

Chairman Sayah called the meeting to order and the Administrative Officer read the opening statement. The meeting was held remotely via Zoom due to COVID-19.

**ROLL CALL:** The roll call showed the following members present: Chairman Paul Sayah, Nicholas Borrillo, Glenn Cantor, Matthew Hughes, Richard Mertens, Jose Orozco, William Stahnten, Michael Ryan, and Michael Wrubel.

Also in attendance were Andrew Bayer, Board Attorney, Charles Cunliffe, Board Engineer, Jennifer Beahm, Board Planner, Shari Spero, Licensed Tree Expert, John Aguiar, Code Enforcement Officer and Eileen Cusa Zoning Board Secretary.

**PLEDGE OF ALLEGIANCE:**

**SWEARING IN OF ZONING BOARD PROFESSIONALS:** Mr. Cunliffe, Ms. Beahm, Ms. Spero, and Mr. Aguiar were sworn in.

**APPROVAL OF MINUTES:** Mr. Orozco made a motion to approve the minutes from the February 13, 2023 meeting. Motion was seconded by Mr. Borrillo and carried with Messrs. Borrillo, Cantor, Hughes, Orozco, Ryan, Wrubel and Chairman Sayah.

**VOUCHERS:** There were no vouchers to approve.

**CORRESPONDENCE:** Case No. BA21-21 Countryside North American Partners, LLC has been carried to May 22, 2023 with no further notice, the Board has been granted an extension of time through that hearing.

Case No. 20-117 NJ Solar 2000 LLC has been removed from the agenda until further notice. The applicant will re-notice when re-scheduled, the Board has an extension of time through October 31, 2023.

**RESOLUTIONS:** No resolutions to approve.

**APPLICATIONS BEFORE THE BOARD:**

a. **Case No. BA21-10/ Route 9 Howell, LLC**

See attached transcript.

Mr. Cantor made a motion to adjourn the meeting. Motion was seconded by Mr. Hughes and carried. Meeting adjourned at 9:15 p.m.

Respectfully submitted,  
Eileen Cusa, Recording Secretary

**NOTE:** A CD or DVD of this meeting is available on request.

TOWNSHIP OF HOWELL ZONING BOARD OF ADJUSTMENT  
COUNTY OF MONMOUTH - STATE OF NEW JERSEY

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REGULAR MEETING FOR:

ROUTE 9 HOWELL, LLC  
BLOCK 71, LOT 20  
USE & BULK VARIANCE

APPLICATION NO. BA21-10

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MONDAY, FEBRUARY 27, 2023

7:00 P.M.

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TRANSCRIPT OF PROCEEDINGS

REMOTE PUBLIC HEARING

AB COURT REPORTING, LLC  
CERTIFIED COURT REPORTERS  
26 ALGONQUIN TERRACE  
MILLSTONE TOWNSHIP, NEW JERSEY 08535  
TEL: (732)882-3590  
angelabuonocsr@gmail.com

1 BOARD MEMBERS PRESENT:

2 PAUL SAYAH, CHAIRMAN

3 NICHOLAS BORRILLO

4 GLENN CANTOR

5 MATTHEW HUGHES, III

6 RICHARD MERTENS, VICE-CHAIRMAN

7 JOSE OROZCO

8 MICHAEL RYAN

9 WILLIAM STAHTEN (Recused)

10 MICHAEL WRUBEL

11

12

13 ALSO PRESENT:

14

ANDREW BAYER, ESQUIRE, Board Attorney  
-Pashman Stein

15

CHARLES CUNLIFFE, P.E., Board Engineer  
-T & M Associates

16

17

JENNIFER BEAHM, P.P., AICP, Board Planner  
- Leon S. Avakian, Inc.

18

SHARI SPERO, LTE, Certified Tree Expert  
- CME Associates

19

20

EILEEN CUSA, Zoning Board Secretary  
- Township of Howell

21

JOHN AGUIAR, Code Enforcement Officer/Zoom Moderator  
- Township of Howell

22

23

24 STENOGRAPHICALLY REPORTED BY:

25

DEANNA WIZBICKI  
Registered License No. 30CY00001700

1 A P P E A R A N C E S:

2

HEILBRUNN PAPE, LLC

3

BY: KENNETH L. PAPE, ESQUIRE

4

516 State Highway 33

Millstone Township, New Jersey 08535

5

T: (732)-679-8844

F: (732)-679-6554

6

Email: kpape@hpnjlaw.com

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--Counsel for the Applicant

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14

ALSO PRESENT:

15

16

DR. RICHARD ROBERTS

-Owner/Applicant

17

SCOTT KENNEL

18

-McDonough & Rea Associates

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ALLISON COFFIN, P.P., AICP

-James W. Higgins, Associates

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WITNESSES

PAGE

PETER W. STRONG, P.E. -Crest Engineering Associates	25
STEPHEN L. RADOSTI, AIA -Perez + Radosti Associates	75

PUBLIC COMMENT:

NAME	ADDRESS	PAGE
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None.

## E X H I B I T S

<u>NO.</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
A-1	Development Application	*
A-2	Application Checklist	*
A-3	Traffic Impact Analysis prepared by McDonough & Rea Associates, Inc. Dated 2/23/21-Superseded-This has been superseded by item # 10	*
A-4	Environmental Impact Statement prepared by Crest Engineering Associates, Inc. Dated 1/26/21, last revised 9/21/2022	*
A-5	A Statement as to Manner of Stormwater Management Report prepared by Crest Engineering Associates, Inc. Dated 1/26/21, Last revised 9/21/22	*
A-6	Architectural Plans consisting of three (3) sheets prepared by Perez + Radosti Associates, P.C., dated 11/30/22	*
A-7	Use Variance Plans consisting of six (6) sheets prepared by Crest Engineering Associates, Inc. Dated 1/26/21, last revised 9/21/2022	*
A-8	Waiver request letter prepared by Kenneth Pape, Esq., dated 3/31/2021	*
A-9	Supplemental letter identifying persons testifying prepared by Kenneth Pape, Esq., dated 3/29/2021	*
A-10	Traffic Impact Analysis prepared by McDonough & Rea Associates, Inc. Dated 9/27/2022	*
A-11	Color renderings of Architectural Plans consisting of three (3) sheets prepared by Perez + Radosti Associates, P.C., dated 11/30/22	*
A-12	Proof of Service dated 12/8/2022	*

## E X H I B I T S

<u>NO.</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
3	A-13 Aerial Display Layout prepared by Crest Engineering Associates, Inc. Dated 12/8/2022	*
5	A-14 Aerial Display prepared by Crest Engineering Associates, Inc dated 12/8/2022	*
7	A-15 Auto Turn Display prepared by Crest Engineering Associates, Inc dated 12/8/2022	*
9	A-16 Color Rendering Site Plan prepared by Crest Engineering Associates, Inc dated 12/8/2022	*
11	A-17 Phase I Environmental Site Assessment prepared by Crest Engineering dated April/May/June 2016	*
13	A-18 Soil Containment and Historic Pesticide Investigation Report Prepared by Crest Engineering dated May 20, 2016	*
15	A-19 Phase I Environmental Site Assessment prepared by Crest Engineering dated December 2016	*
17	A-20 Phase I Environmental Site Assessment prepared by Crest Engineering dated July/August 2020	*

(\*) Exhibits were premarked prior to commencement.

## E X H I B I T S

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B-1	Fire Bureau Comments dated 4/9/2021	*
B-2	Shade Tree Review dated 4/21/2021	*
B-3	Farmers Advisory Review dated 4/29/2021	*
B-4	Letter from Environmental Commission dated 5/13/2021	*
B-5	Board Engineers Review dated 5/19/2021	*
B-6	Environmental Review dated 5/12/2021	*
B-7	Monmouth County Board of Health dated 5/21/2021	*
B-8	LOI Line Verification to Owners dated 6/15/2021	*
B-9	Board Engineers Traffic Review dated 7/21/2021	*
B-10	Environmental Review dated 10/12/2022	*
B-11	Shade Tree Review dated 10/19/2022	*
B-12	Farmers Review dated 10/31/2022	*
B-13	Monmouth County Board of Health dated 11/10/2022	*
B-14	Board Engineers 2nd Review Letter dated 11/15/2022	*
B-15	Board Planner's review letter dated 12/7/22	*
B-16	Board Planners First Review dated 6/14/2021	*
B-17	Environmental Review dated 12/14/2022	*
B-18	Certified Tree Experts Review dated 12/19/2022	*



<u>NO.</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
1		
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3	B-19 Board Planners 3rd Review dated 12/22/2022	*
4	B-20 Shade Tree Commission Review dated 12/21/2022	*
5		
6	B-21 Farmers Advisory Review dated 1/26/2023	*
7	B-22 Supplemental Environmental Memo #1 prepared by Board Engineer Charles Cunliffe, T & M Associates dated 1/27/2023	*
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16	(*) Exhibits were premarked prior to commencement.	
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1 MS. CUSA: Township of Howell, Zoning  
2 Board of Adjustment, Monday February 27, 2023  
3 regular meeting.

4 I hereby declare this meeting of the  
5 Howell Township Zoning Board to be open. Adequate  
6 notice having been given pursuant to the New Jersey  
7 Open Public Meeting Act in the following matter:  
8 First, on December 13, 2022, a copy of said notice  
9 was mailed to the Asbury Park Press and the Tri-Town  
10 News. Second, on December 13, 2022, a copy of said  
11 notice was hand delivered to the clerk of the  
12 Township of Howell. Third, on December 13, 2022,  
13 said notice was posted in the office of the Zoning  
14 Board and on the bulletin board of the Township of  
15 Howell Municipal Building, 4567 Route 9, Howell  
16 Township, New Jersey.

17 Please take note that this meeting is  
18 being videotaped for possible future broadcast on  
19 Howell Township TV 77. This meeting is a judicial  
20 proceeding, any questions or comments must be  
21 limited to the issues of what the board may legally  
22 consider in reaching a decision and a decorum  
23 appropriate to a judicial hearing must be maintained  
24 at all times.

25 For any members of the public wishing

1 to ask questions or comment on an application, you  
2 will need to use the raise your hand feature when  
3 the chairman opens the meeting up for the members of  
4 the public. Once you are brought into the meeting,  
5 you will need to have both audio and video, and you  
6 will be sworn in and required to give your name and  
7 address. If you are calling in, you can press star  
8 9 to raise or lower your hand and star 6 to mute or  
9 unmute yourself.

10 CHAIRMAN SAYAH: Thank you, Eileen.  
11 Eileen, can we have a roll call, please?

12 MS. CUSA: Mr. Borrillo?

13 MR. BORRILLO: Here.

14 MS. CUSA: Mr. Cantor? Mr. Cantor?

15 MR. HUGHES: His audio is out.

16 CHAIRMAN SAYAH: Mr. Cantor, it shows  
17 that you are not muted, now it shows you're muted,  
18 now you're unmuted, you have no microphone.

19 MR. BAYER: Well he's here for  
20 attendance purposes, so.

21 CHAIRMAN SAYAH: Yeah, so thumbs up  
22 for attendance purposes, okay.

23 MS. CUSA: Mr. Hughes?

24 MR. HUGHES: Here.

25 MS. CUSA: Mr. Mertens?

1 MR. MERTENS: Here.

2 MS. CUSA: Mr. Stahnten?

3 MR. STAHNTEN: Here.

4 MS. CUSA: Mr. Ryan?

5 MR. RYAN: Here.

6 MS. CUSA: Mr. Wrubel?

7 MR. WRUBEL: Here.

8 MS. CUSA: Chairman Sayah?

9 CHAIRMAN SAYAH: Here.

10 MS. CUSA: You have a quorum.

11 CHAIRMAN SAYAH: Thank you. Will

12 everyone please join me for the Pledge of

13 Allegiance.

14

15 (Pledge of Allegiance.)

16 (Whereupon, the board continued with

17 posted agenda.)

18

- - -

19 (Application is called at 7:21 p.m.)

20

21 CHAIRMAN SAYAH: So, applications  
22 before us, Case Number BA21-10, Route 9 Howell, LLC.

23 This is a use and bulk variance. Application of

24 Route 9 Howell, LLC as applicant and owner of

25 premises known as Block 71, Lot 20, seeking use and

1 bulk variance approval to construct two separate  
2 warehouse buildings, including four separate office  
3 spaces, totaling 190,000 square feet of warehouse,  
4 and 10,000 square feet of office space with  
5 associated parking, trailer parking, loading, and  
6 storm water management facilities.

7 This is a bifurcated application. This  
8 applicant is only seeking use variance approval at  
9 this time. This application was previously  
10 scheduled for December 19, 2022, when it was carried  
11 to February 27, 2023.

12 Mr. Pape?

13 MR. PAPE: Yes, Mr. Chairman, board  
14 members, board professionals, and public, good  
15 evening. Kenneth Pape of the firm Heilbrunn Pape,  
16 on behalf of your applicant.

17 Am I coming in clearly? Board members?

18 MR. AGUIAR: Mr. Pape, may I have a  
19 second, please?

20 Andy, just a quick question. Mr.  
21 Arthur Stahnten was noticed on this application, I  
22 just want to verify to make sure that Mr. Bill  
23 Stahnten is an eligible voting member for this case,  
24 or if he needs to recuse himself?

25 MR. STAHTEN: I would actually prefer

1 to recuse myself. I don't want to have any  
2 implications for my father, myself, our business, or  
3 the municipality. We do own property neighboring,  
4 and were noticed.

5 MR. BAYER: If your family owns  
6 property within 200 feet, Mr. Stahnten, that's the  
7 appropriate decision.

8 MR. STAHTEN: Yeah, we do. We were  
9 noticed. Although it is my father, it's my family,  
10 and I think I would be doing the township a  
11 disservice, and my father, if I didn't.

12 CHAIRMAN SAYAH: Okay, so  
13 Mr. Stahnten, you're welcome to recuse yourself and  
14 you want to stand by as a bystander.

15 MR. STAHTEN: I would like to remain  
16 an attendee, as I do have an interest in what  
17 happens and how this goes.

18 CHAIRMAN SAYAH: Okay. John, can you  
19 move Mr. Stahnten?

20 MS. CUSA: Yes, we're moving him now.

21 MR. STAHTEN: Thank you very much.

22 MR. BAYER: And can we just say, I  
23 wasn't sure who raised the question of Mr.  
24 Stahnten's participation.

25 CHAIRMAN SAYAH: That was John Aguiar.

1 MR. BAYER: Okay. I recognized the  
2 voice, but I didn't see him talking and I was  
3 confused.

4 MR. PAPE: My last question was, am I  
5 coming through clearly, board members?

6 CHAIRMAN SAYAH: You are coming  
7 through clearly, Mr. Pape.

8 MR. PAPE: Thank you. Thank you very  
9 much.

10 So, Mr. Chairman, board members, board  
11 professionals, and public, this is an application  
12 brought by the applicant, Route 9 Howell, LLC,  
13 seeking a use variance to permit the construction of  
14 two warehouse buildings totaling 190,000 square feet  
15 on lands that are known as Lots 20 and 21, Block 71,  
16 which is a 20.24 acre parcel located in the HD-1  
17 zone.

18 And thank you for confirming that the  
19 board took jurisdiction in December, we were  
20 continued to this evening without the requirement of  
21 renotice or republication.

22 This is a property that was assembled  
23 by our client. He initially owned the southern  
24 portion of this property, and was the successful  
25 bidder when the Township of Howell auctioned the

1 northern property.

2           The northern property, some may  
3 remember, was the location of a homeless community  
4 that had taken up residence and had entered into  
5 some agreements with Howell to remain in that  
6 property for a number of years. When our client  
7 purchased the property, he had the obligation -- the  
8 township imposed, and he accepted the obligation --  
9 of removing the homeless community. And he did so  
10 in a very kind and humane manner. He removed all of  
11 the people and assisted in their relocation.

12           The properties before we came before  
13 this board, were thoroughly investigated from an  
14 environmental perspective. Wetland approvals were  
15 sought and are in place, and the proposed  
16 development that we present to you is consistent  
17 with the wetlands that are on the property, does not  
18 violate them in any way.

19           There was also Phase I environmental  
20 audits that were conducted of the property, and  
21 those environmental audits when requested by the  
22 Environmental Commission, were delivered to them.  
23 We spent a number of meetings with the Environmental  
24 Commission going back to 2021, and most recently in  
25 December of 2022.



1           We've spent a number of meetings with  
2 the fire chief. I was going through the list of  
3 times that I met with Chief Lewis. I've met with  
4 him again today to make certain that he had reviewed  
5 the current plans. We had met previously on three  
6 separate occasions for his input.

7           As you indicated, Mr. Chair, this is a  
8 bifurcated application. Although there is a plan  
9 prepared by Crest Engineering, and it contains  
10 considerable information and detail, a lot of which  
11 was generated over the last year and a half in  
12 response to comments and concerns from your  
13 professionals, it remains a use variance application  
14 and not a fully engineered site plan.

15           I point all of that out because there  
16 are elements of the site plan that are not fully  
17 developed on this plan. We will, if the board  
18 approves our use variance, acknowledge the  
19 obligation to return with a fully engineered site  
20 plan and to go through all of those details.

21           The applicant is represented by four  
22 professionals this evening. Peter Strong is the  
23 professional engineer responsible for the  
24 preparation of the plans, and he'll present the  
25 plans. He'll introduce the project, and he'll

1 present his plans.

2 Steve Radosti is the architect, and he  
3 will present the conceptual architectural plans that  
4 he has generated for the site.

5 Scott Kennel is our traffic expert. He  
6 has a lot to share with you. Most of the things  
7 that Scott will describe is the responsibilities  
8 that he undertook to meet the DOT to review this  
9 project, and also the guidance that he gave our  
10 client to acquire lands across the street from the  
11 site so that we're in a position to rebuild the  
12 Estelle Lane jug handle to accommodate the traffic  
13 that we anticipate. He will also go through the  
14 usual traffic and parking elements of the site plan.

15 And our fourth and final witness is  
16 Allison Coffin, our professional planner, whose  
17 responsibility is to present the planning basis for  
18 the use variance relief.

19 With permission, Mr. Chair, I'm ready  
20 to call Mr. Peter Strong, share his credentials with  
21 you, and go right into his direct presentation.

22 CHAIRMAN SAYAH: Mr. Pape, before we  
23 do that, is the applicant going to be available to  
24 answer --

25 MR. PAPE: Dr. Richard Roberts is

1 listening in, and if the board wishes for Dr.  
2 Roberts to speak, I'll reach out to him and ask him  
3 to join us.

4 CHAIRMAN SAYAH: Well, Mr. Pape, you  
5 know, one of the things is, you know, the applicant  
6 itself, you know, the operational considerations of  
7 what this particular request is being made for, you  
8 know, a hundred thousand -- 190,000 square foot  
9 warehouse is, you know, a significant, you know,  
10 envelope and you know wondering, is it a Lidl? Is  
11 it a Target? Is it a distribution center? What  
12 kind of activity is going to take place there? Is  
13 it, you know, a U.S. Postal Service? UPS? Is it an  
14 Amazon?

15 We have no idea, you know, what's  
16 behind the curtain here.

17 MR. PAPE: Surely. Mr. Chairman,  
18 excellent question. Dr. Roberts is a real estate  
19 investor, and is not someone who would be in a  
20 position to testify to operations. We can bring an  
21 operations witness before the board. We're not  
22 prepared to do so this evening.

23 I can tell you that the goal, and this  
24 is not going to be fully responsive to your inquiry,  
25 but the goal is a traditional warehouse. It's not

1 last mile. It's not what is called a van  
2 distribution center. We are looking to create two  
3 standard warehouse storage buildings on the site.

4 But, operations testimony can be  
5 presented to the board. I don't believe that it  
6 would be in Dr. Roberts's purview to present that  
7 testimony.

8 CHAIRMAN SAYAH: Okay. Well, then,  
9 without that, Mr. Pape then how do we get to, you  
10 know, the traffic engineer, right?

11 I mean, we don't know what's coming and  
12 going, how do we know -- you know, the two have to  
13 line up, right?

14 MR. PAPE: I think the traffic  
15 testimony is based on the ITE manual and I think  
16 that we can present that.

17 The operations testimony does not  
18 necessarily have to be placed in any particular  
19 order, as long as the information is before the  
20 board, before a decision is asked.

21 It's your board to run, Mr. Chairman,  
22 and I respect that, but I would ask that you allow  
23 us to present the witnesses that we have this  
24 evening, and we can return to your next available  
25 meeting with operations.

1                   CHAIRMAN SAYAH: That's fine.

2                   MS. BEAHM: I would just say,  
3 Mr. Chair, if Mr. Pape is not prepared to provide  
4 that testimony this evening, then the planning  
5 testimony is going to have to wait, because the  
6 assessment of how this is going to operate plays  
7 right into, is the site particularly suited, and  
8 what is the positive and negative criteria.

9                   So it's your case, it's 100 percent  
10 your decision, but if you're not prepared to move  
11 forward with that, you know, I agree with the  
12 chairman, I think, yeah, relying on ITE is one  
13 thing, but understanding how this is going to  
14 operate, like all warehouses are not equal, and so,  
15 you know, what the anticipated operation of the site  
16 is, is going to lead directly into the number of  
17 vehicles, the distribution of the vehicles, et  
18 cetera.

19                   So, I mean, I'm going to leave it to  
20 you to decide how you want to proceed, but absent  
21 that testimony, I think is problematic in moving  
22 forward.

23                   MR. PAPE: Sure. Well, the fact  
24 witnesses -- I don't disagree, Ms. Beahm. The fact  
25 witnesses are Peter Strong, Steve Radosti and Scott

1 Kennel. And we'll have an operations, we'll have a  
2 fact witness introduced.

3 The planning testimony, I agree, can  
4 only be presented to the board when all of the fact  
5 witnesses have completed their testimony. So I  
6 would agree that Allison Coffin's testimony this  
7 evening would be premature.

8 MR. BAYER: Do you mean expert,  
9 Mr. Pape, you said fact. The engineer and the  
10 traffic, isn't that an expert witness?

11 MR. PAPE: They are expert witnesses  
12 that are going to be placing facts before the board,  
13 facts that a planner then uses as the foundation for  
14 generating her report and opinions.

15 MR. BAYER: Understood.

16 MR. PAPE: Thank you.

17 MS. BEAHM: I just, I mean, I would  
18 also caution on the traffic because I think relying  
19 upon generic traffic is one thing, but understanding  
20 how the site is anticipated to operate is going to  
21 play directly into the traffic. So just keep that  
22 in mind as you proceed forward.

23 MR. PAPE: Understood. I think that  
24 there are elements of the traffic that we can  
25 present this evening. The guidance that Mr. Kennel

1 provided to the applicant and the design team on how  
2 to rebuild the intersection and the jug handle and  
3 the meetings with the DOT, but if, to be cautious,  
4 we can wait for his quantification of traffic until  
5 the operations is before the board.

6           So, Mr. Chair, with permission, I'll  
7 begin with Mr. Strong. I intend to go to  
8 Mr. Radosti as the second witness. And at that  
9 point we'll see where we are and we'll make a  
10 decision as to whether we introduce Mr. Kennel.

11           CHAIRMAN SAYAH: Jen, are we good with  
12 that?

13           MS. BEAHM: I mean, a hundred percent,  
14 it's his case, he can present it in the order with  
15 which he chooses. We're just putting our concerns  
16 on the record just so that you're aware of what kind  
17 of we're looking for.

18           MR. PAPE: A sincere response, thank  
19 you. With that --

20           CHAIRMAN SAYAH: Please, Mr. Pape,  
21 let's get your first person on the --

22           MR. PAPE: If Mr. Aguiar can let Mr.  
23 Strong and Mr. Radosti in, please.

24           I have one further administrative  
25 element. We have a court reporter transcribing the

1 hearing this evening, and with the chair's and  
2 counsel's permission, we will make that court  
3 reporter's transcript available, and if it is your  
4 wish, it could be the official transcript of the  
5 hearing. We'll deliver it to the board in a timely  
6 manner.

7 CHAIRMAN SAYAH: Andy?

8 MR. BAYER: That works. Thank you,  
9 Mr. Pape.

10 MR. PAPE: Very good. So, if we could  
11 let Mr. Strong and Mr. Radosti in, please.

12 CHAIRMAN SAYAH: They're both in.  
13 Mr. Radosti, you're muted.

14 Andy, please swear him in.

15 MR. BAYER: Yes. Mr. Strong and  
16 Mr. Radosti, raise your right hand.

17  
18 P E T E R W. S T R O N G, P.E., sworn.

19  
20 S T E P H E N L. R A D O S T I, A I A, sworn.

21  
22 MR. BAYER: Please state your name,  
23 spell your last, starting with Mr. Strong.

24 MR. STRONG: Peter W. Strong,  
25 S-T-R-O-N-G.



1 MR. RADOSTI: Stephen Radosti,  
2 R-A-D-O-S-T-I.

3 MR. BAYER: Witnesses are sworn, Mr.  
4 Chairman and Mr. Pape.

5 CHAIRMAN SAYAH: Thank you. All  
6 right, Mr. Strong. I guess he's the first one,  
7 Mr. Pape?

8 MR. PAPE: He is.

9 CHAIRMAN SAYAH: Let's get his  
10 credentials on the record.

11 MR. PAPE: You got it, Mr. Chair.  
12 Mr. Strong, please share with the board and the  
13 public your professional and educational background.

14 MR. STRONG: Yes. I have a 1971  
15 degree in civil engineering from Newark College of  
16 Engineering, now known as the New Jersey Institute  
17 of Technology. I practice civil engineering and  
18 land development in the Central New Jersey area for  
19 the last 50 years.

20 I'm a licensed professional engineer in  
21 the State of New Jersey since 1975, and I'm  
22 currently a licensed professional engineer in the  
23 State of Florida as well. And I started Crest  
24 Engineering in 1981 and have been associated with  
25 the firm ever since.

1 MR. PAPE: Mr. Chair, I ask that you  
2 accept Mr. Strong and allow him to testify this  
3 evening as a professional engineer.

4 CHAIRMAN SAYAH: Mr. Strong, you are a  
5 current New Jersey certified professional engineer,  
6 correct?

7 MR. STRONG: I certainly am.

8 CHAIRMAN SAYAH: Okay, we accept your  
9 credentials, sir.

10 MR. STRONG: Thank you.

11

12 P E T E R W. S T R O N G, P. E.,

13 previously sworn, testifies as follows:

14

15 MR. PAPE: Mr. Strong, if you could  
16 begin by identifying the exhibits that you intend to  
17 rely upon to make your presentation this evening?

18 MR. STRONG: Yes, I have several  
19 potential exhibits: An aerial map of the site; an  
20 aerial map that shows the proposed layout on top  
21 superimposed on top of it; I have a variance sketch  
22 plan which shows some of the stormwater and grading  
23 elements of the site; and I have a colored rendering  
24 of the site plan.

25 In addition, I also brought with me and

1 suggested to Mr. Cunliffe, the previous plan that we  
2 originally submitted for this project, in case  
3 anyone wanted to see how it has changed over the  
4 last two years that we've been working towards this  
5 hearing date.

6 I can share my screen with the board if  
7 you will allow me, and we can proceed with the  
8 exhibits.

9 CHAIRMAN SAYAH: One second,  
10 Mr. Strong.

11 MR. STRONG: Sure.

12 CHAIRMAN SAYAH: Charlie?

13 MR. CUNLIFFE: Yes, Mr. Chair.

14 CHAIRMAN SAYAH: A before and now, is  
15 that what we're looking at, trying to look at here?

16 MR. CUNLIFFE: So, this application,  
17 and I don't have the exact date in front of me, was  
18 filed at least a year and a half ago. So the plan  
19 has gone through some revisions from what was first  
20 submitted to the board to what is being presented to  
21 the board tonight. So, it was merely a suggestion,  
22 if the board has questions, obviously it was a plan  
23 that was already submitted to the board. It might  
24 be something in reference to the board so they can  
25 see the changes that have been undertaken to the

1 site prior to the application being presented to us  
2 tonight, what you're seeing tonight, so.

3 CHAIRMAN SAYAH: Okay.

4 MR. STRONG: It's not our major focus,  
5 but it is available if you want to see it.

6 CHAIRMAN SAYAH: All right, Mr.  
7 Strong. Go ahead, present.

8 MR. PAPE: So, I think we're starting  
9 with the aerial photograph for orienting the board,  
10 maybe the aerial photograph with the plan  
11 superimposed on it. And then we can go to, I think  
12 we would then go to the rendering.

13 MR. STRONG: Okay. Let's see if  
14 everybody can see this, this is the aerial exhibit  
15 which shows--

16 MR. PAPE: It's not loaded,  
17 Mr. Strong.

18 MR. CUNLIFFE: You might be sharing,  
19 if you have two monitors, the wrong screen.

20 MR. STRONG: I only have one monitor,  
21 and it's quite visible on my screen but.

22 CHAIRMAN SAYAH: Charlie, do you have  
23 it?

24 MS. BEAHM: All we see is your, like,  
25 documents list.

1 MR. STRONG: Okay. I don't know what  
2 to tell you.

3 MR. CUNLIFFE: Peter, is this one of  
4 the exhibits that were marked to the board?

5 MR. STRONG: Yes, yes.

6 MR. CUNLIFFE: Do you know which one  
7 it is?

8 MR. PAPE: I think it's A-13.

9 MR. CUNLIFFE: I don't know that I --

10 MR. PAPE: It's A-13 or A-14.

11 MR. CUNLIFFE: I apologize, I was  
12 looking at the wrong exhibit list. Let's see.

13 Yeah, I don't know that I have that. I  
14 think that would have to be John or Eileen pulls  
15 that up, that's not a link on the --

16 MR. STRONG: You're still not seeing  
17 that?

18 MR. PAPE: No, Peter. We're just  
19 seeing your list of exhibits.

20 MR. STRONG: My computer says you're  
21 screen sharing and it's got the exhibit up there, so  
22 I don't know.

23

24 (WHEREUPON, the record is paused to  
25 for technical difficulties.)

1 MS. CUSA: This one is A-13.

2 MR. PAPE: Peter, let's work with it.

3 MR. STRONG: Okay.

4 MR. PAPE: I'm going to ask if you  
5 could, with the aerial photograph, identify the  
6 properties that we are presenting to the board for  
7 their consideration, if you could give us the  
8 acreage of the properties, Lots 20 and 21.

9 CHAIRMAN SAYAH: Can you close out the  
10 right-hand panel on that, please, over where it says  
11 convert. I think we're there.

12 Jen, Charlie, this is what we're  
13 looking at?

14 MS. BEAHM: I mean, it's up to them.  
15 I'm not a hundred percent sure where this is going  
16 so I think, let's see what he says.

17 MR. PAPE: This is the aerial, it's  
18 for purposes of orienting all members who are  
19 watching. I think maybe if we could get a little  
20 bit more of the --- that looks good.

21 So, Peter, if you could, we're looking  
22 for the location of the property, the zone of the  
23 property, the size of the lots, and perhaps we can  
24 just kind of go around the perimeter of the  
25 property.

1 MR. STRONG: Okay. So the exhibit  
2 shows Route 9, pretty much the north, south, the up  
3 and down to the middle of the site. To the left or  
4 the west of Route 9 is the two lots that we're  
5 mostly concerned with this evening, Lots 20 and 21  
6 of Block 71 with a combined total of 20.24 acres.  
7 There's also, that's outlined in yellow.

8 Also, on the east side are Lots 52 and  
9 53 and Lot 25, which are peripherally involved  
10 because of the proposed improvement to the jug  
11 handle on the easterly side of Route 9 and Estelle  
12 Lane.

13 The site is vacant at this present time  
14 as far as improvements go, has been approved with  
15 various structures in the past, but the current plan  
16 doesn't have any. There are two proposed  
17 warehouses, as you can see, the northerly warehouse  
18 consisting of 110,000 square feet including the  
19 5,000 square feet of office space, and the southerly  
20 building consisting of 90,000 square feet including  
21 85,000 square feet of office space.

22 MR. PAPE: I think that's 8,500 square  
23 feet.

24 MR. STRONG: Sorry?

25 MR. PAPE: I think that's 8,500 square

1 feet of office, not 85,000.

2 MR. STRONG: 85,000 square feet of  
3 warehouse.

4 MR. PAPE: Thank you.

5 MR. STRONG: And then 5,000 square feet  
6 of office, 90,000 total, yes.

7 MR. PAPE: Thank you.

8 MR. STRONG: There was a singular  
9 access road coming off the jug handle, the jug  
10 handle will be improved. And Scott Kennel will talk  
11 more about that in his portion of the testimony.

12 Main drive that comes in between the  
13 two buildings, and then there is two office spaces  
14 in the easterly and westerly corners of the  
15 northerly warehouse building, small parking lot in  
16 the front near that office and another one --  
17 another two, actually, in the corner near the  
18 westerly office, and then 15 loading docks along the  
19 west side of the proposed building.

20 In the middle between the two  
21 buildings, there are some trailer parking spaces, 14  
22 in the location directly to the south of the  
23 northerly building, another 8 approximately at the  
24 end of the main entrance drive.

25 The southerly building has two office



1 spaces, one in the northerly corner and one in the  
2 middle of the westerly wall. And there is parking  
3 along the northerly side of that southerly building,  
4 as well as along the westerly side of that building,  
5 and then there are 20 loading dock areas to the  
6 south end of that building, and an exit drive out to  
7 Route 9 from that particular area, so that the  
8 trucks can circulate around the site or back out to  
9 the jug handle, depending on which way they want to  
10 go from there.

11 CHAIRMAN SAYAH: Mr. Strong?

12 MR. STRONG: Yes.

13 CHAIRMAN SAYAH: The proposed  
14 warehouses, are they single level, or two level, or  
15 higher?

16 MR. STRONG: They're, well, they're  
17 single level.

18 CHAIRMAN SAYAH: They are single  
19 level, okay.

20 MR. STRONG: Yes. Mr. Radosti will  
21 talk more about the buildings themselves and the  
22 architecture, but yes, they are single level.

23 So, for a total of on the site that  
24 we're proposing, we have 35 loading docks, we have  
25 22 trailer parking spaces, we have 83 car parking

1 spaces where 71 would be required under your  
2 ordinance requirements, and there is a total of  
3 200,000 square feet of building space, which 190,000  
4 square feet is warehouse, and 10,000 square feet is  
5 office space.

6 MR. PAPE: Mr. Strong, what is the  
7 current zone of Lots 20 and 21?

8 MR. STRONG: The current zone is HD-1.  
9 And we meet all of the requirements, all the bulk  
10 requirements of the HD-1 zone.

11 MR. PAPE: So, that would be building  
12 coverage, impervious coverage, setbacks?

13 MR. STRONG: Lot area setbacks, all of  
14 that, including buffers along the northerly and  
15 westerly property lines.

16 MR. PAPE: And it's my understanding,  
17 there's a single variance associated, a single bulk  
18 variance associated with the relief, and that has to  
19 do with the number of signs that the applicant  
20 requests for the warehouse buildings. The one's  
21 permitted, we're asking for two, or a maximum of  
22 number of tenants that are in the building.

23 Is that the only bulk variance that is  
24 on your plans?

25 MR. STRONG: To the best of my

1 knowledge, yes.

2 MR. PAPE: I'm going to ask, although,  
3 Mr. Chair and board members, this is not a site  
4 plan, there are elements of the plan that are site  
5 plan elements, and I'm going to ask that Mr. Strong  
6 go through those and just address them, to the  
7 extent that he can, for a plan that's not fully  
8 engineered.

9 I think over the last year and a half,  
10 most of the time that we have spent with  
11 Mr. Cunliffe was addressing the stormwater  
12 requirements, and addressing the changes in the  
13 stormwater requirements as they were changed by the  
14 DEP last year.

15 If you could describe the stormwater  
16 system that you have designed for the site, and I'm  
17 going to then ask if you could go through a serious  
18 of questions about that system being compliant with  
19 applicable state and municipal requirements.

20 If you could just do a simple overview  
21 of the stormwater system.

22 MR. STRONG: Okay. I think it would  
23 be more useful if we had one of the other exhibits.

24 MR. PAPE: Okay. What would you like  
25 to put up?

1 MR. STRONG: Well, I could do it with  
2 the colored rendering, or I could do it with the  
3 site plan drawing, the variance plan.

4 MR. PAPE: A-16 is your colored  
5 rendering, if we could.

6 MS. CUSA: A-16 is coming up, it's  
7 just taking a few minutes.

8 MR. PAPE: Okay. Thank you.

9 MS. CUSA: You're welcome.

10 CHAIRMAN SAYAH: Can we blow that one  
11 up? But, also, this unnecessary right panel that  
12 you have on the screen, you can close it out right  
13 there, right there. Knock it out.

14 MR. PAPE: Mr. Strong, are you ready?

15 MR. STRONG: Yeah, can you shift the  
16 drawing up a little bit so I can see the whole  
17 thing? Okay. So, this is a better view of what we  
18 saw before on the aerial plan. In the two offices  
19 with the central driveway coming in off the jug  
20 handle.

21 CHAIRMAN SAYAH: So, then that's a,  
22 that current jug handle is going to turn into a  
23 two-way, is that it?

24 MR. STRONG: Yes, well, actually it  
25 will be three lanes because it will be one lane

1 coming in and two lanes going out, but Mr. Kennel  
2 will talk more about that.

3 So, the stormwater for the site, the  
4 northerly area we have three stormwater detention  
5 basins designed under the new NJDEP, and Howell  
6 Township regulations which call for basically  
7 infiltration basins to put the stormwater runoff  
8 back into the ground as much as possible for  
9 discharging any excess. And any excess would be  
10 stored below the current stormwater runoff from the  
11 various locations on the site.

12 So, we have three basins that service  
13 the northerly area of the site that take care of the  
14 northerly warehouse, and the parking, truck loading,  
15 and trailer parking areas that are adjacent to it,  
16 and are part of it.

17 And then in the southerly area, we have  
18 two basins, one on the westerly wall, the westerly  
19 property line, and one on the southerly property  
20 line that would do likewise for that southerly  
21 building and its parking, and truck loading areas,  
22 including the driveway out to Route 9 so that the  
23 stormwater -- we've demonstrated, I think Mr.  
24 Cunliffe, he could speak for himself, of course, but  
25 our conversations, we have demonstrated that the

1 system that we've basically designed but is not  
2 fully done, it would be done at the site plan stage,  
3 but we demonstrated that the stormwater, as laid out  
4 in preliminarily designed, would adequately satisfy  
5 the regulations of the DEP and Howell Township  
6 regarding stormwater management on the site for  
7 this, for this layout.

8 MR. PAPE: So, if I may, there are DEP  
9 requirements and municipal requirements. Are you  
10 comfortable advising the board that you can design a  
11 system similar to that which is shown here to the  
12 satisfaction of both the DEP and the township?

13 MR. STRONG: Absolutely.

14 MR. PAPE: And these smaller basins  
15 around the site, this is the new design standard  
16 that comes out of last year's DEP regulations?

17 MR. STRONG: Yes, yes, it is.

18 MR. PAPE: And all of this would be  
19 the obligation of the property owner -- and all of  
20 these systems would be the obligation of the  
21 property owner, would not create any burden on the  
22 township; is that an accurate statement?

23 MR. STRONG: They would all be  
24 privately owned and maintained by the owner of the  
25 site, owner/operator of the site.

1           MR. PAPE: And I think there is one  
2 more part of the DEP regulations that we really  
3 should place on the record.

4           The DEP imposes on the design engineer,  
5 the obligation to create an operations and  
6 maintenance manual, to submit it to the township  
7 engineer for review and approval, and then to record  
8 it as a covenant on the property that runs with the  
9 land.

10           In fact, the O & M, the operations and  
11 maintenance manual, O & M manual, is one of the  
12 obligations that you would have to provide to  
13 satisfy Mr. Cunliffe at the time of site plan --

14           MR. STRONG: That is right.

15           MR. PAPE: -- is that an accurate  
16 statement?

17           MR. STRONG: Yes, it is.

18           MR. PAPE: I'm going to ask, as far as  
19 grading, if you could just, what regrading of this  
20 site would be necessary to accommodate the two  
21 buildings that you're showing?

22           MR. STRONG: Well, obviously the area  
23 where the buildings are and the parking would be all  
24 part of the regrading. But the areas shown in the  
25 darker green along the northeast corner of the

1 building, which includes a small, existing pond  
2 that's shown in lighter blue in that area. And then  
3 along the northerly and westerly property lines  
4 wrapping around the two buildings, those areas are  
5 intended to be areas that would not be disturbed by  
6 the improvement of the site with the warehouse uses  
7 and the parking, so that the grading would be  
8 confined to the areas within that.

9           And for the most part, in the front of  
10 the site that borders Route 9, would have limited  
11 grading in that area as well, although we have --  
12 you can't see it now but there's landscaping that  
13 we're putting in that particular area to enhance the  
14 streetscape and -- there you go.

15           But again, the darker green around the  
16 exterior west side, the north side and up around the  
17 pond in the northeast corner, and then there's also  
18 a strip of existing vegetation and trees that are  
19 just in the south of the existing jug handle, the  
20 reverse jug handle for Estelle Lane. That would all  
21 be areas that would remain and not be disturbed.  
22 The area in between obviously for the building and  
23 the parking would be disturbed, and it would be  
24 regraded to meet the stormwater regulations to make  
25 sure it flows in the right directions, and meets the



1 stormwater requirements that have been set before  
2 us.

3 MR. PAPE: I'm going to ask if you  
4 could briefly describe the onsite circulation plan,  
5 and I'm saying briefly because Mr. Kennel's  
6 responsibilities include some of the details of that  
7 design. But if you could just indicate the means of  
8 ingress and regress, we see that there is two  
9 separate driveways, how will they function. And if  
10 you could confirm that you have uses turning  
11 templates of all the anticipated vehicles,  
12 tractor-trailers, fire vehicles, trash vehicles, and  
13 if you could confirm that --

14 CHAIRMAN SAYAH: Excuse me, Mr. Pape.  
15 There is a hot mic, someone's got a hot mic out  
16 there. All right, Mr. Pape, I'm sorry.

17 MR. PAPE: Oh, I'm sorry.

18 MR. STRONG: Yes, the circulation,  
19 basically, as I mentioned previously, the main  
20 entrance/exit would be at the existing jug handle  
21 connection with Route 9 to be widened and improved  
22 on this side of the road, west side of the road, as  
23 well as some improvements to the east side which  
24 Scott will explain a little more later.

25 But, there would be an entranceway,

1 driveway in, and two entrance, exit driveways going  
2 out. The main circulation would be in between the  
3 two buildings, and then split to the north and the  
4 south to the loading areas in the backs, and then  
5 there is an exit driveway from the southerly area  
6 behind the south of the southerly building and that  
7 truck loading area to exit onto Route 9 south so  
8 that the traffic could circulate in that direction.

9 So, this entranceway would all be off  
10 of Route 9 at the Estelle jug handle. Exit could be  
11 either to Route 9 North or South from the jug  
12 handle, or to Route 9 South of the southerly exit  
13 driveway.

14 Yes, and we do have, there is an  
15 exhibit, I'm not sure where it is at the moment, but  
16 there is an exhibit that shows the truck-turning  
17 radiuses superimposed on the site.

18 MR. PAPE: And if you could verbally  
19 confirm that the WB-62 and the WB-67 and the fire  
20 trucks, and the trash removal vehicles can all be  
21 accommodated safely with this design?

22 MR. STRONG: They can be, yes.

23 MR. PAPE: And if you could, I know  
24 that the fire chief is always interested in the  
25 dimensions of the driveways. If you could share

1 with the board the dimensions of the driveway system  
2 onsite, identifying where there is one-way traffic  
3 and where there's two-way traffic.

4 MR. STRONG: The main entrance off of  
5 Route 9, I believe that that's 36 feet wide for the  
6 entering and exiting traffic. It narrows down to 30  
7 feet in between the two buildings, and then splits  
8 off to, I believe it's 24 feet in either direction  
9 and then there's an exit-only driveway, I believe is  
10 20 feet going out to Route 9 South.

11 MR. PAPE: Mr. Chair and board  
12 members, those dimensions were shared with Chief  
13 Lewis and in his most recent report confirms that  
14 they are satisfactory to him for fire fighting  
15 purposes.

16 Peter, I'm going to ask if you could,  
17 you did address the parking onsite. I think we have  
18 about 12 spaces more than the ordinance requires.  
19 If you could confirm that when the plan is finally  
20 completed, that there will be the required number of  
21 EV charging stations incorporated into the parking.

22 MR. STRONG: Yes, there will be. Yes.

23 MR. PAPE: I'm going to ask if we can  
24 go to the landscaping. The landscaping is a site  
25 plan element. Considerable landscaping is shown

1 here conceptually. And, to the board members, it's  
2 to demonstrate the commitment of your applicant to  
3 creating a highly landscaped and attractive road  
4 front, road view scape along the front.

5 But, Peter, if you could just briefly  
6 go through the landscaping scheme. And then I'm  
7 going to ask if you can also confirm receipt of  
8 Shari Spero's report from December of last year,  
9 just confirm that all of the requests made in that  
10 report can and will be addressed in that site plan.

11 MR. STRONG: Yes, so as I said  
12 previously, we have a significant amount of  
13 landscaping in the front of the building, the  
14 buildings between the buildings and Route 9, to  
15 supplement the existing vegetation that would be  
16 maintained. Those would be a variety of deciduous  
17 and evergreen trees and ornamental-type trees to  
18 enhance the landscape, including foundation  
19 plantings along the various foundation walls, and  
20 wrapping up around the north and west ends of the  
21 property outside of the buffer where we would be  
22 supplementing the existing vegetation that would  
23 remain as part of the buffer.

24 And the report by Shari Spero, I have  
25 seen that, I have digested it, and we have no

1 problem with complying with her request for  
2 additional and enhanced landscaping on the site.

3 MR. PAPE: I think it's appropriate  
4 here to point out that there are buffer requirements  
5 in Howell Township and if you would just let the  
6 board know that you are mindful of those buffer  
7 requirements, and that it was your intention to  
8 design this plan to not infringe anywhere on the  
9 buffers?

10 MR. STRONG: That's correct. What  
11 we've shown here demonstrates that buffer.

12 MS. BEAHM: Can I just interject? Do  
13 you want to tell the board and the members of the  
14 public where that is?

15 Like, I feel like we're, like, skipping  
16 over very critical details. And I understand this  
17 is not the site plan, but all of these things factor  
18 into whether or not the use variance is appropriate.

19 So, do you want to point that out?  
20 Because maybe members of the public are unaware of  
21 where that is.

22 MR. STRONG: Well, I can't use my  
23 pointer, my mouse to point things on the display,  
24 but I'll try to describe it as I've gone around the  
25 site. But again, in the northeast corner of the

1 site which is between Route 9 and the northerly  
2 building, there is a significant area of existing  
3 vegetation that is being shown right there.

4 MS. BEAHM: So, I'm just going to say,  
5 the concept plans are, you know, it's very difficult  
6 for let's say, a member of the public to ascertain  
7 what that means. You know, probably, your better  
8 bet would have been to superimpose this over an  
9 actual aerial photograph so they could see it  
10 because this shading and how it looks is not really  
11 helpful in describing what we're dealing with to the  
12 public.

13 MR. PAPE: Well let's try with what we  
14 have. It was our intention to have an exhibit that  
15 was meaningful.

16 And, so north is up and Highway 9 is  
17 east, and so let's -- buffers, on the north, what is  
18 the dimension of the buffer that you have left on  
19 the plan?

20 MR. STRONG: Well, at a minimum, it's  
21 50 feet. In this particular northeast corner area  
22 where you can see the dashed lined that runs  
23 parallel to the property line on the north side,  
24 that is the 50-foot line where the buffer needs to  
25 be, and the actual width of that area is probably

1 200 feet as opposed to 50 feet where the existing  
2 vegetation around the existing pond will remain.

3 MR. PAPE: And as we go towards the  
4 west, do you maintain 50 feet at a minimum?

5 MR. STRONG: Yes, you can see the dash  
6 line, yeah, that's being shown there.

7 MS. BEAHM: So, what is that, what is  
8 that break in the dark green? What is that light  
9 green swatch there, yep.

10 MR. STRONG: I think, I believe that's  
11 where there is no vegetation at the current time.

12 MS. BEAHM: Right. So you're in a  
13 buffer, right?

14 MR. STRONG: It's part of the buffer,  
15 yeah.

16 MS. BEAHM: Yeah. So are you planning  
17 on putting something there?

18 MR. STRONG: We will plant within  
19 that, yes.

20 MR. PAPE: And then you're also  
21 intending to plant additional landscaping in front  
22 of the buffer so that you're doing an infill of the  
23 existing vegetation --

24 MR. STRONG: Right.

25 MR. PAPE: -- is that accurate?

1 MR. STRONG: Yes.

2 MR. PAPE: Perhaps we can go to the--  
3 go to the western edge of the property and similarly  
4 identify the minimum, the minimum --

5 MR. STRONG: To the south there along  
6 that westerly line, there is the vegetation line  
7 that would be affected by the grading, but the dark  
8 green shows the 50-foot buffer that runs parallel to  
9 the property line all the way down the west side.

10 MR. PAPE: And that buffer is in tact  
11 all the way along the western edge of the property?

12 MR. STRONG: Yes.

13 MR. PAPE: And there is additional  
14 lands available for supplementing the landscaping  
15 and to do infill of the landscape, of the existing  
16 vegetation?

17 MR. STRONG: Yes, that's right.

18 MR. PAPE: And I think it's important  
19 to make this point, although you have a number of  
20 stormwater basins around the perimeter, I trust that  
21 none of the stormwater basins are in the buffer?

22 MR. STRONG: They are not.

23 MR. PAPE: And as we get to the  
24 southern edge of the property, if you could describe  
25 how you handle the southern edge of the property?



1                   MR. STRONG: We have added landscaping  
2 along the areas outside of the stormwater basins and  
3 the driveways, all the way out to Route 9. And as  
4 you can see, there is a commercial -- other  
5 commercial enterprises to the south of us already in  
6 place all the way up to the property line pretty  
7 much, all the way along that whole southerly  
8 boundary.

9                   And when you come back out to Route 9,  
10 we have more supplemental landscaping on the south  
11 side of the exit drive, and additional plantings on  
12 the north side of that going up to the existing  
13 vegetation in the dark green, and that is going up  
14 to the jug handle that's currently there now. And  
15 then there's more landscaping in front of the  
16 building up to the new entrance/exit drive.

17                   MR. PAPE: If I may, Ms. Beahm, is  
18 there anything further that you would want  
19 Mr. Strong to identify on this plan for buffer  
20 purposes?

21                   MS. BEAHM: No.

22                   MR. PAPE: Okay, thank you.

23                   MR. CUNLIFFE: Ken, could I just ask a  
24 clarifying question, also. We have it in our  
25 letter. I know you said the only bulk variance

1 relief that is being sought is for the number of  
2 signs for the buildings and for the site  
3 identification. The site ID sign that's just to the  
4 north of the circle there, I guess, the entrance for  
5 the site, the intent -- so that's scales to 15 feet  
6 where 20 foot is required to the right of way line.  
7 The intent would be, as part of any future site  
8 plan, that that's going to be shifted to comply with  
9 the requirement, correct?

10 MR. STRONG: Yes.

11 MR. PAPE: Yes. There's no need for,  
12 and no request for variance relief for the single  
13 monument style identification sign.

14 MR. CUNLIFFE: Okay. And then also to  
15 clarify with the buffer, so along the northerly  
16 property line, in that light green area that Jen was  
17 talking about, right, so you're not grading within  
18 that 50 foot buffer, the limit of your grading stops  
19 at the 50 feet and then that balance of whatever 5  
20 feet of or 10 feet of area that doesn't have any  
21 vegetation, that's going to be planted to the  
22 maximum extent practical; you're not regrading that  
23 area, correct?

24 MR. STRONG: That's correct.

25 MR. CUNLIFFE: And I just want to

1 clarify with the stormwater management, this has  
2 been a lengthy process, we've gone back and forth.  
3 I still do have some items in my most recent review  
4 letter that will need to be addressed by the  
5 applicant.

6                   If this is going to go to another  
7 hearing, Mr. Pape, I would suggest that anything  
8 that could be clarified and rectified before you  
9 come back would be helpful for the board's  
10 consideration.

11                   The main one that I just want to point  
12 out for the board is with the new stormwater  
13 management rules, there is contributory drainage  
14 area limits to each stormwater management basin.  
15 The basin at the southwesterly corner of the  
16 property -- and I don't know, if John, if you could  
17 scroll down here - that's Basin A, that takes  
18 approximately 5.2.3 acres of contributory drainage  
19 area from parking, and from primarily the southerly  
20 warehouse building. That is capped at two and a  
21 half acres contributory drainage area. So the  
22 applicant is going to need to do something with that  
23 basin, whether it needs to be split into two  
24 different basins collecting maximum two and a half,  
25 whether there's an additional water quality basin

1 for two and a half acres before it discharges into  
2 that larger basin.

3 I think it would behoove the applicant  
4 to at least show that on the plan with what they're  
5 proposing and how that's going to be met.

6 I did also have some other site plan  
7 comments regarding Basin Number C, in the stormwater  
8 report. It's modeled as having a discharge, like an  
9 outlet control structure and a discharge but it  
10 wasn't shown on the plan. We would just like to  
11 make sure where that's being directed so if it's  
12 being directed to like the southerly property line,  
13 we want to make sure that's not impacting neighbors  
14 to the south.

15 I also had a comment about the  
16 emergency spillway for that basin kind of  
17 overflowing to the property to the south. I would  
18 say that anything that could be directed to, or  
19 connected into, like, the DOT right of way and their  
20 conveyance system would be preferable than overland  
21 flowing onto neighbors, parking areas, and things  
22 like that. So that's something that needs to be  
23 considered by the applicant.

24 I also had some comments regarding soil  
25 test pits. I know, obviously the site layout has

1 changed in the course of getting to the board here.  
2 The applicant does have an extensive compliment of  
3 test pits throughout the site, however, there is, I  
4 think one or two basins that if you do get to the  
5 site plan portion of this, the applicant is going to  
6 have to do additional test pits, infiltration  
7 testing, for those basins to prove that obviously  
8 there is no water table and infiltration issues with  
9 those basins.

10 That's all I have right now, Mr. Chair.  
11 I just wanted to make those comments before we got  
12 too past -- too far past the stormwater management.

13 CHAIRMAN SAYAH: Charlie, I haven't  
14 forgot about you, Charlie. I thought, Mr. Pape  
15 jumped and I thought we would let him do the  
16 landscaping and then we would come back to you, but  
17 you read my mind so we're there.

18 And is there anything else, Charlie?

19 MR. CUNLIFFE: I'll let Mr. Pape talk  
20 about -- I don't know if Mr. Strong is going to talk  
21 about some of the operations in terms of like trash  
22 disposal, refuse containment, lighting anticipated  
23 for this site, whether the intent is for it to be  
24 inward facing, whether there's building-mounted  
25 lighting overnight, security lighting, things of

1 that nature.

2 I don't know that we need a warehouse  
3 expert to provide testimony on those site plan  
4 components. I think that's something Mr. Strong can  
5 certainly put some representations on the record for  
6 the board's consideration.

7 CHAIRMAN SAYAH: Okay.

8 MR. PAPE: So, before we continue with  
9 Mr. Strong's presentation, if I may comment,  
10 Mr. Cunliffe has spent a considerable amount of time  
11 with Mr. Strong and his team working on the drainage  
12 plan for which we are most appreciative. And the  
13 comments that were just shared with the board this  
14 evening, Mr. Cunliffe and I had the opportunity to  
15 discuss earlier today.

16 We understand that there are these  
17 additional elements that Mr. Cunliffe wants to see  
18 on the plan, and with the time that's available to  
19 us, we'll add them in so that they're not open  
20 items.

21 CHAIRMAN SAYAH: Mr. Pape, excuse me.

22 MR. PAPE: Sure.

23 CHAIRMAN SAYAH: There is a hot mic.  
24 Yeah, I hear it coming through sometimes. So,  
25 Mr. Pape, if you give me the privilege of surveying

1 the board members to see if they have any questions  
2 at this time, please.

3 MS. BEAHM: Well, can I just ask a  
4 couple of questions, Mr. Chair, before you get  
5 there?

6 CHAIRMAN SAYAH: Go ahead, Jen.

7 MS. BEAHM: So can we talk about  
8 sidewalk? I mean, I understand it's not the site  
9 plan but, like, none of the plans that you submitted  
10 showed any sidewalk along Route 9.

11 MR. PAPE: If it is the request of the  
12 board, there is plenty of room to add that sidewalk  
13 in. There is no issue with it.

14 MS. BEAHM: Okay. So, I would just  
15 say, I understand it's just a bifurcated use, but  
16 prepare to provide sidewalks, should we get over the  
17 hurdle of the use. We require sidewalks on all  
18 Route 9 projects.

19 MR. PAPE: Can we take just one  
20 moment? With the jug handle that's there, would you  
21 have a recommendation as to the routing of sidewalk?  
22 Would it follow the jug handle in a curvilinear  
23 manner, or would it cross?

24 The site issue has come up a couple of  
25 times, I'm just looking for some direction.

1 MS. BEAHM: Charlie, do you remember  
2 what we did for the U-Haul application?

3 MR. CUNLIFFE: That, I believe  
4 predates me. I would have to look at the aerial to  
5 see what was actually constructed on that roundabout  
6 there.

7 MS. BEAHM: I honestly think it went  
8 straight across. I don't think it followed the jug  
9 handle around, but we can look and let you know.

10 MR. PAPE: Okay.

11 MS. BEAHM: And then what about -- you  
12 know, we're going to be looking for, obviously a  
13 masonry trash enclosure when we get to that point,  
14 if we get to that point.

15 MR. PAPE: Peter and I, although far  
16 apart, Peter and I are holding outlines that we  
17 prepared together, and after landscaping, the next  
18 one is lighting, and after lighting is trash.

19 So with permission, I'll return to  
20 questioning Peter.

21 MS. BEAHM: Okay.

22 MR. PAPE: Peter, with regard to the  
23 lighting, it's my understanding you have not yet  
24 done a lighting plan but --

25 MR. STRONG: We have not.



1 MR. PAPE: If you can confirm that the  
2 lighting is intended to be LED?

3 MR. STRONG: Yes.

4 MR. PAPE: It's intended to be  
5 lighting that can be controlled as to intensity at  
6 different times of the day?

7 MR. STRONG: Yes.

8 MR. PAPE: That the lighting fixtures  
9 will be designed so that the light is transmitted  
10 into the site and not out of the site.

11 MR. STRONG: Correct.

12 MR. PAPE: I think that -- spillage is  
13 forbidden. I think the only place we had any  
14 spillage would be on our jug handle. We might have  
15 some spillage from our site onto Highway 9.

16 But could you confirm there would be no  
17 other spillage of light anywhere on the site?

18 MR. STRONG: That's correct.

19 MR. PAPE: Okay. The balance of the  
20 lighting issues would be part of a lighting design.  
21 We would include the photometrics that would support  
22 the statements made by Mr. Strong.

23 With regard to the trash, if you could  
24 indicate that there would be trash enclosures  
25 onsite.

1                   Have you come up with a conceptual  
2 location for trash receptacles?

3                   MR. STRONG: I have not at this time,  
4 but yes, there will be trash receptacles spaced in  
5 proximity to the buildings, and screened properly to  
6 provide the appropriate locations for trash  
7 collection, recycling, and with access to the trucks  
8 that would be doing the pickup, and accessed as well  
9 to the office and warehouse spaces so that they are  
10 reasonably spaced throughout the site.

11                  MR. PAPE: And let's confirm on the  
12 record --

13                  MR. CUNLIFFE: Ken, can I just ask a  
14 clarifying question on that, I just want to make  
15 sure because we have seen some other warehouse  
16 applications, where on the ends of the loading bays,  
17 they've proposed trash compactors for recycling,  
18 cardboard, things of that nature.

19                  Is that, is any of that type proposed  
20 for this, for these two buildings?

21                  MR. PAPE: We have, talking to the  
22 people who have built these buildings, we have  
23 learned that the compactors are something that they  
24 often ask for. There may be a compacter for each  
25 building that would be shown on the site plan.

1 Right now that's not the goal. The goal now is to  
2 have traditional trash and recycling in enclosures.  
3 And just so that the record is complete, those  
4 enclosures would be masonry, and their architecture  
5 would be compatible with the buildings.

6 MR. CUNLIFFE: Yeah, I think if we're  
7 coming back for another hearing, I think we want  
8 just a little bit more clarity.

9 Especially, like I said, we have had  
10 ones where they have been outside the building. If  
11 there is no noise associated with those units, you  
12 know, I will just point out for the board that the  
13 loading bay configuration for the two buildings, I  
14 think all but the last ones on the ends are standard  
15 loading gates where you pull the truck right up to  
16 it and you load pretty much right off the back of  
17 the truck into the door.

18 The last two on either end has a  
19 platform that's flush with the door, so conceivably  
20 a forklift or something like that could be coming  
21 out of that door and dropping stuff into a  
22 compactor.

23 I think we just want to know, as part  
24 of the use testimony, if there is anything that is  
25 being operated outdoors that could generate noise,

1 what the potential impact, or lack thereof is to the  
2 neighboring property owners, especially since the  
3 properties to the west and the north, I believe, are  
4 residential.

5 MR. PAPE: We will do so.

6 MR. CUNLIFFE: Thank you.

7 MR. PAPE: The last questions that I  
8 had for Mr. Strong had to do with signage, and I  
9 think that we already spoke to the one monument sign  
10 that is intended to be fully compliant with the  
11 ordinance.

12 That is the conclusion of my  
13 questioning of Mr. Strong about the plan, the  
14 bifurcated use variance plan that he has presented  
15 to the board for consideration.

16 Mr. Chair, we anticipate that if this  
17 application moves forward from use variance to site  
18 plan, that all of those items discussed by  
19 Mr. Strong will be fully engineered and the  
20 testimony will be fully engineered testimony at the  
21 time of the site plan. But at this time, Mr. Strong  
22 is available for your questions.

23 CHAIRMAN SAYAH: Thank you, Mr. Pape.

24 MR. PAPE: Thank you.

25 CHAIRMAN SAYAH: So, fellow board

1 members?

2 MR. MERTENS: Mr. Chairman, a couple  
3 of things with the display of the exhibits, I kind  
4 of concur with Jennifer. I'm having a hard time  
5 getting a feel for this because, first of all, I  
6 don't see this with the Google Earth, so it's hard  
7 for me to know what is on the northern property or  
8 on the southern property, and I'm sure the public  
9 may have the same issues.

10 CHAIRMAN SAYAH: Okay, noted. And  
11 then we can ask Charlie, maybe to take control and  
12 give us a snapshot of that if Mr. Pape and the  
13 applicant doesn't mind that.

14 MR. MERTENS: So it's the dark green  
15 and light so just assuming that's the existing  
16 woodlands there now, existing growth? Because I  
17 don't have an idea of what that dark green is.

18 MR. PAPE: Sure. The Google Earth  
19 might be -- the A-13 or A-14 may be of some value.  
20 You want to introduce them again to see how Mr.  
21 Mertens feels about them being sufficiently  
22 informative? And maybe go through Mr. Strong's  
23 testimony on the points again.

24 MR. MERTENS: Okay, that's a little  
25 bit better. The only thing is there --

1 MR. PAPE: You would like to see the  
2 buffer superimposed on the aerial; is that correct?

3 MR. MERTENS: Yes. Because right now,  
4 I believe this is a winter shot, so I don't even  
5 know what it would look like.

6 MR. PAPE: Fine. We'll make a  
7 commitment to take the buffer elements from the  
8 colored rendering, and we'll bring them over to this  
9 aerial photograph so that they are clear. And that  
10 will be an exhibit that we present when we see you  
11 next time.

12 MR. MERTENS: Okay, that would be  
13 great. And also, do we know who the properties on  
14 the bordering to the south, it does look like it's a  
15 business. I mean, it's hard for the me to tell, but  
16 is there an existing owner there and what type of  
17 business is there?

18 MS. BEAHM: I think that's the funeral  
19 home.

20 MR. MERTENS: Okay. That's the  
21 Lakewood Funeral Home, okay. Okay, I know where  
22 that is now. Okay, thanks.

23 CHAIRMAN SAYAH: Okay, any other board  
24 members?

25 MR. CANTOR: Mr. Chairman?

1 CHAIRMAN SAYAH: Yes, Mr. Cantor.

2 MR. CANTOR: Yeah, I concur with  
3 Mr. Mertens, I would just like to know how much of  
4 that area is forested with mature trees verses just  
5 shrubs. I know it's kind of -- a lot of it was kind  
6 of knocked down, and I'm not quite sure what was  
7 there before.

8 And then with regards to the sidewalk,  
9 maybe it's a suggestion, my input, it should wrap  
10 around the circle, Jen, because that would mean that  
11 a pedestrian would not have to cross the southern  
12 part of the jug handle where the cars are entering.

13 MS. BEAHM: That's perfectly fine with  
14 me, whatever you guys want.

15 MR. CANTOR: Yeah, that just seems to  
16 make sense to me. Thank you.

17 CHAIRMAN SAYAH: Okay. Any other  
18 board members?

19 MR. BORRILLO: Mr. Chair?

20 CHAIRMAN SAYAH: Mr. Borrillo.

21 MR. BORRILLO: Is Mr. Strong going to  
22 be here to answer questions on traffic?

23 MR. PAPE: Traffic is Scott Kennel,  
24 Mr. Borrillo.

25 MR. BORRILLO: I'll wait.

1 CHAIRMAN SAYAH: Anyone else, any  
2 board member?

3 MR. RYAN: Mr. Chair?

4 CHAIRMAN SAYAH: Mr. Ryan.

5 MR. RYAN: Yes.

6 So, Mr. Strong, you ran by the numbers  
7 earlier on the parking element. I think you said  
8 there is 35 loading docks. Could you just recover  
9 those numbers for me, please?

10 MR. STRONG: Yes. Yeah, there are 20  
11 loading docks along the southerly side of the  
12 southerly building, and 15 on the westerly side of  
13 the northerly building. So, there are 35 loading  
14 docks, yes.

15 MR. RYAN: Okay. And how many trailer  
16 parking spaces are there?

17 MR. STRONG: There are 14 trailer  
18 parking spaces adjacent to the southerly side of the  
19 northerly building, and an additional eight at the  
20 westerly side of where the main entrance drive comes  
21 out to the rear of the site, for a total of 22.

22 MR. RYAN: And the spaces for  
23 customers and employees, I think you said a total of  
24 80; am I correct?

25 MR. STRONG: 83, yes.



1 MR. RYAN: 83?

2 MR. STRONG: Where 71 is required.

3 MR. RYAN: Would you know on the  
4 offhand where the closest bus stops may be on Route  
5 9 for non-drivers to access the facility?

6 MR. STRONG: I don't know that  
7 offhand.

8 MR. RYAN: Okay.

9 MS. BEAHM: Maybe you can get that,  
10 Peter, before you guys come back for the next  
11 meeting?

12 MR. STRONG: Scott may know, I don't  
13 know.

14 MR. PAPE: I know that Mr. Kennel is  
15 listening, I'm just going to charge Mr. Kennel with  
16 identifying the bus routes along the Route 9  
17 corridor for our presentation.

18 MR. RYAN: All right. That would play  
19 into the sidewalk necessitation as well.

20 Thank you.

21 CHAIRMAN SAYAH: Okay.

22 MR. OROZCO: Mr. Chairman.

23 CHAIRMAN SAYAH: Jose. What do you  
24 got, Jose?

25 MR. OROZCO: Just a quick question.

1 In reference to the parking for customers, how many  
2 spaces for parking, for handicap people do you have?

3 MR. STRONG: I believe there's 6,  
4 maybe 7.

5 MR. OROZCO: Six?

6 MR. STRONG: Yeah, for 83 parking  
7 spaces. We're required to have 4, we have more than  
8 that.

9 MR. OROZCO: Okay, thank you.

10 CHAIRMAN SAYAH: Okay. Mr. Hughes?

11 MR. HUGHES: Yeah, Mr. Chairman, I'm  
12 not a hundred percent sure, this may be for the  
13 traffic testimony, but we had touched upon the jug  
14 handle and having two way going in, so am I to  
15 believe that someone is coming south on Route 9,  
16 they're going to be making a right into that three  
17 lane part of the jug handle, or is that something  
18 Mr. Kennel? I don't want to get --

19 MR. STRONG: Yes, that's correct.  
20 That's the intent, yes. There is one lane coming  
21 in, so if you're coming south on Route 9, you would  
22 make a right and then go into the site that way.  
23 Then there are two lanes going outward.

24 CHAIRMAN SAYAH: So, Mr. Strong, is  
25 there an island that is going to separate the

1 outbound and inbound, or --

2 MR. STRONG: There is nothing proposed  
3 at this time.

4 CHAIRMAN SAYAH: You're going to cross  
5 over, you know, and someone is going to come around  
6 and swing wide and forget that right there, it's  
7 been done and something has to be done there.

8 MS. BEAHM: Is Scott Kennel going to  
9 talk about this, Ken, or is this --

10 MR. PAPE: Scott's going to share with --

11 MS. BEAHM: So my question would be,  
12 if you could make a right in right there, what is  
13 the purpose of the balance of the jug handle?

14 So I don't want the answer now, but,  
15 you know, if you could make a right-hand turn in  
16 before you get to the jug handle, what is the  
17 purpose of all that extra pavement?

18 MR. HUGHES: I would imagine you go to  
19 Estelle Lane, right?

20 MS. BEAHM: No. Oh, maybe. Maybe you  
21 go around and go across. But, Estelle Lane dead  
22 ends, and then maybe to go across to those other...

23 MR. HUGHES: Yes. And maybe just for  
24 future -- again, Mr. Kennel is not going to be  
25 tonight -- maybe address the potential of queuing,

1 depending on who is going in here. Again,  
2 operations, would need to get into that, but that's  
3 another thought in my head.

4 That's all.

5 MR. CANTOR: Yeah, I frequently use  
6 that jug handle because the other one at Lanes, the  
7 one north of that is always too crowded and that's  
8 easier jug handle to get to BJ's and to LA Fitness.

9 CHAIRMAN SAYAH: Mr. Cantor, that's  
10 why that was put in. That was a single and we, and  
11 DOT approved it to be a double so that the overflow  
12 traffic that was not able to get across 9 to either  
13 the BJ's or the Lowe's, would then be able to come  
14 down, do the jug handle, turn around, go up, and  
15 into the shopping area, so.

16 MS. BEAHM: Yeah, so the impact on  
17 that is going to have to be discussed as well, now  
18 that that is going to be used as the alternative,  
19 you know.

20 MR. HUGHES: Yeah, and that's kind of  
21 the sum of what my questions were about, but again,  
22 I don't know if that's Mr. Kennel. I don't want to  
23 jump the gun, but just for future thoughts.

24 MR. CANTOR: If i'm sitting there  
25 waiting to make a left down to Route 9 and there is

1 trucks coming at me, I'm not going to be too  
2 comfortable.

3 MR. PAPE: So, the suggestion is that  
4 there be a physical divider between ingress and  
5 egress traffic movements; where that hand is moving  
6 now, is that the suggestion, Mr. Chair?

7 CHAIRMAN SAYAH: Oh, Mr. Pape, a lot  
8 more than that, you know. I mean you're showing a  
9 right angle with your yellow depiction, although  
10 there is a curvature there, you know, that all has  
11 to be looked at, that doesn't look well.

12 MR. PAPE: Okay. And Mr. Kennel will  
13 share --

14 MR. STRONG: The yellow is just the  
15 property line.

16 MR. PAPE: That's correct.

17 MS. BEAHM: Yeah, I think what they're  
18 trying to say is that a tractor-trailer is not going  
19 to make that harsh 90 degree movement, and are they  
20 going to be required to go into another travel lane,  
21 even if they came off the road, into the shoulder,  
22 are they going to be able to -- are they going to  
23 have to swing into the travel lane to make that  
24 movement to get in?

25 So I think that that's what the concern

1 is.

2 MR. HUGHES: That was my queuing idea.  
3 Jen, maybe I worded that wrong, but that's kind of  
4 the idea, yes.

5 CHAIRMAN SAYAH: Yeah.

6 MR. PAPE: Okay. So, Mr. Kennel is  
7 listening and I think Mr. Kennel will share with you  
8 the DOT pre-application meeting that he had, and  
9 we'll talk about the improvements that we're  
10 proposing to Route 9, subject, of course, to the New  
11 Jersey Department of Transportation's approval. But  
12 that will be all part of his testimony.

13 CHAIRMAN SAYAH: Okay. Fellow board  
14 members, did I miss anybody?

15 MR. WRUBEL: Mr. Chair?

16 CHAIRMAN SAYAH: Mr. Wrubel?

17 MR. WRUBEL: Oh, Mr. Chair, I was just  
18 looking at the stormwater management plan, and  
19 Charlie kind of beat me to the punch with the  
20 additional test pits and the basins at the bottom,  
21 that was one of my notes. So, just echoing that.

22 CHAIRMAN SAYAH: All right, Mr.  
23 Wrubel. Thank you.

24 MR. WRUBEL: No problem.

25 MR. CUNLIFFE: Mr. Chair, before we

1 wrap up with Mr. Strong or move to anything else, I  
2 just want to make two more points and ask a couple  
3 more questions real quickly.

4 So, regarding the sidewalk, obviously  
5 we talked about the sidewalk along the frontage, I  
6 think the board's preference was for it to go around  
7 the roundabout. Obviously, it's going to be subject  
8 to DOT's review and approval.

9 There is, I believe, some sidewalk that  
10 crosses the roundabout right now, I would ask that  
11 it also be tied into that crosswalk. Obviously,  
12 it's going to be subject to DOT's review and  
13 approval.

14 As far as sidewalk on the site, I think  
15 an earlier rendering of the plan had sidewalk  
16 linking, you know, the building to the parking area.  
17 But, the most recent submission that we got  
18 eliminated that sidewalk, so you know, obviously  
19 with a lot of heavy vehicles and WB-67s and box  
20 trucks coming in and out of the site, I think we  
21 want to see where the sidewalks are going to be  
22 proposed and make sure that's accommodating with the  
23 stormwater management design so we don't have a  
24 pedestrian walking in the 30-foot circulation aisle.

25 And then to Mr. -- I think it was Mr.

1 Ryan's questioning regarding, like, what the actual  
2 specific count on the number of trailer parking  
3 spaces and then also loading bays. So, the trailer  
4 spaces are for parking trailers without any, you  
5 know, the front part of the vehicle, right, just the  
6 trailers, Ken?

7 MR. PAPE: Trailer staging, no  
8 tractors attached, and no products stored.

9 MR. CUNLIFFE: Okay. And how about  
10 the loading, is there any intent for parking  
11 trailers or parking vehicles overnight for them  
12 while they're being loaded?

13 What's the intent for the loading  
14 areas?

15 MR. PAPE: The loading docks are prime  
16 real estate. There is the potential of their being  
17 a trailer in the dock overnight, but you're not  
18 talking anything that's long-term. And there is the  
19 potential of a tractor being attached to a trailer  
20 when it's at the loading dock. That's why the  
21 length of those exceeds the trailer storage lane.

22 MR. CUNLIFFE: But, it's no long term  
23 parking or anything like that, and it's just for  
24 loading of the equipment -- or I'm sorry, loading of  
25 the truck, and then it's going on its way. So, and



1 then along those lines, I'll have questions as far  
2 as operation, and when we get to Mr. Kennel  
3 regarding trips, turnover, percentage of truck  
4 traffic coming to and from the site. And we'll talk  
5 about that when we get to that.

6 MR. PAPE: Sure.

7 MR. CUNLIFFE: That's all I have right  
8 now, Mr. Chair.

9 CHAIRMAN SAYAH: Okay, thank you,  
10 Charlie.

11 Fellow board members, we're good to  
12 proceed.

13 MR. MERTENS: Yes, sir.

14 MS. BEAHM: Mr. Chairman can we take a  
15 five minute health break, please?

16 CHAIRMAN SAYAH: We're going to take a  
17 ten minute health break. Eileen?

18 MS. CUSA: The meeting will now take a  
19 10-minute break and will reconvene at 8:49 p.m.

20

21 (Whereupon, a recess is taken.)

22

- - -

23

24 CHAIRMAN SAYAH: Mr. Aguiar, question,  
25 does the Howell PD still have a traffic and safety  
officer?

1 MR. AGUIAR: Yes. I do not know the  
2 name, I believe he's been replaced with two officers  
3 at the current time, but I can get you that name.

4 CHAIRMAN SAYAH: All right. We had  
5 one and then we had two, yes. I remember Officer  
6 Bishop many years ago was one at the time.

7 MS. AGUIAR: Ms. Cusa is indicating  
8 that we currently now have three officers.

9 CHAIRMAN SAYAH: Okay. That's good to  
10 know, because we need to start getting them involved  
11 in some of this when it comes to traffic safety and  
12 so forth.

13 Okay, do we have everybody back?  
14 Eileen, you called the meeting back?

15 Mr. Pape, we're back to you, sir.

16 MR. PAPE: Very good, thank you.

17 Mr. Chair, the testimony of Mr. Strong  
18 tonight is concluded. There will be additional  
19 information added to the plan, and there will be a  
20 new plan, the plan with the buffer superimposed on  
21 the aerial. And Mr. Strong will present that at the  
22 subsequent meeting.

23 Listening to the questions that the  
24 board and the board professionals have for Mr.  
25 Kennel, I believe that it would be remiss if we

1 started this testimony and he was not 100 percent  
2 authorized to conclude, so I'm making the decision  
3 to not have Mr. Kennel testify this evening.

4 Our next witness is Steve Radosti. His  
5 testimony is prepared, and I think that we can  
6 present it to you in a complete form.

7 And then I would defer to you as to  
8 whether we're carried or whether you wish to open to  
9 the public for the two witnesses who have testified  
10 this evening. It's your meeting to run, Mr. Chair,  
11 and we're prepared to follow your guidance on that.

12 CHAIRMAN SAYAH: Mr. Pape, that, of  
13 course, will be predicated upon the fact that both  
14 Mr. Strong and Mr. Radosti would be back during the  
15 second iteration.

16 MR. PAPE: All of the witnesses,  
17 Mr. Chair, will continue with us, no one will drop  
18 off.

19 CHAIRMAN SAYAH: Okay. You know, the  
20 public has a right, we want to give them every  
21 right, but they should have all the facts, too.

22 MR. PAPE: Very fine.

23 CHAIRMAN SAYAH: Okay.

24 MR. PAPE: Then, Mr. Chair, we'll  
25 present to you this evening Mr. Radosti.

1                   At the conclusion of Mr. Radosti's  
2 testimony, and after his examination by the board, I  
3 will take a moment to, one, just share with you  
4 certain administrative steps that we took before we  
5 got here. And second, to ask if anyone wants to  
6 provide us with any further guidance, questions, or  
7 directions to take home as our homework.

8

9           S T E P H E N   L .   R A D O S T I ,   A I A ,  
10                   previously sworn, testifies as follows:

11

12                   MR. PAPE: So, with that, Mr. Chair,  
13 Mr. Stephen Radosti, who has been sworn, could share  
14 with you his credentials both educational and  
15 professional.

16

17                   MR. RADOSTI: Certainly. My name is  
18 Stephen Radosti. I'm a licensed architect in the  
19 State of New Jersey. I have a Bachelor of  
20 Architecture degree from New Jersey Institute of  
Technology from 1992.

21

22                   In 1996 I became licensed in the State  
23 of New Jersey. A principal at Perez + Radosti  
24 Associates. I am vice-president in charge of  
operations at the firm.

25

I've testified in front of dozens of

1 municipalities in New Jersey, including Howell  
2 Township.

3 CHAIRMAN SAYAH: So, Mr. Radosti,  
4 you're a licensed architect in the State of New  
5 Jersey?

6 MR. RADOSTI: That is correct.

7 CHAIRMAN SAYAH: We accept your  
8 credentials.

9 MR. PAPE: Thank you, Mr. Chair.

10 Mr. Radosti, I think it would be best  
11 if you made a narrative presentation of the  
12 architectural plans that you've prepared. I'm going  
13 to ask that you identify the building's footprint.  
14 Take us inside the building, I know it's conceptual,  
15 but take us inside the building.

16 If you could also talk about  
17 architectural features that you have incorporated  
18 into the building, and if you could point out the  
19 manner in which you handled the office elements of  
20 the building.

21 MR. RADOSTI: Yes, of course.

22 Should I share my screen, or -- I want  
23 to use exhibit A-11; will the town be sharing that  
24 or should I share my screen?

25 MR. PAPE: If Eileen can put it up, I

1 think that's ideal.

2 MS. CUSA: Sure, we will put it up.

3 MR. PAPE: Thank you.

4 MR. RADOSTI: Exhibit A-11, dated  
5 11/30/22.

6 MR. CUNLIFFE: Eileen, I can pull it  
7 up. If you want.

8 Just the exhibit list says colorized  
9 version of it; Steve, is there actual color in it or  
10 is it?

11 MR. RADOSTI: It is colorized. It  
12 should be three sheets, CS-1, CS-2, and CS-3. And  
13 it's floor plans and building elevations, which are  
14 color.

15 MR. CUNLIFFE: Yeah, Eileen, I think  
16 you have to share that because I think I might have  
17 a scan that's only black and white on my server, so.

18 MR. BAYER: Well, why doesn't the  
19 witness share it, if he can? Since then he can use  
20 his cursor and that kind of thing.

21 MR. RADOSTI: Whatever you prefer, I  
22 would be happy to.

23 MR. PAPE: Very good. Let's put Steve  
24 up.

25 MR. RADOSTI: Okay, I'm going to share

1 my screen. Okay, so I have in front of me sheet  
2 CS-1, the floor plans dated 11/30/22, and this is  
3 part of Exhibit A-11. A-11 consists of three  
4 separate drawings.

5 So we designed two separate warehouse  
6 office buildings, one of 110,000 square feet, and  
7 one of 90,000 square feet, for a total of 200,000  
8 square feet of office and warehouse space.

9 The building on Lot Number 21 can be  
10 split into two separate warehouse spaces, and has  
11 two potential office areas, one on the northeast  
12 corner of the space, and one on the southern corner.  
13 Each office space is 2500 square feet for a total of  
14 up to 5000 square feet of office space.

15 The building on Lot 20 also can be  
16 broken up into two separate warehouse tenants with  
17 two potential office spaces. Both office spaces add  
18 up to a total of 5000 square feet, just like the  
19 building at Lot 21.

20 Both buildings are non-combustible  
21 construction and will be fully fire sprinklered.

22 So, I have here sheet CS-2, which is  
23 part of the same exhibit. I have designed the  
24 buildings to have a high-end look and to compliment  
25 each other architecturally. I worked closely with

1 the board planner, Jennifer Beahm, and spent a lot  
2 of time developing the look of the buildings.

3 Both buildings will be 45 feet in  
4 height and are constructed of tilt-up or precast  
5 concrete panels. At building number 21, we  
6 positioned the office spaces in two of the corners  
7 visible off the entry drive so that there would be  
8 focal points on the building. So we would have one  
9 on this corner here, and one on this corner here.  
10 So you would, as you drive by you would see this  
11 office, and as you kept going, you would see the  
12 other office space here.

13 These corners have a corporate, these  
14 corners have a corporate look with a large amount of  
15 glazing, and the entry doors are covered with a  
16 horizontal cantilevered metal roof element.

17 The building will have a colored  
18 concrete water table that goes horizontally along  
19 the building, rises up, follows these focal points,  
20 and rises up and like envelops the focal point of  
21 each corner to make, you know, to make the building  
22 look dynamic.

23 The building will also have a series of  
24 faux clear story windows up high, with knockouts, so  
25 some of them can be converted to true clear story



1 windows with natural lighting for the building  
2 occupancy.

3           The concrete panels are decorated with  
4 a total of four different earth tone colors that  
5 complement each other. The same colors and  
6 materials will be utilized on all four building  
7 elevations.

8           Located above the two office areas on  
9 the south elevation are two building-mounted signs.  
10 One is here, and one is here. These signs will be  
11 internally illuminated and are three foot in height  
12 by ten feet long for a total of 30 square feet each,  
13 60 square feet total for the building.

14           In the upper right-hand corner of the  
15 south facade will be a 30 inch high address numeral  
16 constructed of metal channel numbers, and this would  
17 have the building address.

18           I have here, I have sheet CS-3, which  
19 is Building Number 20. The second building located  
20 on Lot 20 is aesthetically coordinated with the  
21 first building. The building is also 45 feet in  
22 height, and it's constructed of prefabricated  
23 concrete in the same earth tone colors as the other  
24 building.

25           This building also has two office

1 areas, except one is located on the corner, on the  
2 north elevation, while the other office is around  
3 the corner on the west elevation. One on this  
4 corner here, and then one around the corner there.  
5 The office areas are also accentuated with lots of  
6 glass, and a horizontal metal roof over the entry  
7 doors.

8 Above the two office areas, there is  
9 also a 3 foot by 10 foot internally illuminated  
10 building sign similar to the other building. So,  
11 there is one here, and there is one in this area  
12 here. There is also a 30 inch high address numeral  
13 at the top left corner of the north elevation. It's  
14 getting covered here by the sharing note, but it's  
15 in this top corner right here.

16 In addition to the building-mounted  
17 signs, we're proposing a monument sign. Taking you  
18 to the bottom of the sheet here, the monument sign  
19 will be constructed of colored concrete to match the  
20 design of the building. The sign would be a total  
21 of five foot in height, with a two foot high base,  
22 and would be 12 feet long. This will be a total of  
23 36 square feet excluding the base. That 16 square  
24 foot portion of the sign would be internally  
25 illuminated.

1           In addition, there will be a 12 inch  
2 high address numeral located on the sign. I believe  
3 that the buildings meet the intent of 188-228  
4 General Residential Architectural Design Standards.  
5 Some items that --

6           MS. BEAHM: Non-residential design  
7 standards, not residential, nonresidential.

8           MR. RADOSTI: Sorry, I meant to say  
9 that, nonresidential, correct.

10           Some items that we include such as  
11 having a concrete plinth at the base of the wall,  
12 having projecting metal canopies, use of the opaque  
13 and translucent glass, and having a belt course of  
14 different colors.

15           The buildings also do not have any  
16 blank interrupted -- uninterrupted lengths exceeding  
17 50 feet without a change in texture, color, or  
18 having a window, or element.

19           And, Ken, I think that's --

20           MR. PAPE: I think that was a complete  
21 presentation, but I do have two questions for you.

22           One, you have, historically, you have  
23 worked with this team on other applications in  
24 Howell, and I know that you have spent considerable  
25 time with Chief Lewis. Mr. Chief Lewis will have

1 FDC requirements for the building, and he will  
2 require that the buildings be designed to, I think  
3 they have a repeater system built into them. And  
4 Chief Lewis also is going to ask for a confirmation  
5 that the buildings are fully, actively fire  
6 suppressed.

7 Can you confirm that you are familiar  
8 with the FDC requirements, and this building will be  
9 designed as Chief Lewis requires in that regard?

10 MR. RADOSTI: Yes, I am familiar, and  
11 yes, we will meet his requirements.

12 MR. PAPE: And this is a fully  
13 suppressed, it's an active suppression system in  
14 both buildings?

15 MR. RADOSTI: That is correct.

16 MR. PAPE: Okay. One more thing, if  
17 you could, HVAC systems, where would the HVAC  
18 systems be located and what is the manner of  
19 screening them from public view?

20 MR. RADOSTI: So, any HVAC systems for  
21 the warehouse, for the most part, the HVAC systems  
22 are going to be located inside the building because  
23 the building we did not anticipate, other than the  
24 office areas, to be air conditioned. So, any --  
25 they would probably be radiant heaters and they'd be

1 inside the building.

2 HVAC systems for the office would  
3 include air conditioning, and these would be roof  
4 mounted, but they would be hidden behind these power  
5 pits that are taller at the corners.

6 We also don't need the full ceiling  
7 height in the corners where the offices are, so if  
8 needed, we will use that to conceal any rooftop  
9 units.

10 MR. PAPE: I made a statement earlier  
11 this evening to the board that the trash receptacles  
12 would have the same materials and would be designed  
13 to be compatible with the building. Knowing that  
14 you would be called upon to do so, I would  
15 appreciate if you can confirm that you can and will  
16 design the trash enclosures in that manner?

17 MR. RADOSTI: Yes, I will and they  
18 will match the building.

19 MR. PAPE: Earlier there was a  
20 question as to whether you intend to have  
21 building-mounted lighting on your building. If you  
22 could identify the types of lighting that you would  
23 incorporate into the final building design?

24 MR. RADOSTI: Yes, any  
25 building-mounted lighting would be LED, and it would

1 be shielded from view from outside of the property.

2 MR. PAPE: Would it be confined to the  
3 entrance, to the door entrances where it's required  
4 for safety purposes?

5 MR. RADOSTI: That is correct, it  
6 would be at the doors below the canopies, at all the  
7 door entrances.

8 MR. PAPE: Mr. Chair, board members, I  
9 have no further examination of Mr. Radosti, and he  
10 is available to you at this time.

11 CHAIRMAN SAYAH: Thank you. Jen?

12 MS. BEAHM: Mr. Chair, Mr. Radosti's  
13 office has worked very closely with my office in  
14 establishing the architecture that you see before  
15 you. His office has worked with me on a number of  
16 projects in town, so I think by now he's pretty good  
17 at understanding what it is that I'm looking for and  
18 that we in the township are looking for.

19 So, I do agree with his testimony that  
20 this building design does meet with the intent of  
21 the nonresidential, architectural requirements of  
22 our ordinance.

23 CHAIRMAN SAYAH: Thank you. Charlie,  
24 any comment on the architectural?

25 MR. CUNLIFFE: Yeah, just a couple of

1 clarifying questions. So, I just want to make sure  
2 it's clear for the board.

3 So, it's five total signs proposed; two  
4 wall facade on each of the two warehouse, and then  
5 the one monument sign out front.

6 The applicant put representation that  
7 the monument sign is going to be shifted to comply  
8 with the setback requirement.

9 And then, Ken, as far as the monument  
10 sign ordinance requirements, it's going to comply  
11 with all sizing requirements, correct?

12 MR. PAPE: Yes. Steve is very much  
13 familiar, all three -- go ahead, sir.

14 MR. CUNLIFFE: Yes, sorry, and then if  
15 the board rules favorably on the application, as  
16 part of site plan, the applicant will provide  
17 landscaping plantings at the base of the monument  
18 sign to Shari's satisfaction?

19 MR. PAPE: Yes. And Mr. Radosti  
20 identified that there is a two foot base below the  
21 actual sign facing, it's specifically designed to  
22 accommodate that.

23 MR. CUNLIFFE: Okay. And I just want  
24 to clarify the building height, right. So you have  
25 the drop loading area for the loading areas. So

1 that 45 foot max is from the average grade, so it's  
2 based off of that dropped loading, right?

3 It's not going to be from the finished  
4 floor elevation from the building, correct.

5 MR. PAPE: Mr. Radosti?

6 MR. RADOSTI: I'm sorry, that is for  
7 the average grade, that's correct.

8 MR. CUNLIFFE: Gotcha. And then the  
9 last thing, and I don't know, Ken, if the applicant  
10 is prepared to testify, with the signage being  
11 internally illuminated, you know, is the site going  
12 to be -- the sign is going to be lit all hours of  
13 the day? Is this, like, a 24-hour-a-day operation,  
14 or is that something you're going to hold for an  
15 operational...

16 MR. PAPE: We can hold for  
17 operational, but I can share with you, the monument  
18 sign which provides for orientation and direction to  
19 those traveling to the site, would be illuminated.  
20 The building signs do not need to be illuminated  
21 overnight.

22 We can develop that with you at site  
23 plan, if we're fortunate enough to so progress.

24 MR. CUNLIFFE: That is all I have,  
25 Mr. Chairman.



1                   CHAIRMAN SAYAH: Thank you. Any of  
2 the board members have any questions for Mr.  
3 Radosti?

4                   MR. HUGHES: Mr. Chair, I have a quick  
5 one. And again we might be getting into operations  
6 a little ahead, but I can tell by the plans put  
7 before us here, are we looking as this as  
8 potentially being four different tenants?

9                   MR. PAPE: Yes.

10                  Mr. Radosti: Yes, there's the  
11 potential of four different tenants. Not  
12 necessarily four tenants, but up to four tenants.

13                  MR. HUGHES: Yeah, that's what I was  
14 just wondering because I can see the offices and the  
15 way it was divided up. I know that's going to get  
16 into operations, but I appreciate the answer.

17                  Thank you.

18                  MR. RADOSTI: Thank you.

19                  MR. PAPE: I would like to add  
20 something, Mr. Chair.

21                  CHAIRMAN SAYAH: Yes, Mr. Pape.

22                  MR. PAPE: We're asking for two  
23 buildings with a maximum of two tenants per  
24 building. It could be one or two tenants per  
25 building. We're asking for up to two tenant

1 identification signs on the buildings, but we're  
2 prepared to stipulate that if there is one tenant in  
3 a building, then we're only asking for one sign.

4 We would always match the number of  
5 signs to the number of tenants, not to exceed two  
6 per building.

7 CHAIRMAN SAYAH: Thank you, Mr. Pape.

8 MR. PAPE: You're welcome.

9 CHAIRMAN SAYAH: So, fellow board  
10 members, anyone else have any questions for  
11 Mr. Radosti?

12 BOARD MEMBER: None at this time,  
13 Mr. Chair.

14 MR. WRUBEL: Mr. Chair?

15 CHAIRMAN SAYAH: Yes, Mr. Wrubel. I  
16 appreciate you, go ahead, please ask the question.

17 MR. WRUBEL: Sure. I have a comment  
18 and it actually refers back to when we were in our  
19 ten-minute recess.

20 As I mentioned, I was looking through  
21 the Stormwater Management Plan. I apologize for  
22 going backwards. Since they're going to have to go  
23 out there and do additional test pits, I did notice  
24 on Basin B1, I was looking at the test pit depths  
25 and the depth of tests, two permeameter tests,

1 that's the permeability tests they performed on the  
2 soil. The depths of those tests were performed  
3 above the proposed bottom of basin, which basically  
4 doesn't do anything because you're not testing the  
5 soil that you're going to be infiltrating into, they  
6 tested the soil that would be excavated out to dig  
7 the basin.

8           So just for example, boring or test  
9 pits B-21 through B-24, their tests were between  
10 elevation 83.4 and 84.8, and the top of sand is at  
11 83.6. So, that sand is material that is being  
12 placed that is not native material, so they have to  
13 be below elevation 83 because that sand at the  
14 bottom of the basin is 6 inches thick.

15           So, they're up around 85, they're a  
16 couple of feet above it. They're not testing the  
17 material that is actually going to be infiltrated,  
18 so it's not representative of the HC-2 conditions.

19           So I would say in addition to doing  
20 those test pits at the basins that didn't have any,  
21 that they re-perform a couple of test pits at basin  
22 B-1 and test below that elevation 83.

23           CHAIRMAN SAYAH: Thank you,  
24 Mr. Wrubel.

25           Charlie, you want to help us here?

1 MR. CUNLIFFE: No, I concur with that  
2 assessment that Mr. Wrubel said.

3 Obviously, the site layout has changed  
4 and the location of basins has changed numerous  
5 times prior to them coming to the board here, and  
6 the elevation of the site layout has changed a  
7 couple of times too, so that's kind of why there is  
8 some difference with some of the elevations of the  
9 test pits. But, I believe, and if I'm not mistaken,  
10 I think none of the basins, other than Basin A, use  
11 exfiltration in the stormwater management design.

12 So, the basins, apart from Basin A, are  
13 not relying on exfiltration for any like aquatic  
14 control, like I said, other than that Basin A. But,  
15 yes, we can obviously require the actual due  
16 diligence should this proceed to the site plan.

17 Like I said, we still have to --  
18 Mr. Pape still has to address that contributory  
19 drainage area into Basin A, so conceivably we can  
20 see another basin, or that basin being split so, you  
21 know, we will have potentially some additional  
22 comments prior to this being all wrapped up.

23 CHAIRMAN SAYAH: Great, thank you.  
24 Mr. Wrubel, appreciate that. That's good stuff.

25 Mr. Borrillo, you have something for

1 us?

2 MR. BORRILLO: No, not at this time.

3 CHAIRMAN SAYAH: Okay. Mr. Cantor?

4 Mr. Mertens?

5 MR. CANTOR: No, I'm good at this

6 time.

7 MR. MERTENS: No, nothing in regard to

8 the architect, Mr. Chairman.

9 MR. OROZCO: Mr. Chairman, that's  
10 okay so far.

11 CHAIRMAN SAYAH: Okay. Thank you.

12 All Right, so Mr. Pape?

13 MR. PAPE: Yes, sir.

14 CHAIRMAN SAYAH: Here's the thing,  
15 Mr. Pape, you know, you said you were going to  
16 present with the two, and that we were then going to  
17 then talk about administrative and going forward,  
18 right? You know, Mr. Strong's overview, you know,  
19 shows us that that Estelle Lane, it doesn't look  
20 right.

21 And so, you know, you're going to go  
22 back and you're going to revisit. I would like to  
23 know what the purpose is of using Estelle Lane is  
24 before we leave here tonight.

25 You know, I thought that when this

1 application was coming forward, that the traffic was  
2 supposed to come in and then go down on Route 9,  
3 right to County Line and then do it's thing, and not  
4 traverse up, or if it was going to turn around, it  
5 was going to turn around on the southbound side over  
6 by Alexander and then come across and then go north.

7           You know, can we touch on that? Jen?  
8 Charlie.

9           MR. PAPE: Could we get an exhibit up?  
10 I think the rendering would be best.

11           The lawyer can't testify, but the  
12 lawyer can provide an outline of what will come in  
13 the later testimony, and that's what I'll offer,  
14 Mr. Chair. But, if we could put up the rendering,  
15 please.

16           MS. CUSA: We're putting it up now,  
17 Mr. Pape.

18           MR. PAPE: Thank you.

19           CHAIRMAN SAYAH: Jen, help me out  
20 here, too, please I thought we were --

21           MS. BEAHM: I'm not a hundred percent  
22 sure what you're asking, to be honest.

23           CHAIRMAN SAYAH: Well, I'm just  
24 wondering, I thought, you know, this is a little,  
25 you know, off of the norm. I thought all traffic

1 was going to go south and it was going to come in  
2 and off --

3 MS. BEAHM: Oh, around the jug handle  
4 kind of thing, right. Yeah, I mean, I would, and a  
5 hundred percent if you want to understand what's  
6 coming that's one thing, but I would venture to  
7 guess that how this is going to work, is going to be  
8 part of Mr. Kennel's testimony when we come back.  
9 And it's probably part of the overall, like, trip  
10 distribution, like where the trips are coming from,  
11 where they're going to.

12 I mean, Mr. Pape, you can correct me if  
13 I'm wrong, but I would venture to guess if he is  
14 going to touch on this when he testifies so, you  
15 know, I'm sure that Mr. Pape can give you a general  
16 idea, but I think he'll give you more of the  
17 specifics that you want when he testifies at the  
18 next meeting.

19 MR. PAPE: Yeah.

20 CHAIRMAN SAYAH: Okay. You know, Jen,  
21 and Mr. Pape, one second, please.

22 MR. PAPE: Surely.

23 CHAIRMAN SAYAH: Jen, Jen, you know we  
24 at the township do not have, per se, a traffic  
25 engineer within our engineering department.

1 MS. BEAHM: Yes, I understand.

2 CHAIRMAN SAYAH: So, you know, we have  
3 the Howell Township Police Department that is  
4 traffic and safety. Is it appropriate, you think,  
5 for us to ask them to take a look at this before,  
6 you know, just to give us their input on what might  
7 be presented with regards to traffic and safety in  
8 this area?

9 MS. BEAHM: A hundred percent.

10 CHAIRMAN SAYAH: Okay. So,  
11 Mr. Pape --

12 MR. PAPE: Yes.

13 CHAIRMAN SAYAH: -- you know, I know  
14 that you know I'm expanding this a little bit.

15 So, Mr. Aguiar, can you -- can you get  
16 Ms. Eileen to work that, so that when the applicant  
17 comes forward and submits their preliminaries, that  
18 at least the township takes a look at it over on the  
19 traffic and safety side, with Howell Township.

20 MR. AGUIAR: It's my understanding  
21 that they are forwarded these plans for comment. I  
22 believe they have come back without any. But if you  
23 would like me to forward them again, to see if they  
24 have any additional input.

25 MS. BEAHM: I mean, maybe just --



1 maybe just identify the fact that the board is  
2 concerned and, you know, say can you just take a  
3 closer look just to make sure that there's no  
4 concerns. Just because I know that they get a lot  
5 of applications, both of our boards are extremely  
6 busy. And then just identify that the board is  
7 concerned about the safety of the ingress and egress  
8 on the highway, and see what, if they have any  
9 comments about it.

10 MR. AGUIAR: Sure, not a problem. And  
11 just to understand the chair's question and concern,  
12 it is the fact that on the southbound traffic, the  
13 trucks are making a left-hand turn instead of --

14 MS. BEAHM: They're making a  
15 right-hand turn.

16 MR. AGUIAR: Right --

17 MS. BEAHM: Eileen, can you mute,  
18 because he's echoing.

19 Because if you look at that plan, John,  
20 that driveway, like, yeah, that is like a literally  
21 90-degree turn in, so I would find it highly  
22 unlikely if there is a truck sitting there to go  
23 left out, right, that a tractor-trailer is going to  
24 be able to make that movement without swerving into  
25 the travel lane.

1 Do you know what I mean?

2 MR. AGUIAR: No, I agree a hundred  
3 percent. I don't know why there was a change. The  
4 way it currently works is southbound comes around in  
5 a clockwise pattern, I don't know if there was a --  
6 I'm sure there is a reason for it, but why? The  
7 traffic--

8 MS. BEAHM: Right. So then --

9 MR. AGUIAR: -- and go in this way.

10 MS. BEAHM: Yeah, so maybe that's  
11 going to be the answer is that the trucks are going  
12 to have to use the jug handle and maybe a passenger  
13 car can make the right in, but I think Mr. Kennel, I  
14 know he's in the audience and he's listening  
15 intently, so these are all things that we would like  
16 for him to address. But if they can take a look at  
17 it because if there are trucks in those two outbound  
18 lanes, I don't think a tractor-trailer can turn in  
19 without impacting the travel lane.

20 And as you know, John, this area down  
21 in the south portion of Howell, we have experienced  
22 our fair share of accidents on Route 9 down in this  
23 section of town.

24 MR. AGUIAR: I'm aware.

25 MR. PAPE: If I may, just by way of an

1 outline of the presentation that we'll make and the  
2 purposes of the improvements to Estelle Lane, may I,  
3 Mr. Chair?

4 CHAIRMAN SAYAH: Go ahead, Mr. Pape.

5 MR. PAPE: Thank you.

6 So, as you're traveling southbound on  
7 Route 9, there is that small gray triangle that is  
8 conceptual, just showing that there would be  
9 modification of the radius on the driveway. It is  
10 not engineered. The pre-construction meeting that  
11 we had -- the pre-application meeting that we had  
12 with the DOT, that was discussed. And because we  
13 have ownership of all the lands that are there, we  
14 have plenty of room, plenty of room to work with and  
15 to design the radius that accommodates the  
16 anticipated tractor-trailer and keeps the trailer on  
17 its side of the road. So we'll present that with  
18 greater detail through Mr. Kennel.

19 On the other side, on the Estelle Lane  
20 side, if a tractor-trailer is coming from the south,  
21 traveling north, and elects to use that jug handle  
22 to come into our site, both Mr. Kennel and the DOT  
23 pointed out that there was not adequate room on that  
24 site for a tractor-trailer to maneuver safely, and  
25 additional lands were required. And that is the

1 reason that our client purchased the shopping  
2 center. Not that he wanted a shopping center, but  
3 he needed that land in order to design a safe, that  
4 little wedge here to design a safe modification to  
5 the side of the jug handle.

6 So that's why there's improvements on  
7 that side, as to accommodate the tractor-trailer  
8 that's coming from the south and wants to come into  
9 our site. And we'll provide considerable testimony  
10 about the change to the radius on the driveway to  
11 accommodate a truck coming in.

12 Did that -- is that the outline,  
13 Mr. Chair, that you were looking for?

14 CHAIRMAN SAYAH: Yes, Mr. Pape. Thank  
15 you.

16 MR. PAPE: No, you're welcome.

17 CHAIRMAN SAYAH: Okay.

18 Administratively, let's talk about next steps.

19 MR. PAPE: Sure. When would your  
20 board, when would this board be able to accommodate  
21 our return? I anticipate that Mr. Strong and his  
22 team are going to need about three or four weeks to  
23 do the necessary revisions. So what would be the  
24 next opportunity to come back?

25 CHAIRMAN SAYAH: Eileen, April?

1 MS. CUSA: Mr. Pape, I have April 24th  
2 open.

3 MR. PAPE: If I may, to all members of  
4 the team, Mr. Kennel, Mr. Radosti, Mr. Strong, and  
5 Ms. Coffin, could you send me a text message to  
6 confirm your availability for April 24th.

7 Looks like we're good. Yes, the team  
8 is available on the 24th. So, we would ask that we  
9 be carried to April 24th without the requirement of  
10 renotice or republication.

11 Of course, we'll make the necessary  
12 resubmission, know we'll do it as early as possible,  
13 but in no event later than within 10 days of that  
14 hearing date.

15 Mr. Chair, with regard to the police,  
16 I've had the privilege of working before the Howell  
17 Township Planning and Zoning Boards for the past 40  
18 years. The number of times that we've met with  
19 police officers either on the property or in their  
20 offices is numerous. And if it's an acceptable  
21 procedure, I would reach out to the traffic and  
22 safety police officers and ask if we could have a  
23 meeting with them.

24 To make the meeting most meaningful, I  
25 would invite the other professionals to the board to

1 join us, to make sure that the correct messages are  
2 brought to their attention.

3 Would that be an acceptable procedure  
4 for this application?

5 CHAIRMAN SAYAH: Yes, Mr. Pape, that  
6 would.

7 MR. PAPE: Great. Then we would make  
8 a point of inviting Ms. Beahm and Mr. Cunliffe if  
9 they wish to join us. And I will take  
10 responsibility for that request.

11 To Ms. Cusa, I'm going to ask if she  
12 could identify the officers by name and title so  
13 that I could address them properly.

14 MS. CUSA: Would you like them right  
15 now?

16 MR. PAPE: I'll get them from you.  
17 I'll get them from you tomorrow. Thank you.

18 MS. CUSA: And, Mr. Pape, can I have  
19 an extension, because currently it expires on March  
20 14th right now, the application.

21 MR. PAPE: Ms. Cusa, Mr. Chairman, on  
22 the record, the applicant grants an extension of  
23 time for the board to deliberate and take formal  
24 action through the end of April 2023. And we will  
25 memorialize that in correspondence to Ms. Cusa

1 tomorrow.

2 MS. CUSA: Thank you, Mr. Pape.

3 CHAIRMAN SAYAH: Eileen, we're talking  
4 April 30th?

5 MS. CUSA: Yes. They're rescheduled  
6 to April 24th.

7 CHAIRMAN SAYAH: Yes.

8 MR. PAPE: And, Mr. Chair, if we're  
9 unable to conclude, of course there will be  
10 responsible extensions granted to the board.

11 CHAIRMAN SAYAH: Absolutely.

12 MR. PAPE: I have nothing further to  
13 go over with the board administratively, other than  
14 to make the commitment to make the revisions, meet  
15 with your staff, and to set up the meeting with the  
16 police department.

17 Are there any further guidance or  
18 direction from the board professionals or the board  
19 members this evening after hearing what you've  
20 heard?

21 CHAIRMAN SAYAH: Fellow board members?

22 MR. MERTENS: Yeah, Mr. Chair, I know  
23 we are -- will be limiting the public to just the  
24 testimony tonight, but do you think we should at  
25 least give them an opportunity just to question the

1 testimony from tonight, so maybe they can come up  
2 with maybe something that we didn't think of as far  
3 as when they come back next time?

4 CHAIRMAN SAYAH: You know,  
5 Mr. Mertens, there's a lot of change that needs to  
6 be done with these plans that has to be re-presented  
7 so, they're going to come back and they're going to  
8 give us new testimony, basically, and that will be a  
9 little more concrete for the public then to address.

10 MR. MERTENS: Okay. I mean I'm good  
11 with whatever we decide.

12 CHAIRMAN SAYAH: Yes.

13 So, Eileen, fellow board members, on  
14 Case Number BA21-10, this is a use and bulk  
15 variance, it's seeking only variance approval at  
16 this time. This application is being carried to  
17 April 24, 2023, with an extension of time to 30  
18 April, 2023.

19 At that time we will hear further  
20 testimony and have the traffic engineer get on the  
21 record.

22 MR. PAPE: Very fine, Mr. Chair.

23 Then to Mr. Chair, all board members,  
24 professionals, and public, thank you all and good  
25 evening.



1 CHAIRMAN SAYAH: Thank you. Good  
2 night.

3 ATTORNEY BAYER: Good night, Mr. Pape.

4 MR. PAPE: Good night.

5

6 (Application adjourned at 9:29 p.m.)

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C E R T I F I C A T I O N

I, Deanna Wizbicki, a Registered Court Reporter of the State of New Jersey, certify that the foregoing is a true and accurate verbatim transcript of the testimony provided under oath before any court, referee, board, commission or other body created by statute of the State of New Jersey, on the date and place hereinbefore set forth.

I FURTHER CERTIFY that I am neither attorney, nor counsel for, nor related to or employed by, any of the parties to the action in which this deposition was taken, and further that I am not a relative or employee of any attorney or counsel employed in this action, nor am I financially interested in this case.



DEANNA WIZBICKI  
Registered License No:30CY00001700  
Notary ID No: 2330518

DATED: 3/8/23

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