAN CLEW: How deep is that
2 3	in the site plan. CHAIRMAN CLEW: I'm sorry, there is a bit more staggering where?	2 3	along the front. CHAIRMAN CLEW: How deep is that stagger about?
2 3 4	in the site plan. CHAIRMAN CLEW: I'm sorry, there is a bit more staggering where? THE WITNESS: In than it looks like	2 3 4	along the front. CHAIRMAN CLEW: How deep is that stagger about? THE WITNESS: It's about 2 feet.
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	Page 45		Page 47
1	MR. NEWLIN: My apologies.	1	Are these windows going to be tinted at
2	MR. HALL: If he testified they're	2	all or are they just going to be clear glass.
3	coming in from the garden, you can't have it both	3	THE WITNESS: They're going to be
4	ways.	4	what's called low-E glass, which is generally clear
5	MR. NEWLIN: I am happy to wait if you	5	looking, but it's meant to be you know, it's meant
6	prefer.	6	to reduce the heat gain within the unit and it's
7	MR. INGLESINO: Okay. We will address	7	meant to reduce facing of interior elements; carpets,
8	that at the next meeting.	8	furniture, those types of thing.
9	MR. NEWLIN: Sure.	9	CHAIRMAN CLEW: That will be low-E
10	VICE CHAIRMAN CHIPPERSON: Can I ask	10	throughout?
11	Mr. Minno we don't have a drawing, I don't	11	THE WITNESS: Yes.
12	believe, of the pool house. What aspects from this	12	CHAIRMAN CLEW: Okay.
13	elevation do you think are going to be the look for	13	MS. CLAYTOR: So how visible are, say,
14	the pool house?	14	window treatments through a low-E pane?
15	THE WITNESS: They'll be in the same	15	THE WITNESS: Well, you would see it.
16	genre, the style, same window pattern, same materials	16	I mean, especially at night you would see the window
17	around the entire building.	17	treatment because the units would be lit up and, you
18	VICE CHAIRMAN CHIPPERSON: I mean, is	18	know, it's just like a nighttime window, but
19	it going to be varied or stone versus siding or one	19	MS. CLAYTOR: Right. They're just very
20	or the other?	20	large windows. They're very large.
21	THE WITNESS: I think it will include	21	THE WITNESS: That's a great thing for
22	stone. I think it will	22	the residents.
23	VICE CHAIRMAN CHIPPERSON: You do.	23	MS. CLAYTOR: Right, yeah.
24	THE WITNESS: it will include	24	CHAIRMAN CLEW: Okay. Are there other
25	horizontal siding and some of the board and batten,	25	questions from the board?
-	Page 46		Page 48
	Page 46		Page 48
1	and it'll include the black window, the two over two	1	MR. YATES: One final question. The
2	and it'll include the black window, the two over two black windows. It will be very much in the same feel	2	MR. YATES: One final question. The between the affordable and the market-rate units
2 3	and it'll include the black window, the two over two black windows. It will be very much in the same feel and style.	2 3	MR. YATES: One final question. The between the affordable and the market-rate units there's no change of construction technique,
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1	THE WITNESS: That's a Bohler question.	1	CHAIRMAN CLEW: Maybe we can do that in
2	MS. WALTERS: Okay, thank you. I'll	2	context with the questions earlier around storing
3	wait.	3	stuff outside and
4	MS. MERTZ: Dave, can you also confirm	4	THE WITNESS: Yes, those were all
5	now or at the next meeting, 'cause I know you didn't	5	really good questions. And I really appreciate the
6	do the floor plans weren't yours, but that the	6	board's interest in fairness to the affordable units.
7	COAH units will have in-house washer/dryer units,	7	I don't usually see that concern from the Planning
8	whether that be stacked or side by side?	8	Boards, so I want to compliment you on being fair to
9	THE WITNESS: I can say that they will.	9	your affordable neighbors. So that's great.
10	MS. MERTZ: Okay, great. Thank you.	10	CHAIRMAN CLEW: Okay. Are there any
11 12	CHAIRMAN CLEW: Okay. Anybody else on the board?	11 12	remaining questions that folks from the board or from the public have on this portion of the application?
13	(No response.)	13	Oh, sorry, I do see a raised hand now.
14	CHAIRMAN CLEW: Okay. If not, I will	14	Cathy Wilson. Can you tell us I assume that's who
15	I would like to open it up to the public for	15	you are. Tell us who you are and where you live and
16	questions.	16	
17	Lori is going to help us do that, but	17	SECRETARY TAGLAIRANO: You have to
18	what I would ask is if people who are on Zoom, if you	18	unmute, Ms. Wilson.
19	can raise your hand first and then introduce	19	MS. WILSON: Okay.
20	yourselves, tell us your name and where you live, and	20	CHAIRMAN CLEW: We can hear you now,
21	we will get through the list of folks as we go, or as	21	Cathy.
22	you raise your hands rather.	22	MS. WILSON: There we are, 20 Beechwood
23	SECRETARY TAGLAIRANO: I am looking. I	23	Drive, Morris Township.
24 25	don't see any I don't see anybody with a raised hand at the moment. Okay.	24 25	So I just wanted to confirm on the questions about sound from 287. Can you clarify for
20	hand at the moment. Okay.	23	questions about sound from 287. Can you clarify for
	Page 50		Page 52
1		1	-
1 2	Page 50 CHAIRMAN CLEW: Okay. Is there anybody who was not able to raise their hand but would like	1 2	Page 52 me what the what your testimony was on the sound barrier? Is that coming further information about
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	Page 57		Page 59
1	The second piece is a question, and	1	actually, sorry
2	that is in the latest concept that was just pulled up	2	MS. WALTERS: Quick interrupt, so
2	with the reorientation of certain elements of the	3	
4	site plan, we were I am trying to understand if	4	sorry. Will the samples be available before
	the closest building to us actually has on the end		next meeting for materials used? Will the samples
5	closest to this residency border affordable housing	5	for materials used on the building be available to us
6	or market rate housing unit.		before our next meeting.
7	I think there's a bit of a concern if	7	MR. INGLESINO: I would defer to
8		8	Mr. Minno on that.
9	it's affordable housing being that they don't have a	9	
10	garage and it would be extra outdoor storage required	10	THE WITNESS: Yes, sample boards can be
11	for these individuals to have the same type of	11	I guess because we're in a Zoom environment, we
12	garbage and bicycle considerations.	12	could deliver the sample boards to the Township and
13	MR. HALL: I think you're looking at	13	they would be available there.
14	the original concept plan, not the current one, I	14	CHAIRMAN CLEW: I am hoping that for
15	believe.	15	our next meeting we are all going to be in person, or
16	MS. SILVER: Perfect, yeah. It was a	16	as many of us that can be in person are in person.
17	little confusing as to which one was up on the screen	17	We're working out those details.
18	at the meeting today.	18	But my expectation is that we will have
19	MR. HALL: Yes, the one with the dog	19	the meeting in person next month.
20	park and the fitness center next to the highway was	20	And, Lori, I don't know if you can tell
21	the old one, and that	21	us, will we continue to support a Zoom option for
22	MS. SILVER: Thank you for that.	22	those unable to come in person or do we know all
23	MR. HALL: It had the most the	23	do we know all the answers yet or are we still
24	closest end unit was had affordables. Current	24	working all the questions?
25	one, the current plan, I think it's quite a ways	25	SECRETARY TAGLAIRINO: We do not. This
	Page 58		Page 60
	Page 58		Page 60
1	away. It's the next building over. It's not the	1	is all happening in realtime. We have pieces of
2	away. It's the next building over. It's not the closest one.	2	is all happening in realtime. We have pieces of information, but we don't have what it all means.
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	Page 61		Page 63
1	I think, if we were going to hold an in-person	1	I'm not sure that you know at this particular point
2	meeting, 'cause we're just making an announcement to	2	in time whether you can have an in-person meeting in
3	carry it to a time, a date and place certain.	3	June or not.
4	So I just would like the board to be	4	MR. HALL: Well, I think we can carry
5	cognizant of that and raise that issue with Mr. Hall,	5	it to in-person with the caveat that it may be Zoom.
6	'cause	6	I mean, I got a notice from the court today and it
7	MR. HALL: Yes, I tend to agree that we	7	said that it's going to be held in chambers unless,
8	need to tell people now. We can change it, but when	8	you know, we still have to have it remote.
9	you change it you've got to let people know of the	9	MR. INGLESINO: Yes, I understand. I'm
10	change, I think. As of now it's the 22nd of June,	10	you know, I'm one who's very conservative about
11	according to my calendar, will be the next meeting.	11	notice under the Municipal Land Use Law, you know, so
12	MR. INGLESINO: Yes, my opinion is that it would have to be a Zoom, but at that meeting, if	12	I'm one who doesn't like to deviate from what I know is going to be upheld, and I know that if this is
13 14	there were a need for another meeting, and you could	13 14	carried via Zoom, that that's a proper and
15	do it in person, then you could make an announcement	15	appropriate thing to do.
16	to carry it for an in-person meeting after that.	16	I get a little concerned if it's
17	MR. HALL: Or if we determine in	17	carried to in-person and you can't have in-person,
18	advance that it can be in the meeting room, we can	18	then what does that mean relative to Zoom.
19	that can be noticed as well.	19	So I just think that as we transition
20	CHAIRMAN CLEW: Okay. Well, we have	20	out of sort of COVID protocol to so-called normal,
21	the option currently because we've got a couple of	21	we're going to encounter some of these issues. And I
22	people in the room, so we are doing thank you,	22	would just express the opinion that I would, you
23	Mr. dePoortere, for holding down the fort there with	23	know, we would like to proceed in a conservative
24	Lori.	24	manner so that we don't raise, you know, issues.
25	We have the option of continuing to do	25	MR. HALL: I think it's up to the
	Page 62		Page 64
1	-	1	-
1	this in a hybrid mode, just it may mean that next	1	board. They can have it both ways. I mean, I'm
1 2 3	this in a hybrid mode, just it may mean that next month we have more people physically in the room.	1 2 3	-
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	Page 65		Page 67
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1	it wrong? I looked at my calendar. SECRETARY TAGLAIRANO: 28th.	1	MR. HALL: I don't know what you want
2		2	to discuss. I mean, if it's something information
3	MR. HALL: That's the fifth Monday, isn't it.	3	that's relevant and important that your consultants Paul or McKinley can't provide, then you can consider
4	CHAIRMAN CLEW: No, that's the fourth	4	
5	Monday in	5 6	retaining someone who can. But it's MR. NEWLIN: Right. Doesn't that have
6 7	MR. HALL: Okay, I miscounted, I'm	7	to be done with the applicant?
	•	8	MR. HALL: Yeah, I think the applicant
8 9	sorry. CHAIRMAN CLEW: The 31st of being	9	should
10	the week before.	10	MR. NEWLIN: Okay. So, Rich, I think
11	SECRETARY TAGLAIRANO: So carried to	11	it is appropriate to do that.
12	June 28th.	12	CHAIRMAN CLEW: Yes. You want to go
13	MR. HALL: Okay. That gives us another	13	ahead?
14	week. That's even better.	14	MR. NEWLIN: Yes, may I?
15	CHAIRMAN CLEW: June 28th at 7:30,	15	So the subject is, and I did bring it
16	yeah.	16	up last time, is consideration of hiring an ecologist
17	SECRETARY TAGLAIRINO: And for now	17	to help us with this application, so I wanted to
18	we're going for public?	18	quickly give the considerations for that.
19	MR. HALL: Right. If it's permitted	19	So this is a very intensive
20	and allowed, subject to whatever the applicable	20	development. It's probably the highest density in
21	regulations are, which we're not sure at the moment.	21	Harding in a couple decades with 90 units on
22	Because it cuts both ways. There may	22	15-and-a-half acres approximately. Right now it's
23	be public in the public who don't want to go to a	23	all habitat. Most of that is going away.
24	public meeting, you know. There are competing	24	But and actually the site I did a
25	concerns here that we'll have to see how that the	25	site visit, for the record, myself. I went through,
	Page 66		Page 68
1	Page 66 state and the regulation.	1	Page 68 and certainly has lots of invasives. It also has a
1 2		1 2	-
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2	state and the regulation. CHAIRMAN CLEW: Yes, I mean, I would	2	and certainly has lots of invasives. It also has a lot of pretty, pretty mature specimen trees, you
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	Page 69		Page 71
1	could the benefits be? You know, first of all, the	1	think we should, but it's not my call.
2	applicant has given an environmental impact statement	2	That's it, Rich.
3	and I did look at some of the sections on the	3	CHAIRMAN CLEW: Okay.
4	wildlife habitat aspect and it's very thin and it's	4	I know we also have some open questions
5	very boilerplate.	5	on the list just around the kind of the trees that
6	And I'm sure the board is going to have	6	are being removed and the trees that are being
7	questions about it, and it's going to be very	7	replaced.
8	difficult probably for lay people, at least like me	8	Broadly, I think this is an area that
9	anyway, to ask good questions to see what is	9	does merit focus from the Planning Board.
10	possible. And I do think that EIS is going to take	10	I guess, Mr. Inglesino, do you have any
11	scrutiny.	11	issues or concerns with that proposal?
12	And actually if you look at the site	12	MR. PLATT: Before John mentions
13	plan that Mr. Minno brought up, you notice that the	13	answers that, I just want to support what Alf's
14	landscape plan, I think it was, which he didn't do, I	14	suggestion is. I'm totally on board that we have to
15	think, it was the engineer, you know, all the focus	15	study this and get an expert in there to guide us to
16	is on the developed property and everything else is	16	make the right decisions because that is critical
17	in gray. Does that mean they won't do anything?	17	habitat.
18	Will it be a maintenance plan for that area or just	18	MR. HALL: All right, John.
19	completely ignored?	19	Let me jump in, one problem is it's
20	You go around Harding to certain places	20	zoned for this development, the ordinance says,
21	where you have land that is ignored and it just gets	21	consistent with the site plan.
22	choked with invasive vines and things like that. So	22	So I'm concerned that you're trying to
23	I don't know what's possibly here, I don't know	23	back-door something that the township committee has
24	what's commercially feasible or reasonable here. I	24	chosen to rezone for affordable housing. I mean
25	don't know what the applicant thinks about it.	25	CHAIRMAN CLEW: I'm sorry, Gary. I
			57 5
	Page 70		Page 72
1	Page 70 But I do think we could use some	1	Page 72 don't think we're we would be coming close to
1 2		1 2	-
	But I do think we could use some advice. And that would be, you know, hiring somebody that looks at the site, gives us an settlement of,		don't think we're we would be coming close to
2	But I do think we could use some advice. And that would be, you know, hiring somebody	2	don't think we're we would be coming close to suggesting that we change the zoning.
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### Harding Township

	Page 73		Page 75
1	And, lastly, if, you know, the	1	There's lots of things you can do, I'm
1 2	applicant themselves seem pretty open on changing the	2	pretty certain, so
3	landscape plan. Within reason, of course	3	MR. HALL: Yes, and I was just
4	MR. HALL: Yes, that's fine. I mean	4	MR. YATES: We need we need
5	MR. NEWLIN: to support native	5	specifics.
6	stuff, so we're we're not talking about anything	6	MR. HALL: Right.
7	earth shattering.	7	MR. YATES: And I I think Alf is
8	We're talking about expertise, ideas	8	right and I would expand a little bit on what he
9	and suggestions, and in no way we're talking about	9	said.
10	changing any of the agreement or any of the zoning or	10	Yes, we know, you know, the engineer is
11	at least in my mind, interfering with with the	11	going to present a plan that he says has net zero
12	building plan per se.	12	runoff, but there are a variety of ways to accomplish
13	MR. PLATT: And going along with Alf	13	that.
14	MR. NEWLIN: It's much more low key.	14	And I think, you know, some advice on
15	MR. PLATT: Going along with what Alf	15	how we can use the landscape plan to help support
16	is saying is that, you know, there were some there	16	those, you know, you know, the stormwater management
17	were some nice pin oaks back there and such.	17	and things like that, that's not something that we
18	But, you know, being original tree	18	have the expertise for, but I think we have the
19	hugger, I could see that the elevation and or the	19	interest in doing that.
20	grading is going to be such that it would be	20	And as Alf said, you know, this is sort
21	impossible to save any of those trees.	21	of a unique development for Harding, and how we
22 23	So, again, this is saving what we can and rather than us turning the open conserved area	22 23	accomplish those goals I think is very relevant. And we'd like to do it in a way that
23 24	into a wasteland, actually having it so that it can	23 24	our Master Plan tells us to do, which is to support
25	be a contributing factor to everyone and the	25	the natural landscape to the extent we can versus,
23	be a contributing factor to everyone and the		the natural fandscape to the extent we can versus,
	Page 74		Page 76
1	development as a whole.	1	you know, just a big swale or something like that.
1 2	development as a whole. MR. HALL: No, that's fine, and it's	1 2	you know, just a big swale or something like that. MR. dePOORTERE: I agree that no matter
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	Page 77		Page 79
-		-	-
1	raised relative to encroaching on areas that are not	1	Appreciate you all coming tonight.
2	within the statutory purview of review by this board.	2	MR. INGLESINO: Okay. Thank you,
3	For example, habitat is not something	3	Mr. Chairman.
4	that this board has any jurisdiction under the	4	Thank you, Members of the Board.
5	Municipal Land Use Law to review or regulate.	5	(Whereupon, this matter is continuing
6	Stormwater management is, you know, we have to comply	6	at a future date. Time noted: 9:10 p.m.)
7	with the regulations, and as long as we comply with	7	
8	the regulations that's what we have to do.	8	
9	So I, you know, I really would like to	9	
10	see what the actual scope of review is, of work is,	10	
11	before, you know, my client could agree to go down	11	
12	this path. Because I think that some of the things I	12	
13	was hearing were of concern because they involve	13	
14	matters that are not within the purview of the board	14	
15	statutorily.	15	
16	That's not to say that we couldn't work	16	
17	something out. We want to be cooperative with you,	17	
18	of course. We want to do that and we want this	18	
19	project to be the best project that it can be. But I	19	
20	think we really need to see the details of what the	20	
21	scope of work is before we would, you know, agree to	21	
22	go down this road.	22	
23	MR. PLATT: That's what we were	23	
24	proposing is putting together a plan.	24	
25	MR. INGLESINO: Yes, I am fine with	25	
	Page 78		Page 80
1		1	Page 80 CERTIFICATE
1 2	that, Nic. I mean, yeah, to see a scope of work, we	2	-
			CERTIFICATE
2	that, Nic. I mean, yeah, to see a scope of work, we would like to see that before agreeing to move forward.	2	C E R T I F I C A T E I, LAURA A. CARUCCI, C.C.R., R.P.R., a Notary Public of the State of New Jersey, Notary ID.
2 3	that, Nic. I mean, yeah, to see a scope of work, we would like to see that before agreeing to move forward. MR. HALL: Seems reasonable to me.	2 3	C E R T I F I C A T E I, LAURA A. CARUCCI, C.C.R., R.P.R., a Notary Public of the State of New Jersey, Notary ID. #50094914, Certified Court Reporter of the State of New Jersey, and a Registered Professional Reporter,
2 3 4	<ul><li>that, Nic. I mean, yeah, to see a scope of work, we would like to see that before agreeing to move forward.</li><li>MR. HALL: Seems reasonable to me.</li><li>CHAIRMAN CLEW: That's a very</li></ul>	2 3 4	C E R T I F I C A T E I, LAURA A. CARUCCI, C.C.R., R.P.R., a Notary Public of the State of New Jersey, Notary ID. #50094914, Certified Court Reporter of the State of New Jersey, and a Registered Professional Reporter, hereby certify that the foregoing is a verbatim record of the testimony provided under oath before
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