

MINUTES OF THE
EAST BRUNSWICK TOWNSHIP
BOARD OF ADJUSTMENT

February 18, 2021

STATEMENT - Open Public Meetings Act

FLAG SALUTE

ROLL CALL -

PRESENT:

ABSENT:

Christine Rampolla, Chair	Dinesh Behal
Steve Philips	
Ivan Wynter	
Robert Zuckerman	
Leon Gurevich	
Amy Papi	
Steve Pepe	
Deepak Arora	
Chester Brandt	

ALSO PRESENT:

Jay Weiner, Esquire
 Aaron Blessing, Zoning Assistant
 Colleen McGurk, Planner
 Jason Cline, Engineer
 Keith Kipp, Director Planning/Zoning

MINUTES

February 4, 2021 - Motion to approve by Mr. Pepe,
second by Mr. Brandt. Minutes approved.

NEW BUSINESS

Application #Z-21-01 - Taistra - Proposed
6-foot-tall fencing in front yard setback of
existing single-family residence located at 22
Hamilton Drive, block 317.21, lot 1, in the R-3
zone. Mandatory date May 21, 2021. Motion to
approve by Ms. Papi, second by Mr. Arora. Motion
approved. Mr. Gurevich recused himself.

1 Application #Z-21-02 - Gulberg Builders, LLC -
2 Proposed new single-family dwelling located at 23
3 Pine Street, block 140, lot 10.04, in the HR zone.
4 Mandatory date May 26, 2021. Carried to a future
5 zoning board meeting. Renotice required.

6 Application #Z-21-04 - Kimberly Alvin Property, LLC
7 - Proposed interior renovation from warehouse to
8 office space requiring parking variance located at 1
9 Kimberly Road, block 29.01, lot 43, in the O/I zone.
10 Mandatory date May 28, 2021. Adjourned to March 4,
11 2021, without further notice.

12
13 OLD BUSINESS

14 Application #Z-20-12 - Chris Trans, LLC - Proposed
15 transportation company office, garage, and parking
16 facility located at 49 Main Street, block 317.13,
17 lot 36.04, in the C-2 zone. Mandatory date March
18 31, 2021. Motion to approve by Mr. Philips, second
19 by Mr. Arora. Application approved with conditions.

20
21 ADJOURNMENT

22 Motion to adjourn by Mr. Arora, second by Mr.
23 Zuckerman. Meeting adjourned at 10:56 p.m.

24
25 THE CHAIRWOMAN: The township is using
the telephone meeting format in an effort to
mitigate the chance of exposure to COVID-19, and
it's part of the township's ongoing effort to slow
the rate of transmission and avoid overwhelming our
treatment centers. The dial-in information and
agenda have been posted on the township web site and
are posted on EBTV for members of the public.
Members of the public can call in with the number
provided if they have any questions for the zoning
board members. You will have 3 minutes to speak.
Should you have any further comments or questions,
the planning and engineering office is always
available by e-mail and phone. Each member of the
public shall have -- shall have one opportunity to
speak during the public portion. Thank you in
advance for your patience as we implement this new

1 technology to continue to move the township forward
2 during this health emergency.

3 This is the February 18, 2021, East
4 Brunswick Township Zoning Board of Adjustment
5 meeting. In accordance with the Open Public Meeting
6 Law, on December 22, 2020, notice of this meeting
7 stating the time, date, and location was sent to the
8 Home News Tribune, filed with the township clerk,
9 and posted on the bulletin board in the lobby of the
10 municipal building. A copy of this notice will be
11 incorporated in the minutes of this meeting.

12 The zoning board will not hear any case
13 beyond 10 p.m. with the exception of any hearing in
14 progress at that time and will terminate all
15 testimony at 10:30 p.m.

16 The chair reserves the right to call any
17 application in an order different from that
18 appearing on the agenda.

19 I'd ask everyone to please rise for the
20 pledge of allegiance.

21 (Flag salute)

22 THE CHAIRWOMAN: Okay, Mr. Blessing, can
23 you call the roll.

24 MR. BLESSING: Certainly. Mr. Brandt.

25 MR. BRANDT: Here.

MR. BLESSING: Mr. Pepe.

MR. PEPE: Here.

MR. BLESSING: Mr. Gurevich.

MR. GUREVICH: Here.

MR. BLESSING: Mr. Arora.

MR. ARORA: Here.

MR. BLESSING: Miss Papi.

MS. PAPI: Here.

MR. BLESSING: Mr. Wynter.

MR. WYNTER: Present.

MR. BLESSING: Mr. Zuckerman.

MR. ZUCKERMAN: Present.

MR. BLESSING: Mr. Behal. Mr. Philips.

MR. PHILIPS: Here.

MR. BLESSING: Chairwoman Rampolla.

26 THE CHAIRWOMAN: Here. Thank you,
27 Aaron.

28 First on the agenda we have meeting
29 minutes from our February 4, 2021, meeting. Does
30 anyone -- any members of the board have any
31 comments, questions, or concerns about those
32 minutes?

33 Okay, hearing none, can I hear a motion
34 on the February 4, 2021, meeting minutes.

35 MR. PEPE: I'll make a motion to adopt.

1 THE CHAIRWOMAN: Thank you, Mr. Pepe.
Second?

2 MR. BLESSING: Mr. Brandt.

3 MR. BRANDT: I'll second that. Thank
you.

4 THE CHAIRWOMAN: Thank you. Aaron, can
you call the roll.

5 MR. BLESSING: Mr. Zuckerman.

6 MR. ZUCKERMAN: Yes.

7 MR. BLESSING: Mr. Gurevich.

8 MR. GUREVICH: Yes.

9 MR. BLESSING: Mr. Pepe.

10 MR. PEPE: Yes.

11 MR. BLESSING: Mr. Brandt.

12 MR. BRANDT: Yes.

13 MR. BLESSING: Mr. Philips.

14 MR. PHILIPS: Yes.

15 MR. BLESSING: Chairwoman Rampolla.

16 THE CHAIRWOMAN: Yes. Okay. Thank you,
Aaron.

17 I'd like to just go a little bit out of
order on the agenda because we have a residential
application in new business that we can do first.

18 Before I get to that, I just want to
make any members of the public aware who are online
for application Z-21-02, Gulberg Builders, LLC, that
will not be heard tonight. It was previously on the
agenda, but that is -- I'm sorry. I want to give
you the correct date.

19 MR. ALI: (Inaudible) for one second,
please. Can I say something?

20 THE CHAIRWOMAN: -- to a future zoning
board meeting. So we'll go first with --

21 MR. ALI: Excuse me. Can I say
something? I'm the owner of Gulberg Builders. I
have a request.

22 THE CHAIRWOMAN: I'm sorry. Who's
speaking?

23 MR. ALI: My name is Khawaja Ali. I'm
the owner of Gulberg Builders. I have a request
from the lawyer. If it's possible that -- you know,
our meeting has been adjourned for the next board
meeting. Is it possible that we can do the two
missing mailings and the mailing which has already
been done be considered as for the next meeting if
we are adjourned for the next meeting with a --

24 MR. WEINER: Unfortunately, sir, that is
not a possibility. The board does not have
jurisdiction to hear that matter as of this time.
That can only happen once proper notice under the

1 law is issued. There was a deficiency in the
2 notice, so now whatever the new meeting date is, you
3 as the applicant have to renotece all of the persons
4 again on the mailing list as well as republish a new
5 notification in the newspaper reflecting the new
6 date.

7 MR. ALI: Okay.

8 MS. MCGURK: This is Colleen McGurk,
9 planner. You can call our office tomorrow and we
10 can discuss this. Thank you.

11 MR. ALI: Very well. Thank you.

12 THE CHAIRWOMAN: All right. Thank you.
13 Okay. So we're going to move on to application
14 Z-21-1, Taistra, a proposed 6-foot-tall fence in
15 front yard setback of existing single-family
16 residence located at 2020 -- I'm sorry -- at 22
17 Hamilton Drive, block 317.21, lot 1, in the R-3
18 zone. Is there someone here to represent the
19 Taistra application?

20 MS. TAISTRA: Yes.

21 THE CHAIRWOMAN: Staci Taistra?

22 MS. TAISTRA: Yup.

23 THE CHAIRWOMAN: Okay. Will you be the
24 only one testifying on your application?

25 MS. TAISTRA: Yes, if that's okay.

THE CHAIRWOMAN: Okay. That's fine.

Can you --

MR. WEINER: Madam Chair --

THE CHAIRWOMAN: Yes.

MR. WEINER: -- if I might. At the
beginning, I just want to acknowledge for the record
that the notices were satisfactory in this matter,
and the board has jurisdiction to hear this
application.

THE CHAIRWOMAN: Great. Thank you, Jay.

MR. GUREVICH: If I can just notice that
due to a personal relationship with the applicant
over here, I will be recusing myself from
participation in this.

MR. WEINER: You're recusing yourself
from this application.

MR. GUREVICH: Yes.

THE CHAIRWOMAN: Okay. Thank you, Mr.
Gurevich.

Okay. All right. Miss Taistra, can you
state and spell your name for us.

MS. TAISTRA: Staci Taistra, S-t-a-c-i
T-a-i-s-t-r-a.

THE CHAIRWOMAN: Okay, and I'll just
need to swear you in. Can you raise your right hand

1 and just affirm that you will -- for the purpose of
2 this application this evening you will give us
3 nothing but the truth, the whole truth, and nothing
4 but the truth.

5 MS. TAISTRA: I will.

6 THE CHAIRWOMAN: Okay. Okay. So I see
7 that you -- you're looking to put a 6-foot-tall
8 fence in your -- in the front yard setback. You
9 have two -- I'm sorry -- two front yards as you're
10 on a corner lot; is that correct?

11 MS. TAISTRA: Yeah, I'm a corner lot.
12 Yeah, I don't understand that, to be honest, but,
13 yeah, we have the long side and then -- so I guess
14 because it's a corner, it's two front yards.

15 THE CHAIRWOMAN: It's considered two
16 front, right, two front yards. Can you tell us a
17 little bit about what you're looking to do.

18 MS. TAISTRA: So we want to come up in
19 basically an L on the property. There's already a
20 fence in the back yard. So if you picture, you
21 know, the fence. So we just want the L on the side
22 coming to the front by the garage, you know, and
23 then the side of the house, if that makes sense.

24 THE CHAIRWOMAN: So you have -- you
25 currently have fencing in the --

MS. TAISTRA: There is fencing, yes.

THE CHAIRWOMAN: -- in the rear of the
yard and then on the side yard, but you're looking
to --

MS. TAISTRA: Only the rear of the yard
has fencing from the previous owners.

THE CHAIRWOMAN: Okay.

MS. TAISTRA: So instead of making a
box, we're essentially doing the sides and then the
short part, you know, in the front of the house to
close up the whole yard.

THE CHAIRWOMAN: Okay.

MS. TAISTRA: I'm sorry. Am I not -- am
I explaining this right?

THE CHAIRWOMAN: Yes, yes.

MS. TAISTRA: Okay.

THE CHAIRWOMAN: So you want to -- and
you're looking to enclose the back yard for what
purposes.

MS. TAISTRA: We have a -- we just put a
pool in last summer --

THE CHAIRWOMAN: Okay.

MS. TAISTRA: -- so we need to --
obviously, we need fencing, and we prefer it to be
around the whole yard so we have more space rather

1 than just in front of the pool.

THE CHAIRWOMAN: Okay.

2 MS. TAISTRA: So that the kids can play
and everyone's happy in pandemic.

3 THE CHAIRWOMAN: Okay, and you're
4 looking to put that how close to that property line
that's -- it's the side, but it's actually a front
yard because you're on the corner lot. How --

5 MS. TAISTRA: Right. We'd like to go as
close to the sidewalk as possible, which I believe
6 is 4 feet from the sidewalk.

7 THE CHAIRWOMAN: Okay. Okay. We have a
drawing that you --

MS. TAISTRA: Yes.

8 THE CHAIRWOMAN: -- submitted with the
application, but I don't think it said exactly the
9 distance, but you're looking to do it 4 feet from --

10 MS. TAISTRA: From the sidewalk, to come
in 4 feet.

11 THE CHAIRWOMAN: Okay, and that would
allow you to do plantings on the outside of it?

MS. TAISTRA: Yes.

12 THE CHAIRWOMAN: Is that part of the
plan?

13 MS. TAISTRA: Yes, that was required,
so, yeah, whatever the -- I guess every 6 feet we
14 have to have a plant. There was a whole list of
acceptable plants. And then we'd go down the side
15 of the fence.

16 THE CHAIRWOMAN: Okay. Colleen, do you
know that -- I mean, I saw that it's -- generally,
it's supposed to be half the distance from the
17 property line to the structure to the house. Is
that --

18 MS. MCGURK: That would be the exception
for corner lots to help people have more of a usable
19 yard.

THE CHAIRWOMAN: Okay.

20 MS. MCGURK: Anything beyond the -- half
the distance between the house and the front yard
property line, that's why a variance is required.
21 If the fence is 4 feet high and solid, the ordinance
then requires that it be 4 feet back from the
22 property line and plantings be put in place. So
23 this fence would be 6 feet, but it would then meet
the other requirement of the 4 feet back and the
24 landscaping so that it doesn't look too obstructive
in the neighborhood.

25 THE CHAIRWOMAN: Okay. I notice that
the property behind you also has that -- has two

1 front yards.

MS. TAISTRA: Yes.

2 THE CHAIRWOMAN: And the property to the
rear of your property.

3 MS. TAISTRA: Uh-huh.

4 THE CHAIRWOMAN: And they do have
fencing, though it's different. I guess it's a
different height, a different type material.

5 MS. TAISTRA: Correct.

6 THE CHAIRWOMAN: Do you happen to know
how far back it is, or, Colleen, would either of you
know?

7 MS. MCGURK: I did do a site visit, and
that was a 4-foot-high chain link fence, and that
8 looked back about 4 feet, and they did have the
plantings.

9 THE CHAIRWOMAN: Okay. I just was
wondering what theirs was because it looked like if
10 that was there on the property next door, this
would -- it would somewhat flow to then maybe have,
11 you know, similar -- a fencing at similar distance
was just one of the thoughts I had about it.

12 Do any of the other board members have
any questions for the applicant? Miss Papi, I see
13 your hand raised.

14 MS. PAPI: Yeah, Madam Chair, as I'm
looking at the drawings, I just -- and you've
actually covered a lot of everything. Where is the
15 entrance and exits to the fencing when you want to
enter the property? Where exactly? I don't -- I
16 guess I'm not reading that on the drawing.

17 MS. TAISTRA: Okay, I didn't put the
actual gates on there -- I'm sorry -- but it would
be -- so next to our garage there would be one --
18 the main gate to go in and out of the back yard, but
we also have a gate on the other side so that -- our
19 landscapers can get the lawn mower through.

20 MS. PAPI: Okay, so they do exist. I
was just --

21 MS. TAISTRA: I'm sorry, I didn't draw
it on there. I apologize.

22 MS. PAPI: That's okay. I'm thinking
that I wasn't able to read it, but that's fine.
Okay. Thank you.

23 MR. PHILIPS: I have a couple of
questions, Christine.

24 THE CHAIRWOMAN: Mr. Philips, go ahead.

25 MR. PHILIPS: Confirming that on the
other side property lot 2, you're going to have a
fence there that's 4 feet and you're going to have a

1 4-foot separation between that and your neighbor's
2 property, or what are you planning on doing over
there?

3 MS. TAISTRA: We want 6 feet also over
4 there consistent with the other side, and it will be
5 on our property line because there's a -- we have --
6 the drawing you see shrubs I believe on the side, so
7 we're going to trim them back, but the fence is
8 going to be in front of it so it's not going to have
9 anything to do with our neighbor's property line.

10 MR. PHILIPS: Okay, so you are going to
11 leave the space that's shown on the plan.

12 MS. TAISTRA: Between us and our
13 neighbors, yes.

14 MR. PHILIPS: Okay. And a separate
15 question, and, Colleen, you can confirm. Does the
16 pool need a separate fence?

17 MS. PAPI: No.

18 MR. PHILIPS: If it's -- if the whole
19 back yard is fenced, does the pool, itself, need a
20 separate fence?

21 MS. MCGURK: It does not. If it meets
22 state requirement of a minimum 4 feet in height and
23 a self-latching gate and it's not a climbable fence
24 like a wide chain link type fence.

25 MR. PHILIPS: So the existing fence or
the planned fence then would meet that criteria.

MS. MCGURK: Yes. I don't know about
the rear, the fence along the rear of the property.

MR. PHILIPS: Right. That was where I
was going with that.

MS. MCGURK: Yeah. If that's -- I guess
the applicant would have to describe the fence along
the rear of the property.

MS. TAISTRA: That's a 4-foot-high chain
link fence.

MS. MCGURK: Yeah, you'd have to check
with the building department because if the holes
are a certain size, then it does not meet state
requirements.

MS. TAISTRA: Okay. All I know, I know
it matches the person in back of me, and they have a
pool, so I just assumed. I will double check that.
I'll call building tomorrow and --

MS. MCGURK: Right, and it can't be
climbable.

MS. TAISTRA: Okay.

THE CHAIRWOMAN: Miss Taistra, in the
diagram, the picture that you submitted of the
property, the blue line that was drawn to suggest

1 where the fence would go, it doesn't -- it seems to
2 curve in at the front. It doesn't go exactly along
3 parallel with the sidewalk. Is there a purpose --
4 is there a purpose for that or --

5 MS. TAISTRA: The blue line cuts -- like
6 diagonal in the corner; is that where you're talking
7 about?

8 THE CHAIRWOMAN: Does it come to an
9 actual -- does the fence come to an actual corner
10 there?

11 MS. TAISTRA: Yes.

12 THE CHAIRWOMAN: It looks that the front
13 yard -- it looks like the fence that goes parallel
14 to Hamilton passes the end of where the fence runs
15 along Puritan, but it comes to just an angle?

16 MS. TAISTRA: Yeah, it's all enclosed,
17 and it will be -- so it will be an L shape. I guess
18 if I didn't close it, I apologize. It will be
19 closed.

20 THE CHAIRWOMAN: Okay. No, it just
21 looked -- it looked as though the fencing parallel
22 to Hamilton, it looked like there was an overhang
23 beyond the fencing on Puritan, but you're just
24 saying that you'll just end at the corner there.

25 MS. TAISTRA: Yeah, just my bad drawing.
I'm sorry.

THE CHAIRWOMAN: Okay.

MR. PHILIPS: The magic marker gone bad.

MS. TAISTRA: Maybe it bled a little
bit.

THE CHAIRWOMAN: That's fine. I just
wanted to confirm that.

MS. TAISTRA: I'm sorry.

THE CHAIRWOMAN: And also, it's --
Colleen, it's set back to where it wouldn't impede
traffic; is that correct?

MS. MCGURK: Correct. The sight
triangle is shown, and it won't affect traffic,
won't be an obstruction.

THE CHAIRWOMAN: Okay. Did any of the
other members have any questions for Miss Taistra?

MR. ARORA: Are the standard things like
the gate should be self-closing gate, right? I
think the fence guy, whoever is going to install it,
will take care of that, right, from the -- because
there are restrictions around that gate of the fence
should be closing it by itself, no? I remember that
having, right?

MS. TAISTRA: Yes. It will be up to
code for the --

1 MR. ARORA: Up to code.

MS. TAISTRA: Absolutely, absolutely.

2 THE CHAIRWOMAN: Mr. Kipp, were you --

MR. KIPP: Yes, I just want to put on
3 the record that the proposed landscaping that goes
between this proposed fence and the sidewalk will be
4 the homeowner's responsibility, and the town will
not be maintaining that.

5 THE CHAIRWOMAN: Okay, so, Miss Taistra,
you understand that if the board were to vote
6 favorably, you need to maintain that landscaping.

MS. TAISTRA: Yup.

7 MR. PHILIPS: Miss Taistra.

MS. TAISTRA: Yes.

8 MR. PHILIPS: On your fence contract,
unless there's something purposefully not -- that's
9 been blacked out, you're only showing one gate.
Just --

10 MS. TAISTRA: I -- it should have two
gates on either side, one for --

11 MR. PHILIPS: We're not here to
renegotiate your contract with the fence guy. I
12 just wanted to let you know what you gave us.

MR. BRANDT: It's on there.

13 MS. TAISTRA: Unless you can get a
better rate. No, there will be two gates, one on
14 either side of the house.

MR. PHILIPS: Okay.

15 MR. BRANDT: There are two gates on the
contract. It's just blacked out. It's above where
16 it says 6-foot-high styled white PVC. You can see
-- barely see 5-foot-wide gate and then one
17 5-foot-wide gate and one 4-foot-wide gate.

18 MR. PHILIPS: Okay. Well, I guess mine
is a little bit darker.

19 MS. TAISTRA: The reason it's blacked
out -- again, I guess I wasn't thinking it
through -- that was for a different -- that was for
20 when we wanted -- we are looking into around the
pool, but we decided we wanted more space to have
21 the kids running around, and given now that we're,
you know, still in this pandemic, we didn't just
22 want it around that. We wanted to encapsulate the
whole thing. So that was the first -- we had two
23 different quotes, and this is the one we decided
that PVC 6-foot to maximize our outdoor time in this
24 crazy time we're living.

25 THE CHAIRWOMAN: Okay, but we understand
that your testimony is that you will have two -- you
will have two gates.

1 MS. TAISTRA: Absolutely. I can send
you a new contract if you want to see it nicely.

2 THE CHAIRWOMAN: No, that's between you
and your contractor. We just want it to have clear
3 that your testimony was that you would have two.

MS. TAISTRA: Absolutely.

4 THE CHAIRWOMAN: Okay. So are there any
other board questions -- board member questions or
5 from the professionals?

MS. MCGURK: No.

6 THE CHAIRWOMAN: No. Okay. Then we can
go ahead and open it up to the public. See if
7 there's anyone on the either the video or by call
that want to comment or have questions on this
8 application and this application only.

Mr. Blessing, do you know if anyone is
9 trying to get in to give comment to the board?

10 MR. BLESSING: At the present moment,
there are attendees, and none of them are raising
their hand, so to say, to ask a question. For those
11 who are listening, does anybody here know what the
command is to raise your hand, so to say, if you are
12 participating by phone? I think it might be star 6.

UNKNOWN SPEAKER: Star 9.

13 MR. BLESSING: Okay. We do have two
telephone attendees, but as of still this present
14 moment, no one has raised their hand. I know if
you'd like to keep waiting maybe another minute or
15 so, Madam Chair.

16 THE CHAIRWOMAN: Yeah, we can just give
it just a minute just in case there is someone
trying to call in.

17 MR. BLESSING: There might be -- oh, we
do have one. Let's see. Oh, actually, here's why.
18 Promote to panelist.

19 MR. WEINER: Aaron, is this person
raising their hand?

20 MR. BLESSING: They had, actually. I
don't want to mispronounce their name. Court
reporter Angela -- I think it's cut off at the end.

21 THE CHAIRWOMAN: Are they trying to join
by phone, or this is by --

22 MR. BLESSING: They were an attendee,
and they had raised their hand. I've asked them to
23 unmute if they have any comment to make.

24 MS. CURLEY: Aaron, that's our court
reporter -- it's Amanda Curley -- for our case. So
don't worry about her.

25 MR. BLESSING: Okay. Very well.

THE CHAIRWOMAN: All right. Thanks. I

1 prefer to err on the side of caution to make sure if
2 we have anyone trying to comment that they're able
3 to do that, but it doesn't sound like that's the
4 case so I think we can close the public portion. Do
5 any of the board members have -- would like to make
6 a motion on this application? Miss Papi i see.

7 MR. WYNTER: Motion to approve.

8 MS. PAPI: All right.

9 MR. ARORA: I motion to second, yeah.

10 THE CHAIRWOMAN: I had called on Miss
11 Papi because I saw her raising her hand.

12 MS. PAPI: You want me to make the
13 motion -- I make a motion to approve the
14 application.

15 THE CHAIRWOMAN: Okay. Thank you.

16 MR. ARORA: I second it.

17 THE CHAIRWOMAN: And then I heard Mr.
18 Arora. Thank you.

19 Okay, Aaron, can you call the roll.

20 MR. BLESSING: Yes. Okay. Mr. Arora.

21 MR. ARORA: Yes.

22 MR. BLESSING: Miss Papi.

23 MS. PAPI: Yes.

24 MR. BLESSING: Mr. Wynter.

25 MR. WYNTER: Yes.

MR. BLESSING: Mr. Zuckerman.

MR. ZUCKERMAN: Yes.

MR. BLESSING: Mr. Pepe.

MR. PEPE: Yes.

MR. BLESSING: Mr. Philips.

MR. PHILIPS: Yes, and I hope you use it
really soon, which means there won't be any snow.

MS. TAISTRA: You all have an open
invitation.

MR. BLESSING: Chairwoman Rampolla.

THE CHAIRWOMAN: Yes. It looks like
your application passed. I wish you a lot of
succeed with it. Have fun with the pool.

MS. TAISTRA: Thank you so much.

THE CHAIRWOMAN: I did notice -- I don't
know that orange -- is the pool already there?

MS. TAISTRA: Yes.

THE CHAIRWOMAN: Okay. That orange
netting, I guess, the temporary --

MS. TAISTRA: Oh, the construction, yes,
it's lovely.

THE CHAIRWOMAN: Well, no, it had pulled
away. It had separate -- it looked like when I was --

MS. TAISTRA: We go out every day and
make sure it's on. It's on now.

1 THE CHAIRWOMAN: Okay, good.

2 MS. TAISTRA: Hand to God, it is always
up there. As soon as it blows off, I go out there
and put it back.

3 THE CHAIRWOMAN: Okay. Glad to hear
that.

4 MS. TAISTRA: I get my steps in.

5 THE CHAIRWOMAN: Okay. All right.
Thank you.

6 MS. TAISTRA: Thank you.

7 THE CHAIRWOMAN: All right. Let's --

8 MS. TAISTRA: Do I leave? Do you need
me for anything?

9 THE CHAIRWOMAN: No, you can go ahead.
You don't need to stay on.

10 MS. TAISTRA: Thank you so much. Have a
good night.

11 THE CHAIRWOMAN: Okay. Next up we're
going to go back to old business. We have
application Z-20-12, Chris Trans, LLC, the proposed
transportation company office, garage, and parking
facility located at 49 Main Street, block 317.13,
lot 36.04, in the R-3 zone.

12 MS. PAPI: Madam Chair.

13 THE CHAIRWOMAN: Yes.

14 MS. PAPI: Yes, I just would like to
recuse myself from this application, so I will say
good night to everybody.

15 THE CHAIRWOMAN: Okay.

16 MS. PAPI: Okay. Thank you. Bye.

17 MR. WEINER: Before we begin, I know
that Mr. Gurevich recused himself on the first
application. Do we know if he left the meeting, or
did he just --

18 THE CHAIRWOMAN: I see him on.

19 MR. PHILIPS: Leon's here.

20 MR. WEINER: Okay, so Leon has returned
-- Leon, have you returned. If you could just
unmute and let us know.

21 MR. GUREVICH: I have returned. I have
never left, and I am looking forward to being a part
of this conversation.

22 MR. WEINER: Okie dokie. And, Madam
Chairwoman, before we begin with the Chris Trans
application, I can put on the record that the board
has jurisdiction to hear this matter.

23 THE CHAIRWOMAN: Thank you. Okay. Who
do we have -- we have a lot of people on the Zoom
meeting. So who is representing --

24 MR. PRESSLER: Madam Chair, my name is

1 George Pressler. I will be representing the
applicant.

2 THE CHAIRWOMAN: Okay. Good evening,
Mr. Pressler.

3 MR. PRESSLER: Good evening. Do I have
the floor at the moment?

4 THE CHAIRWOMAN: Yes, you can proceed
with your application.

5 MR. PRESSLER: All right. Good evening,
Madam Chairman and members of the board and Jay
6 Weiner, who I haven't seen in a long time.

7 MR. WEINER: Same here. Good evening,
Mr. Pressler, and you have the virtual floor.

8 MR. PRESSLER: Okay. Again, my name is
George Pressler. I am an attorney-at-law in the
9 State of New Jersey, and I do represent the
applicant, Chris Trans. The application -- the
10 applicant is the owner of property located at 49
Main Street in East Brunswick. This piece of
11 property is also designated on the tax bill or tax
map as lot 39 in block 150.

12 The applicant comes before the board at
this time to convert an existing one-story building
13 on the property into an office and a vehicle
maintenance facility for his school transportation
14 business. The property is located in a C-2 zone,
and therefore, a use variance is required in order
15 for him to get approval to occupy the property for
his purposes.

16 There are a number of bulk or
dimensional variances required as well as one for
17 impervious coverage. The majority of the bulk
variances are preexisting nonconforming, and I
18 should make a point here that the footprint of the
building is not going to be disturbed. It is going
to remain the same. And my client wishes also to
19 construct a second floor on this building, and we've
submitted architectural plans for that for his
20 offices only. And while we're talking about his
offices, he will have approximately five employees,
21 which include himself, two office personnel, and two
mechanics on the premises, and I should point out
22 the business owns about 17 vehicles, and he has 15
drivers, and the drivers every day take the vehicles
23 back to their homes in the evening.

24 At this point, I'd like to tell you that
I have with me this evening our engineer, Marc
25 Leber, who I think is very -- he's appeared before
this board many times, and I also have Allison
Coffin, who is our planner, and she will address all

1 planning issues. So if you -- the board or any
2 members of the board do not have any questions of
me, I would ask to have Mr. Leber sworn in.

THE CHAIRWOMAN: Okay.

3 MR. GUREVICH: Could I ask one very
4 quick question. Just to confirm, the applicant is
an owner/operator, is that --

MR. PRESSLER: That's correct, yes.

5 THE CHAIRWOMAN: Okay. Mr. Leber, I
6 know that you've already appeared before our board
this year in an application that was continued from
7 last year. We have I think at least one or two new
8 members. Can we -- I know -- can we just swear you
in as an expert for your testimony. Can you -- for
9 their benefit since they might be new, can you give
us your background. You're speaking as an engineer
tonight; is that right?

10 MR. LEBER: That's correct. Hi. Good
evening.

11 MR. WEINER: And if I may, I just want to
12 explain. Sorry, Mr. Leber, I didn't mean to jump
over you. Just for the benefit of some of the newer
13 board members, even though by example Mr. Leber has
testified in other matters before this board and has
14 been qualified, previously accepted as an expert,
since this is a new application, any witness, even
15 Mr. Leber, who may have already been accepted as an
expert, has to at least go over his credentials
16 again because it's a new application, so he has to
make a presentation for that application as if it's
17 never been done before. So for any of our newer
members who are wondering, well, we've seen
18 Mr. Leber before, why does he have to go through
this again, each application stands on its own
19 two feet so the same process has to go for that
application. We can't assume that someone who was
an expert before on another matter is automatically
an expert now.

20 I'm sorry, Marc, please go ahead.

21 THE WITNESS: No, that's okay. Do you
want to swear me in first?

MR. WEINER: Madam Chairwoman.

22 THE CHAIRWOMAN: Yes. Thanks, Marc. Do
23 you for this application this evening, do you wear
to tell the truth, the whole truth, and nothing but
the truth.

24 MR. LEBER: Yes, I do. Hi, good
25 evening. My name is Marc Leber. It's Marc with a
C, Leber, L-e-b-e-r. Still class of '94 East
Brunswick. I graduated Drexel University with a

1 bachelor of science degree in civil engineering,
1999. Following graduation, I went on to Rutgers
2 Graduate School of Business, where I graduated an
MBA in 2004, and I'm licensed in New Jersey as a
3 professional engineer, a professional planner, and
also I have a certified municipal engineering
4 certificate. Appeared before this board numerous
times, as well as the planning board in East
5 Brunswick, and throughout Middlesex County and
mostly Monmouth County.

6 MR. PHILIPS: I'll move to accept Marc.

MR. LEBER: Thank you.

7 THE CHAIRWOMAN: Thank you, Mr. Philips.
Is there a second?

8 MR. ARORA: I second it.

9 THE CHAIRWOMAN: Thank you, Mr. Arora.
We don't need a roll call, right?

MR. PHILIPS: All in favor.

10 THE CHAIRWOMAN: All in favor. All in
favor, say aye. All right. Thank you, Mr. Leber.

11 MR. LEBER: Thank you. I have a couple
of exhibits, just two photos and then the color
12 rendering of the plan that was filed, and there's a
couple things I'm going to touch on during my
13 presentation. First I'll go over the existing
conditions, and I'll discuss the applicant's
14 operations at his business, and then I'll go over
the proposed use and the types of modifications that
15 are proposed on the property.

16 So we'll jump right in. This is --
property is at 49 Main Street. It's block 150, lot
39. It's about 100 feet wide by 180 feet deep with
17 a 100 foot width along Main Street.

18 To the left of this lot there's a
preowned car sales use. To the right there's a
residence. Across Main Street, there are other
19 residences, and behind the property are train
tracks, which is part of the Conrail line.

20 The zone here is C-2, which is
neighborhood business district.

21 Presently on the property there is a
vacant single-story structure. It's about
22 2,400 square feet, and it was formerly used as a
convenience store. I know it was a Krauszer's at
23 one time. I actually was able to get a street view
image on Google, which I'm going to put up just to
24 show you what it looks like, and -- you know, when
it was still in business.

25 Behind the building there is a paved
parking area, and in the front there's also a

parking area for about 12 cars, and their only access is from Main Street, where there is a two-way driveway coming out the front of the property.

So, Aaron, I'm going to switch to this November 2017 street view, which is only being provided to give you a sense of what the property looked like when it was still in business as a convenience store.

MR. WEINER: Can we label that as Exhibit A-1.

MR. LEBER: Yes.

MR. WEINER: And you can mark that and get that to Aaron, Marc.

MR. LEBER: Yup.

MR. WEINER: That's November 2017 street view.

MR. LEBER: Correct. You know, it says Deli Plus. Like I said it, was once a Krauszer's years ago. The two uses left and right haven't changed, you know, and presently today they're similar. The only difference is if you were to drive by this building now, it's closed. The convenience store doesn't exist anymore. There are metal gates over the glass storefront. So there isn't really much activity going on there. The property for the most part is vacant. The fence that you see here is the same fence that's there today. So really not much has changed.

MR. PHILIPS: Mr. Leber, whose fence is that?

MR. LEBER: So according to the survey, we believe that the fence is on this property, and I'm going to talk about that during the application because we propose to replace that fence with, you know, a new solid fence.

MR. PHILIPS: It's in considerable disrepair.

MR. LEBER: I agree. I agree. And, you know, I'll get into a little in the testimony that on the left side of the property, we're also proposing a fence there, as well.

So let's talk about the use. The owner's business is transportation services. Most of his clients are schools. He does work for public schools, as well. The vehicles in his fleet are your everyday minivans, and the way it works is that the drivers go home with the minivans at night. So at the actual building, there's only going to be at most five employees. You have the owner, there's two office staff, and then there's two mechanics,

1 and they do repairs there. Those repairs are minor,
2 more maintenance type work, which includes changing
3 oil, changing brakes, changing tires. The oil that
4 is changed out is picked up by a special company
5 that's licensed to do so, and the tires are
6 delivered by a third party. Now, when the tires are
7 delivered, they also pick up any tires that are
8 waiting for disposal.

9 So this building is strictly for the
10 owner's use with, you know, his fleet of vehicles.
11 It's not open to the general public. You can't
12 drive down Main Street and say oh, I want to get an
13 oil change and turn in here. It's really not that
14 type of facility.

15 The hours of operation are 7 a.m. to
16 6 p.m. Monday through Friday. On Saturday there may
17 be a half day for mechanics, typically, 9 to 4, you
18 know, and other than that, there's no activity on
19 Sunday.

20 Now, major repairs, you know, engine
21 work, things of that nature, would be sent off site.
22 One of the key aspects of the application is that a
23 vehicle that is not operable would not be kept on
24 this property. If the vehicle is not operable, it's
25 either, you know, going out to auction or it's going
out for repair. Now, right now the owner has 15
drivers and 17 vehicles. So they always have extra
vehicles in the fleet because if a driver has a car
that needs, say, an oil change on the Friday, they
can just swap it out with another vehicle. They
would take the other one home and leave the car that
needs maintenance at the building. And during the
typical school year, most of these vehicles are
either on the road or back home with the drivers,
but in the summertime when school is out, you would
see that the vehicles would be parked on this
property.

26 Now, there is a plan in the future to
27 upgrade some of the minivans to those small yellow
28 school buses, which take up the same footprint as a
29 minivan, but they're, you know, they're regular
30 regulatory yellow school buses.

31 There are some existing nonconformities
32 with this property. Again, it's in the C-2 zone so
33 the minimum lot area you need is 40,000 square feet,
34 and this lot is 18,212 square feet, so again, that's
35 an existing nonconformity. The zone requires a
minimum lot width of 200 feet, and we only have 100
feet. The minimum side yard setback is 20 feet, and
the combined two side yard setback is 50 feet. The

1 existing setback on the right of the building is
2 10 feet, and the two combined side yards of 39.9, so
again, those are existing nonconformities.

3 Now, as far as parking is concerned, the
4 setback requirement is 10 feet from the lot line,
and we only have 5 feet. That's existing. There's
5 a landscape buffer requirement, which is under
section 228-169H. That requires 15 feet, and right
now there's only 5 feet, and that's existing, as
well.

6 The last item is the lot coverage. The
7 C-2 zone permits up to 65 percent coverage, and
right now there's 77.1 percent, and that's both
existing and proposed.

8 I'm going to switch over my screen share
9 to the rendering, which is really just a coloring of
sheet 3 that was already filed. Do that now.

MR. WEINER: This is exhibit --

10 MR. LEBER: You can call this A-2.

MR. WEINER: A-2.

11 MR. LEBER: Make a note.

12 MR. WEINER: What do we want to label
this, Marc?

MR. LEBER: Coloring of site plan.

13 MR. WEINER: Coloring of site plan. Got
it.

14 MR. GUREVICH: Can I just ask one quick
question. When was the property purchased?

15 MR. LEBER: I might have it.

16 MR. PRESSLER: The property was
purchased a little over a year ago. I represented
the applicant.

17 MR. GUREVICH: Okay, and when it was
18 purchased, was the convenience store or whatever the
business that was operating over at the time, was it
operational or was purchased as a vacant property?

19 MR. PRESSLER: Purchased as vacant.

20 MR. GUREVICH: So no operation, no --

MR. PRESSLER: No.

21 MR. GUREVICH: -- facility inside,
everything removed from the building, in essence.

MR. PRESSLER: That's correct, yes.

22 MR. GUREVICH: Okay. Signages removed,
as well?

23 MR. PRESSLER: That I don't know.

MR. PHILIPS: Not yet it hasn't.

24 MR. GUREVICH: Okay.

25 MR. WEINER: Just want to ask,
Mr. Pressler, as counsel, I mean, you're answering
these questions. Is there anyone here on behalf of

1 the applicant who can affirm what you've just
2 indicated since you're not really testifying as to
the fact?

3 MR. PRESSLER: The applicant is
available, yes, if we need him.

4 MR. WEINER: If we can just for the
record, if the applicant is there, maybe we can
5 quickly swear the applicant in and have the
applicant either affirm or if need be correct your
statement.

6 MR. LEBER: I'm going to stop the screen
share so he can be on the screen.

7 THE CHAIRWOMAN: Thank you. Okay.
8 Sorry, I'm looking for the property owner. I don't
know if you're -- if your video is off. Oh, there
9 you are. Okay. Okay. Can you state and spell your
name for us.

10 MR. YOUSSEF: Yes, hi. My name is Azmi
Youssef. First name is A-z-m-i. Last name is
11 Y-o-u-s-s-e-f. I am owner of Chris Transportation,
LLC, company.

12 THE CHAIRWOMAN: Okay. Can you just
raise your right hand and affirm for us that in
regards to this application this evening that you
13 will tell nothing but -- you will tell the truth,
the whole truth, and nothing but the truth.

14 MR. YOUSSEF: I will tell the truth.

15 THE CHAIRWOMAN: Thank you.

16 MR. WEINER: Mr. Youssef, I don't know
if you heard the question posed by one of the board
members, Mr. Gurevich, to Mr. Pressler, and
17 Mr. Pressler recited some information. Can you
attest to that information. Was that accurate, or
18 if not, can you please correct it and readdress
those questions.

19 MR. YOUSSEF: All the information --
yes, all the information is accurate, and there's a
sign still there for the convenience store.

20 MR. WEINER: Okay, and I would just ask,
keep yourself on right now, now that you're under
21 oath, in case there's any other questions during the
process of this application where there's
22 information needed that you could provide, you can
at least jump in and answer those questions as
23 you're already under oath.

24 MR. YOUSSEF: I will.

25 MR. WEINER: I'll let it go back to
Mr. Leber I assume if that's okay with Mr. Pressler.

MR. PRESSLER: Yes.

MR. LEBER: Okay, so I'm going to just

1 put back up that rendering.

MR. PHILIPS: Mr. Leber.

2 MR. LEBER: Yes.

3 MR. PHILIPS: In the back, it says 21
4 storage spaces, and your testimony is 17. Can you
5 clarify.

6 MR. LEBER: Yeah, I'm going to talk
7 about that in about a minute. I just want to go
8 over like the overview of what's proposed with
9 regard to the improvements.

10 MR. PHILIPS: Sure.

11 MR. LEBER: So this is the site plan
12 that we filed. The plan proposes very limited site
13 improvements. The main issue really is a vertical
14 expansion to the building. So there's an
15 architectural plan, which should be part of your
16 packet, which shows the addition of a second floor
17 here, and what the purpose of that is that the front
18 of the building, the storefront glass is going to be
19 removed, and you'll have three overhead doors, which
20 will allow for, you know, the maintenance area for
21 the vehicles and mechanics area, and then upstairs
22 you'll have a 722-square-foot administrative office.
23 In the rear of the property, they want to designate
24 that paved area for storage of up to 21 vehicles,
25 and they would repave the parking lot and refence
the property with new fence. That would be a
6-foot-high fence. And we also did a landscape
plan, which proposes addition of shade trees and
evergreen trees in the rear along the train tracks,
but in addition, we are proposing an evergreen and
shrub buffer along the site frontage along Main
Street.

There is currently lighting on the
property, but it's not in good shape, so we
submitted a lighting plan. That design was to
propose new LED fixtures, both pole mounted and
building mounted, to meet today's standards.

As far as traffic, we issued a letter
dated September 25 of last year which indicated as,
you know, compared to the prior convenience store
use, this use would generate significantly less
traffic, and again, namely because it's not open to
the public.

We also did a similar letter regarding
stormwater management, which would remain unchanged
because the lot coverage is remaining unchanged, and
then there was also a letter about environmental
impacts. We wrote that since there's no wetlands,
no streams, no riparian zones, things of that nature

1 on the property and we're not expanding the existing
2 limits of improvements, there are really no
environmentally sensitive areas being affected.

3 From a utility standpoint, this is not a
4 significant water or sewer demand on this building,
again, as the employee count would be around five.

5 If you don't mind, I'd like to put up
6 that architectural plan. Let me just get that.

7 MR. WEINER: For the record, the prior
8 one that's been on the screen, that's the minor site
9 plan, and that's Exhibit A-3, correct, Mr. Leber, if
we can mark that.

10 MR. LEBER: Yes. Now, this one is --
11 coming up is the architectural plan for --

12 MR. WEINER: Forgive me. With the Zoom
13 sometimes, I know we had the color site plan, but
14 this one was different that we just did, or is that
the same one?

15 MR. LEBER: That was the same one.

16 MR. WEINER: Oh, so that's A-2 then.
17 Now we're up to A-3.

18 MR. LEBER: Right, A-3 would be the
19 architectural plan from PJR. That's Paul Rodek
20 architects.

21 MR. CLINE: Mr. Leber, is this plan
22 different in any respect from the plans that were
23 submitted?

24 THE WITNESS: No.

25 MR. CLINE: So it may not necessarily
need an exhibit number.

MR. WEINER: No, but you know what, I'm
going to ask that we mark it anyway for the simple
reason that we're going remotely and just for ease
of the public --

MR. CLINE: Okay.

MR. WEINER: -- that since it's now on a
video superimposition as opposed to the actual
papers here that we just mark it also as A-3 even
though it may be superfluous, let's do that anyway.

MR. CLINE: Okay.

MR. LEBER: Okay, I noted that. So it's
a one-sheet plan. On the left side you have the
first level floor plan. On the right side you have
the upper level floor plan. And then on the bottom
you have the proposed front elevation. So let me
just zoom in for one second on the main level floor
plan. You'll see you have the three bays. There's
a small office area, steps going upstairs, a little
storage room, a mechanical area, and there's a
corridor that goes out to an existing man door

1 that's on the side of the building. There is a
2 bathroom on the first floor. There was a comment
that the bathroom doesn't have a door, which would
have to be revised on this plan.

3 Moving on to the right side, you'll
4 notice it's only a partial second floor.

(Inaudible)

MR. LEBER: I can't hear you.

5 MR. YOUSSEF: (Inaudible) just say the
6 bathroom (inaudible)

MR. LEBER: The bathroom will have a
7 door. The way the plan's drawn right now, there's
no door to the bathroom, so that's going to have to
be revised. That was a comment in the staff report.

8 Now, the second floor is a partial
9 second floor. This is the 722-square-foot office
space with the bathroom upstairs, and then down at
10 the bottom you have the proposed front view of
the --

MR. YOUSSEF: (Inaudible)

11 MR. LEBER: I don't want to talk over
12 anyone.

THE CHAIRWOMAN: Is that Mr. Youssef?
13 I'm not sure who that is, but maybe we can put it on
mute if we're having another conversation so
14 Mr. Leber can go ahead.

MR. LEBER: Okay. So on the bottom you
15 have the elevation of the building, which indicates
that the height of this building is 24 feet,
4 inches, and, you know, there's a dormer proposed
16 for an architectural interest and the three overhead
doors plus the man door.

17 So that's really all the changes to the
building, itself.

18 MR. GUREVICH: Mr. Leber, can I ask a
couple quick questions?

19 MR. LEBER: Yes.

MR. GUREVICH: So first of all, I just
20 note that I don't have this within the plan
documents that I have with me, this particular page.
21 So I don't know if anybody else has this or doesn't.
But just based on the diagram that I'm reviewing
22 right now, for the upstairs upper level, if you can
zoom in on that or focus in on that. Just moving it
23 down. Sorry. Yeah. Perfect. So the area that's
on the right-hand side that's marked open office
24 area, the area that's the L shape to the back, is
that also completed above where the storage area is
25 below?

MR. LEBER: No.

1 MR. GUREVICH: One area.

2 MR. LEBER: Well, because the vehicles
3 have lifts, so there wouldn't be a second floor in
4 the area that you're speaking of because the vehicle
5 would, you know, be raised in the air.

6 MR. GUREVICH: That was going to be --
7 no, that's my -- that was going to be my second
8 question, but I'm saying in front of the vehicles
9 where you have that marked off area I guess to the
10 north of the picture, like at the top of the
11 picture, that isn't a finished area -- exactly, in
12 there, that's not a finished.

13 THE WITNESS: No, this is not finished.

14 MR. GUREVICH: Okay, so that is an
15 unfinished, but it is part of the upstairs, and that
16 area below it is in essence just a two-story area,
17 correct, for the --

18 MR. LEBER: Right. I mean, you have a
19 mechanical room here, but, you know, because the
20 height of the building is only 24 feet, 4 inches,
21 that's not very tall, so it's just an unfinished
22 area.

23 MR. GUREVICH: Okay, and I was going to
24 say, so that means you've got two larger lifts over
25 there and a smaller lift being the one on the right
or not a lift at all, in other words.

MR. LEBER: Yeah, I mean, the specifics
of the actual lifts haven't been designed at this
point. You know, the intention is that there could
be three lifts.

MR. GUREVICH: Okay, and the last
question I have is, in the diagram below, comparing
the elevation to the existing elevation, do you have
any indication of where the property is at at the
moment versus where the proposal in terms of the
additional height?

MR. LEBER: My best estimate is that the
existing building might be, you know, 12 to 15 feet
high, so add about 10 feet.

MR. GUREVICH: Okay. Okay. I had a
couple of questions in regards to the diagram that
you reviewed previously, but I'll defer until you
finish.

MR. LEBER: I mean, actually, if there's
no other, you know, questions, I mean, that's pretty
much what's proposed. You know, I spoke about his
operation and how he wants to occupy the property
and the changes to the building. So at this point
if there's any questions, you know, that's fine.

MR. GUREVICH: The other question I had

1 was on I guess the diagram that you have provided, I
2 believe A-2, that showed the parking spots in the
3 areas in the back.

4 MR. LEBER: Do you want me to switch
5 back to that?

6 MR. GUREVICH: That would be great.

7 MR. LEBER: All right. Aaron, I'm going
8 to switch back to A-2. There we go.

9 MR. GUREVICH: So in terms of where you
10 mentioned in the beginning infringements on the
11 distance from the property line, I'm assuming those
12 are the two areas, one in the back that I see noted
13 as conc curb at the back parking lot just to the
14 right of the spots, a little bit down from your --
15 no, on the other side of the fence, though, on the
16 parking lot side of the fence. Yes, that area
17 there. What is that, because there's no turnaround
18 at this point, right, so is that a dead spot in
19 terms of what --

20 MR. LEBER: Yeah, I mean, you could call
21 it that. Because the parking lot's not a public
22 parking lot, you know, similar to like an automobile
23 dealership where they double and triple stack cars
24 because it's really not a publicly accessible
25 parking lot that you'd find like at Shop Rite or
something, just by the pure geometry, that would be
pretty much a dead area.

MR. GUREVICH: Yeah, so I guess my
question is, I understand what that is used for if
you have parking against that rear area, to be able
to back out and sort of pull into that area. Is
that the only spot in the back that kind of
infringes on the setback requirement?

THE WITNESS: No. In fact, I think all
the parking setback on the left is less than
10 feet, as well, for the drive aisle that's there
today.

MR. GUREVICH: But near the residential
area that's on the right, do we know if eliminating
that setback of conc curb, as it's referred to, is
that a way to alleviate the back on that side and --

MR. LEBER: It would alleviate slightly,
but the issue is there's an existing catch basin in
that bottom corner, so I guess this piece of
pavement allows the water to flow into that catch
basin.

MR. GUREVICH: I got you. Okay. And
then you mentioned something in regards to the
proposed lighting. You mentioned that there is a
chance that you would park vehicles even though

1 people take the vehicles back overnight, but, you
2 know, you're making enough space for vehicles to be
3 parked, and you're going to add lighting. Compared
4 to current lighting in the front and in the rear,
5 how much more lighting are we talking about in terms
6 of elevated and pole lighting?

7 MR. LEBER: So right now the lighting on
8 the site is not really functional. In fact, one of
9 the poles is damaged, so, you know, it doesn't
10 really work, but the ordinance requires a half a
11 foot-candle for parking areas and walking areas, so
12 we had done I believe it was sheet 5, the lighting
13 design. Let me just open that real quick.

14 MR. GUREVICH: I'm just wondering if
15 compared to public parking, given that this is a
16 secured area, fenced in area with a gate that's in
17 the front, as shown in the diagram, if there's
18 additional type of security type lighting, and, you
19 know, it would be not standard to a -- what's it
20 called -- consumer parking lot and would remain lit
21 also in an overnight type of situation.

22 MR. LEBER: Right. Now, there's a
23 couple things I can point out. The average lighting
24 level is about 3 foot-candles, which is appropriate
25 for this type of a use, but we had modeled the
26 spillover, so to say, on to the adjacent lots, and
27 the foot-candle spillover to the lot on the right
28 was actually 0 foot-candles, and really that's
29 achieved because we're able to have the 6-foot-high
30 fence as part of the lighting model. We weren't
31 concerned with the spillover in the rear because,
32 you know, it's train tracks, and the property on the
33 left we show no spill over even though that's
34 another commercial use, but what I can say is that
35 with the LED lights, there's an opportunity to
36 actually dim them. You can dim them to any percent
37 you want after let's say 10 o'clock at night. So if
38 that was a concern, they could certainly be dimmed.

39 MR. GUREVICH: Well, we shouldn't expect
40 any -- should we expect -- let me rephrase the
41 question. Should we expect any sort of security
42 type lighting that is expected to stay on all night,
43 as well, for the purpose of similarly because of
44 the --

45 MR. LEBER: You know, because it's a
46 private parking lot, it's not a public shopping
47 center, usually at night these lights, you know,
48 could go off. You know, there's -- like I said, the
49 technology allows you to dim them so the site
50 doesn't look entirely dark. But I would ask my

1 client, though, if he wants to turn the lights off
at night before I commit to that.

2 THE CHAIRWOMAN: Mr. Youssef.

MR. YOUSSEF: Yes. Yes, Marc.

3 THE CHAIRWOMAN: Can you comment on
4 that, whether you plan to have the lights on at
night.

MR. YOUSSEF: Yes, I have no problem
5 with the lights. Yes, we can leave it on.

MR. LEBER: On or off?

6 MR. YOUSSEF: On until 10 o'clock, and I
will turn it off after that.

7 MR. WEINER: So, Mr. Pressler, should
the board ultimately decide to move favorably on
8 this, would the applicant be okay with that being a
condition of any such potential approval that the
9 exterior lighting would be turned off after 10 p.m.?

MR. PRESSLER: No objection.

10 THE CHAIRWOMAN: Marc, can you -- I
understand that -- I appreciate the lighting plan
11 shows what the spillover is in all the areas on the
lot, but can you show where -- can you bring that up
12 and show where the actual each of the lights are on
the --

13 MR. LEBER: Yeah. Yeah, I can do that.

14 MR. CLINE: While you're doing that,
Marc, I do think the 6-foot fence has helped you
with your spillover. I doubt you have the
15 additional trees at the rear of the property to
include it in the calculations so the little bit of
16 spillover you're getting to the railroad calculated
likely is conservative because the trees that are
17 being -- and landscaping being put back there will
reduce that even further.

18 MR. LEBER: Yeah, I agree. Most towns
won't allow us to use landscaping in lighting calcs.

19 MR. CLINE: It's not precise enough.

20 MR. LEBER: I'm going to switch over to
the lighting plan. Hold on one second. So this is
sheet 5 -- yes, sheet 5 of 5.

21 MR. WEINER: Just for continuity since I
marked the last sheet that was in the submission
22 because we're doing it on the screen now as an
exhibit, let's do that the same with this and make
23 this A-4. Exhibit A-4, and it's the lighting plan,
correct?

24 MR. LEBER: Yeah. I know it's a little
hard to see on this platform, but basically you have
25 three new poles on the back of the property, and
then there's one, two, three new poles in the front

1 of the property, and these little notations in
2 orange, those are the wall mounted light fixtures
3 that are also LED's, and they look like this fixture
4 that's shown on the plans, says wall mount Stonco.

5 MR. GUREVICH: These are directional
6 lights, so the lights in the back are going to be
7 faced towards the property LED.

8 MR. LEBER: That's correct. This is
9 what the pole mounted light looks like. So it's a
10 downward directed fixture with recessed LED's. They
11 call that dark sky compliant. So that once you
12 raise above the plane of the actual light, itself,
13 there is no light being thrown into the sky, which
14 is, you know, a more recent requirement. The same
15 goes --

16 MR. GUREVICH: How tall are those
17 lights?

18 MR. LEBER: They are -- let's see here.
19 It's 14 feet to the fixture.

20 MR. GUREVICH: Okay, and there's a
21 6-foot fence.

22 MR. LEBER: Yes.

23 MR. GUREVICH: Okay. Okay. So we can
24 expect in the back that they extend above the fence
25 by 8 feet approximately.

MR. LEBER: Yes.

MR. PHILIPS: They're aimed inward,
right?

MR. LEBER: That's correct. The part --
the actual lamp, itself, would be, you know, aimed
toward the pavement.

MR. GUREVICH: They're aimed down, but
it would be a conical, you know -- like, from there
it would kind of spread out evenly. It's not that
it's aimed directionally into one direction.

MR. LEBER: Right. I mean, lighting
levels decrease the further you get from the lamp.
So, you know, I think that's fairly obvious if
you're standing directly underneath of it, it's the
brightest location, but as you move away, it gets
dimmer and dimmer, you know, and --

MR. GUREVICH: (Inaudible) special about
the fence, like, that's on that right side to that?
It's just a standard 6-foot fence. Is there any
additional height or security features because of
the security of that rear?

MR. LEBER: You know, I didn't -- I
don't generally include, like, something like
security cameras on the plan, but I'm sure that the
applicant can answer that if they want to have, you

1 know, some kind of a camera system to, you know,
oversee what's going on.

2 MR. GUREVICH: That's not what I'm
3 asking. I guess what I'm asking is, it's a standard
4 6-foot-tall fence. There's no -- what's it called,
5 you know, for lack of barb wires, spikes, additional
6 height because of the secure nature of the rear lot
7 compared to the front lot. It doesn't, you know --
8 - I'm just trying to get an idea of relative to a
9 14-foot-tall lighting fixture, can it be obstructed
10 by the fence and remediate some of the additional,
11 you know, spillover and what it looks like relative
12 to the lot next door since that's the only fence.

13 MR. LEBER: I mean, the pole is going to
14 be higher than the fence. You know, there's really
15 no way to build a fence to totally obscure, you
16 know -- I guess I would need a 14-foot fence, but --

17 MR. CLINE: Mr. Leber, maybe I can
18 clarify. This lighting fixture has a pattern of the
19 light the way it's cast down and forward. You had
20 said this was dark sky compliant. Would it be fair
21 to say that this fixture is designed to have what
22 used to be called house side shields built into it?

23 MR. LEBER: Yes, it can have shields.

24 MR. CLINE: Because the pattern for this
25 is basically it's -- it aims straight down, a little
bit back, and mostly forward, and your calculations
say that the little bit that would spill over onto
the other property, the 6-foot fence, actually
stops.

MR. LEBER: Right. The reason is
because with LED lights, you can angle the LED's to
throw the light in a certain direction, which is a
big advantage over, you know, like metal halide
bulbs where you can't control the direction which
the light goes, but when we calculate lighting
level, the lighting level is calculated on the
ground, so if you were to go behind the 6-foot-high
fence and take a light meter and put it on the
ground, you're not going to pick up any additional
light readings from this lamp because the pattern of
the throw is forward, and then the fence is going to
block any additional light from, you know,
trespassing to the other side.

MR. GUREVICH: Okay. Thank you. But
there's nothing special about the fence. I mean, it
is the same fence that we would see in the front is
the same fence that is in the back, the same height.
There is nothing on top of the fence. There's no
security features to the fence or anything like

1 that. It's a standardized fence.

2 MR. LEBER: Yeah, it's a solid vinyl
fence.

3 MR. GUREVICH: That's -- okay. Thank
you.

4 MR. LEBER: Okay. You're welcome.

5 MR. PHILIPS: And, Marc, those lights --
we used to ask for shielding, but what I think I'm
6 hearing from is with the LED's, shielding is
unnecessary because of the nature of the way that
the light is shining down?

7 MR. LEBER: Yes. Like I said, they're
designed to be angled with the actual direction of
the LED's, themselves, which is a huge advantage.

8 MR. PHILIPS: Okay, and the testimony is
is that they're going to be arranged so that they
9 don't spill over on to the private home to the -- I
guess that would be west.

10 MR. LEBER: South, yes.

11 MR. PHILIPS: Okay. West, south.

MR. GUREVICH: Looks west to me.

12 MR. LEBER: Southwest.

MR. GUREVICH: Southwest.

13 MR. CLINE: The right side of the sheet.

MR. LEBER: There is one more -- I'm
14 sorry, there was one more thing I wanted to bring up
because it was a comment in the review. It was
about trash. So --

15 MR. GUREVICH: That was the next thing I
was going to ask.

16 THE WITNESS: No problem. I'm just
going to switch back for a second here to the other
17 exhibit. You know, I had spoken with the applicant
before we designed these plans. They don't really
18 generate much more trash than a typical office.
They have some paper. Somebody, you know, gets
19 lunch, they throw it out, whatever, but we don't
actually have a place for trash to be held, so what
20 we wanted to do is in this back corner, back left
corner of the property, we wanted to build a little
21 enclosure area where we could actually have a, you
know, a delineated spot for trash, and if that
22 required that these four spaces be, you know,
hatched out or something, then that would be fine,
23 because again, you know, the parking here is on a
rotating basis, so if most of the vehicles are out
24 on the road or at people's homes, there should only
be a few floaters in the back lot, plus we still
25 have some spots in the front, and then you have
three bays in the building. So I'm not really

1 concerned that that's, you know, a significant issue
2 if we were to take out these four spots.

3 The other thing I wanted to throw out
4 there, which is from a more practical, you know,
5 day-to-day basis is, because this property is, you
6 know, entirely controlled by the client, if you were
7 to have a trash area in the back, he could still
8 park here, but he would just be aware that if the
9 trash truck is coming that day, he has to move these
10 cars. That's all.

11 MR. GUREVICH: So this is in line with
12 the question I wanted to ask. I guess I'm a little
13 bit confused because I don't see an exit from the
14 bays to the back. Maybe I missed that in the other
15 diagram in terms of an egress. But if the front
16 bays are at the front of the building, and even just
17 by your own description in terms of oil changes,
18 tire changes, brake changes, that will result in,
19 look, we don't pick up oil, we don't pick up, you
20 know, used tires or changed tires. They usually
21 stack up to a certain level that requires a dumpster
22 or a, you know, a facility to store the oil.
23 Usually it's those rolling drums, you know, that
24 kind of fill up and then they're taken away. My
25 question was, is that going to be I guess set up in
the front of the building, which is at the front of
the bays, which would be the natural place that once
you have that type of waste, you move them out the
bay doors, and that's where I was wondering is there
a dumpster or some sort of storage facility before
that pickup. I don't see that in the plan.

MR. LEBER: Not for the oil. It's
indoors, and the bays are in the front of the
building, so there's one, two, three in the front,
and then, you know, if there's a vehicle on the site
in storage, they have to get through this gate to go
around to the back, but the volume of oil changes
here is extremely low. I mean, for a fleet of, you
know, 17 or, you know, 17 minivans, you're not going
to have 17 oil changes in one week. So because this
facility is not open to the public, you're not
having a constant, you know, revolving door of
people coming in for oil changes. It's strictly
limited to his fleet.

MR. GUREVICH: I understand that. I
guess what I'm asking is that if you have, whether
it be oil, parts, trash, what's it called, or tires,
okay --

MR. LEBER: Right.

MR. GUREVICH: -- but you are not going

1 to remove off the property immediately, would you
2 walk them out -- in essence, what you're proposing
3 is to walk them out of that bay door, walk them
4 around through the gate and to the back where the
5 storage of the dumpster or whatever other facility
6 for storing that trash will be. There will be no
7 storage facility or storage, you know -- and I use
8 as an example if, like, I take a look at my
9 mechanic, okay, he has a stack of tires in the front
10 of the, you know, his bay door. Why? It's
11 convenient. He has a blue barrel, you know, that
12 has metal parts that are picked up by the scrap
13 metal person. He has the big drums from oil that
14 are in front of that. They're all in front of the
15 bay doors. Why? Because it's convenient. So the
16 proposal there is either there is an exit from the
17 back that you can wheel that out or conveniently
18 take it out, or what you're proposing is that
19 somebody has to walk out that front bay door, walk
20 around the building to the back to the storage, and
21 leave it over there, and that there would be no
22 storage of any sort of trash or other type of items
23 like that in the front, and I wanted just to confirm
24 that.

13 MR. LEBER: I see Mr. Youssef getting
14 uneasy in his chair. You know, I know he wants to
15 speak, but, I, you know, I don't want to speak for
16 him.

15 MR. YOUSSEF: Okay. First of all, I use
16 great mechanic shop from the Raceway three years in
17 Ryders Lane with Milltown Road, and I know how to
18 deal with oil and tire and all the scrap. I have
19 many, many phone number for those people who can
20 come immediately to pick up my trash, so I don't
21 have issues with that. And also, in the back there
22 behind the building, there is big place I can -- if
23 I have trash, I can just store them until the people
24 come to pick it up. Does that make sense?

20 MR. GUREVICH: It makes sense. My
21 question again is to get it to the back, if you did
22 want to store it, the only way to get it is out the
23 front bay doors and around the side of the building.

22 MR. PHILIPS: Leon, there is a side
23 door.

23 MR. GUREVICH: There is a side door.
24 That was my question.

24 MR. PHILIPS: Right in front of the
25 bathroom that's down in the back there. Look at the
26 floor plans.

MR. YOUSSEF: Okay.

1 MR. KIPP: Right, there's a door to
outside, but there's no door to the bathroom.

2 MR. PHILIPS: You can't have everything,
Keith.

3 MR. YOUSSEF: No, there is -- there is
door to the bathroom, but maybe Mr. Leber, he don't
4 see it very well. We can't use the bathroom without
a door.

5 MR. KIPP: Marc, could you explain your
paving limits for the board.

6 MR. LEBER: Yes, he's going to resurface
the whole property.

7 MR. KIPP: Excellent. And then can you
do me a favor, Marc, and go back to I guess it's
8 A-1, your photo of the existing conditions.

9 MR. LEBER: Yeah, this was -- let me see
where that is. This is like preexisting. This is
back when it was still open as the deli.

10 MR. PHILIPS: Convenience store, yeah.

11 MR. KIPP: Sure, and, Marc, if you could
explain for the board, looking at this photo on the
left side, that group of cars, could you explain
12 where the new fence is going to be in relation to
where those cars are.

13 MR. LEBER: Sure. You see where those
two light poles are on the left side? The fence is
14 going to go just behind those light poles.

15 MR. KIPP: So all those cars are going
to have to back up about 4 feet onto the used car
lot's property, right?

16 MR. LEBER: Oh, yeah, and I'm pretty
sure he knows that.

17 MR. KIPP: I think that will really help
clean up the area.

18 MR. LEBER: Yeah. I mean, I think
putting a solid fence down that whole line is going
19 to be a huge benefit.

20 MR. KIPP: I agree. Thank you, Marc.

21 MR. CLINE: Getting rid of the fence on
the right-hand property line and making a clean
proper fence there is also going to go a long way,
and the lighting out there is dilapidated.

22 MR. LEBER: Yeah.

23 MR. CLINE: Speaking about the refuse
and the garbage or waste tires and such, would the
applicant accept a condition that none of that waste
24 or refuse for maintenance activities would be in the
front of the property, that it would all be either
25 inside or back in the back, that it wouldn't be out
front.

1 MR. YOUSSEF: Yes. No trash, no tires
going to be in the front.

2 MR. PHILIPS: And inside storage area,
too, Jason.

3 MR. CLINE: Yeah. I think it has a
door.

4 MR. GUREVICH: Just want to be clear.
In the package that I have over here, I don't have
5 the picture that Mr. Leber presented with the
interior and the door or the no door or the
6 bathroom. So I apologize for that, but I'm just
going off the package I have.

7 MR. KIPP: And, Mr. Leber, just to
confirm for the record, since you are resurfacing
8 the entire lot, all storm drainage facilities will
become compliant with NJDEP, i.e., the curb pieces
9 and the bicycle safe grade?

MR. LEBER: Yes.

10 MR. KIPP: Thank you.

11 MR. PHILIPS: Marc, it doesn't look like
there's downspouts and stuff on this building. The
runoff from the roof and so forth, how is that going
12 to be handled?

13 MR. LEBER: Let me see here. I don't
think that that was figured on the architect's, you
know, plan that was submitted. It's probably too
14 preliminary. But we could tie those downspouts into
the drainage system if that would, you know, prevent
15 them from spilling out onto the ground.

16 MR. PHILIPS: The rear right corner is
where there's one of those storm drains.

MR. LEBER: Uh-huh.

17 MR. PHILIPS: And it looks like there's
one visible that you can see here on the front of
18 the store, as well.

19 MR. LEBER: Right. We can tie in the
roof drainage into those catch basins.

20 MR. CLINE: Marc, I'm assuming that
those two catch basins, the one behind the building
in that corner and the one in the front parking lot
21 right next to the light pole, I'm assuming those two
are connected.

22 MR. LEBER: So that was also a comment
in the staff report, and I just don't have an answer
23 for you right now. I've, you know, reached out to
the land surveyor probably a hundred times, and I
24 just don't have the information.

25 MR. CLINE: Okay, but you believe that
you can probably tie roof leaders in from the
right-hand side of the building into the nearby

1 storm drainage and basically deliver that clean roof
runoff below grade.

2 MR. LEBER: Yeah, I mean, only because
3 it goes there now. So the way the property is
4 graded now, from the front of the building, it falls
5 off toward the front right, and then in the rear of
6 the property, it goes toward the right side, also.
7 So let's suppose that the roof water right now is
8 just splashing onto the ground, it's still going
9 into those catch basins.

10 MR. WEINER: So, Marc, as a potential
11 condition that the roof water to be run underground
12 to the catch basin?

13 MR. LEBER: Yeah, I don't see any issue
14 with that.

15 MR. WEINER: Jason, is that
16 satisfactory?

17 MR. CLINE: That works. I think Marc
18 can do that.

19 I'm just looking through some of the
20 testimony items I had listed or asked for, Marc.
21 The existing condition, I do like that the applicant
22 is resurfacing the entire lot -- paved area. Is
23 there any ponding or areas like that out there now,
24 to your knowledge?

25 MR. LEBER: There's an area in the back
1 where the asphalt's literally deteriorated, you
2 know, and that would all be, you know, fixed with
3 this application.

4 MR. CLINE: Perfect.

5 MR. PHILIPS: So it will be pitched
6 properly for entrance into the storm drain back
7 there.

8 MR. LEBER: Yes.

9 MR. PHILIPS: Okay.

10 THE CHAIRWOMAN: Is the curbing being
11 redone, or that's all intact and --

12 THE WITNESS: No, we weren't proposing
13 to recurb.

14 THE CHAIRWOMAN: Is it --

15 MR. LEBER: If there's like a specific
16 area in question, we could, you know, mark it out in
17 the field if necessary and we can replace that.

18 THE CHAIRWOMAN: Is it your testimony,
19 though, that it's all in working condition or it's
20 all in -- not -- it's not in disrepair in any
21 places. There's a lot of snow so it's impossible to
22 see everything that's there right now.

23 MR. LEBER: Certainly. I mean, it's
24 standard, you know, with any application. Most of

1 the clients that put money into these properties,
2 they don't want to repave the parking lot and then
3 regard to curbing. So I don't see why he can't, you
4 know, go through in the field and find specific
5 areas that need repair and repair them.

6 THE CHAIRWOMAN: Can we just say that,
7 you know, that along with the repaving, just to
8 ensure that there aren't parts of the curbing that's
9 in disrepair.

10 MR. LEBER: Yeah. I mean, the normal
11 language is any curb or sidewalk in disrepair, you
12 know, should be replaced prior to paving.

13 THE CHAIRWOMAN: Okay.

14 MR. WEINER: I'm going to put that in.

15 MR. CLINE: I was expecting that from
16 you, Jay.

17 MR. PHILIPS: Marc -- I'm sorry, Jason,
18 if you had something else, go ahead.

19 MR. CLINE: Well, Marc had mentioned or
20 somebody had mentioned -- Chairwoman Rampolla had
21 mentioned that you couldn't see very well because of
22 snow. One of the other items I had asked for
23 comment on was snow removal because it's one of the
24 few concerns bringing the new fencing in and closing
25 that back area is. You need to make sure he has the
ability to clear his lot back there.

Marc, is there room enough, or do you --
would it make sense to actually have one section of
the curb back there be changed to depressed to be
able to push snow off? What do you think?

MR. LEBER: Well, I'm going to switch
back to the coloring.

MR. CLINE: Okay.

MR. LEBER: So I'm going to do that now.
All right. That should be the color rendering.

MR. WEINER: This is A-2.

MR. LEBER: Right. And, you know, we
kind of prepared for this question given that, you
know, this year's been I guess abundant with snow.
The access aisle to the rear of the property where
that gate is, that is more than enough wide for a
two cars to pass each other. So in the event of a
really large snow storm, you know, we could push the
snow to the left side of this access aisle, and we'd
still be able to maintain, you know, enough
clearance to drive into the back. In the back of
the building, we could push that snow beyond the
curb in the rear, and then in the front, we could
push the snow to the side --

1 MR. PHILIPS: Where it is now. That's
2 where they moved it.

3 MR. LEBER: Right. I mean, you know,
4 there's really no way of getting around the fact
5 that whenever it snows you're going to lose some
6 parking spaces. That's everywhere. So if we had to
7 push the snow, my first choice would be, you know,
8 these two spots in the front, you know, we would
9 designate for -- that's where you put the snow when
10 you have to plow it.

11 MR. GUREVICH: Marc, can I ask you just
12 -- was it ever considered from an aesthetic
13 standpoint -- and I understand the, you know, it's
14 easier in terms of the windows that are in the
15 front, but to make the entrance to the bays from the
16 back? Keeping the front of the property more in
17 line with the aesthetic of sort of the blend into
18 the community or whatever and having more of a
19 private entrance from the back in terms of the bays.
20 Is that a hardship, or is that --

21 MR. LEBER: Well, no, it really wasn't
22 part of the design because we're in the commercial
23 zone. So, you know, I felt that we would just
24 replace the storefront with, you know, standard
25 overhead doors, put something tasteful. The only
26 other thing I could tell you is, on the landscape
27 plan that we proposed, we were going to plant the
28 area at the front of the six parking spaces here to
29 screen the view of the building from the road
30 because this is not the type of building that needs
31 any visibility. Like I said, it's not a public
32 destination.

33 MR. CLINE: I do also note that the used
34 car lot next door has three overhead doors facing
35 the front, as well, so there's a mirror image there.

36 MR. GUREVICH: That's a good point.

37 MR. PHILIPS: Marc -- I'm sorry.

38 MR. CLINE: Go ahead, Mr. Philips.

39 MR. PHILIPS: Marc, I do have another
40 couple questions. First of all, the sign that's
41 there, I don't think we got -- did we get an
42 indication of what you guys are planning for
43 signage?

44 MR. LEBER: So there is a current sign
45 on the property, and the applicant would like to
46 just change the lettering on the sign to indicate
47 the name of his business.

48 MR. PHILIPS: And the sign on the
49 building, itself?

50 MR. LEBER: We don't have a building

1 sign.

2 MR. PHILIPS: So the building sign is
disappearing?

3 MR. LEBER: Let me see something. Did
you -- I want to flip back.

4 MR. PHILIPS: You have it on the old,
you know, Quickie Mart or whatever it was.

5 MR. PEPE: There's nothing on the new
elevation.

6 MR. YOUSSEF: Marc, the sign is still
there. It's a building, the old --

7 MR. LEBER: Wait, wait, there's too many
people talking. Hold on. I'm going to switch my
share back to the architectural plan.

8 This is the elevation. There's no sign
on the building anymore.

9 MR. YOUSSEF: Exactly.

10 MR. PHILIPS: Okay. That's clear. So
all he wants then is just the one out by the street,
which is a double sided sign?

11 MR. LEBER: That's correct, same frame,
same structure, just different artwork.

12 MR. PHILIPS: And it's internally lit.

13 MR. LEBER: Yes.

14 MR. PHILIPS: Okay. That was one
question. The second -- the next question is
regarding his technicians and people working there.
Does he have a particular time when they'll be
working? What's his hours of operation?

15 MR. LEBER: Yes. So Monday to Friday,
16 they're there 7 in the morning till 6 p.m. at night,
and Saturday 9 to 4.

17 MR. PHILIPS: Okay, and it may not be so
18 much of an issue in the wintertime, but in the
summertime they have a tendency to have the doors
19 open, and if they're working with the air hammers,
taking tires on and off, especially Saturday, early
20 in the morning, you still have across the street and
you have next to you, you have people with private
homes, and those air guns can get pretty loud.

21 MR. LEBER: The only thing I can say is,
22 because this is not like Midas, so to say, where
it's a constant in and out of customers all day
23 long, you know, again, with the fleet of vehicles,
it's a limited number as to how many vehicles would
24 need tires, so you're not going to have, you know,
seven vehicles getting tires every single day or
whatever it may be.

25 MR. PHILIPS: That's fine, but if you're
doing it at all, you've got four tires or three

1 tires -- four, and just questioning maybe we don't
2 have the air guns going on at 7 o'clock in the
morning.

3 MR. LEBER: I mean, I don't see an issue
with that. I mean, like you said, it's up to the
applicant, but I don't see an issue with that.

4 MR. WEINER: Mr. Philips, what would you
-- since you raised the question, what would be
5 something that you might feel more comfortable with?

6 MR. PHILIPS: Well, I think that, you
know, 8 o'clock or something like that would be
okay, but, you know, people theoretically might not
7 be getting up until after 7 o'clock, and that air
gun will get them up earlier.

8 MR. PEPE: There's probably noise
ordinance within the municipality.

9 MR. PHILIPS: That would -- Steve, that
would require people calling up and complaining
10 about the noise.

MR. PEPE: I got you. Okay.

11 MR. PHILIPS: And right now we have an
opportunity to discuss with the owner having a
12 limited time when he does that so it's already also
engraved in any resolution we might pass.

13 MR. PEPE: Agreed.

MR. LEBER: And 8 o'clock would be fine.

14 MR. WEINER: Mr. Pressler, would the
applicant willing to a condition that no air guns
15 are to be used prior to 8 a.m.?

16 MR. PRESSLER: That's fine. No
objection.

MR. PHILIPS: And then --

17 THE CHAIRWOMAN: Are we including in
that that the doors must be closed, the indoor --

18 MR. WEINER: I don't want to speak for
the applicant, but I'd be concerned in things like
19 heat in summer and things like that, there may be
just more practical safety issues where they can't
20 always be closed.

21 MR. PHILIPS: Sometimes they have to run
the engines, and, yeah, there's --

MR. WEINER: Oxide, things like that.

22 THE CHAIRWOMAN: Okay.

23 MR. PHILIPS: There are ways to get the
exhaust out of the building, but nevertheless --

24 MR. GUREVICH: That's kind of the basis
of the reason I asked a question about the doors in
the front versus the doors in the rear. I
25 understand the relationship to the lot to the left
of that and being similar to that, but to some

1 degree, the convenience store acted as a buffer. My
2 other question mostly to the board over here -- and
3 I'm asking for guidance on this -- is that looking
4 at the remaining areas around this store, there is
5 additional new residential areas that have been
6 going up, right, so from that perspective, you know,
7 convenience store and other type of facility like
8 that obviously closer to the residential area makes
9 total sense from a consumer perspective.

10 THE CHAIRWOMAN: If I can just interrupt
11 you, I think we're going to hear testimony from
12 their -- planning testimony also that would probably
13 cover.

14 MR. GUREVICH: Okay. I'm asking it
15 right now in relation to the question of the doors
16 and Philip completely agreed that's the reason for
17 the question in terms of not only just those doors
18 remaining open in the summer and cars and other
19 noise that could emit from that, but what effect
20 does that have being closer to the residential
21 versus the facility that is over there right now to
22 the left, which has this as a buffer.

23 MR. LEBER: I mean, we do have, you
24 know, just a practical difficulty. If you put the
25 doors on the back of the building, then you lose the
benefit of being able to store any vehicles back
there.

MR. PHILIPS: Well, you wind up putting
them all in the front, which is not what you want.

MR. LEBER: Yeah.

MR. PHILIPS: Marc, if I could ask yet
another question.

MR. LEBER: Certainly.

MR. PHILIPS: The world is moving to
electric vehicles.

MR. LEBER: Okay. I know exactly where
you're going.

MR. PHILIPS: School buses like this are
going to begin coming out in fleets because they
don't go far and they go home every night. How are
you guys looking at doing something about electric
vehicles?

MR. LEBER: It's a good question.

MR. PHILIPS: You going to run 25 --
you're on 15 extension cords outside?

THE WITNESS: No. I understand. And
I'm aware of the ordinance in town. You know, I
hadn't asked my client if they have, you know, a
plan to purchase more electric vehicles. I don't
know if he can answer that.

1 MR. PHILIPS: If he's planning on living
and working in New Jersey for the next 10 years at
2 least, there's a huge move in New Jersey to
electrify vehicles.

3 MR. LEBER: Right.

4 MR. PHILIPS: So I don't think we can
pretend we don't know that. I don't know what the
5 answer is, but we have to at least address -- I
don't know if Keith is still on, if Keith can answer
6 what the town's approach is on the electric vehicles
and the charging stations.

7 MR. KIPP: I would defer to Colleen for
the specific language in the ordinance, although I
8 would advise that we are doing renovations at East
Brunswick DPW, and in addition to standard passenger
9 vehicles, we are putting in two charging stations
for them for the public, but in addition to that,
10 we're putting a large service in the back to
accommodate the future fleet of electric potential
11 pickup trucks and then perhaps even onto bigger
trucks. But Colleen -- I'm not sure if she's still
there.

12 MS. MCGURK: Yeah, hi, sorry.

13 MR. KIPP: Yeah, she can take over about
the specific ordinance.

14 MS. MCGURK: Yeah, how many parking
stalls are proposed?

15 MR. LEBER: Well, we wanted to have up
to 21 in the rear. Granted, we might lose a few due
16 to the trash area. And then you have in the front
of the property some -- I'm going to stop my screen
share. You have in the front six, and then you have
17 one handicapped spot.

18 MS. MCGURK: Okay. I'm not sure if it
kicks in. We changed the ordinance. Let me just
19 check real quickly.

20 MR. CLINE: That's good to hear that the
fleet is being targeted because in all candor, all
the research says refuse trucks and small buses are
21 two of the early adopters where you get the most
benefit from retiring old emitters for electric
vehicles.

22 MR. PHILIPS: And it makes sense because
they all come home at night.

23 MS. MCGURK: I'm sorry, from zero to 50,
one charging station is required.

24 MR. LEBER: Let me -- can I ask
Mr. Youssef if he has a plan for electric vehicles.

25 MR. YOUSSEF: Okay. I don't have a plan
right now because I don't hear about the school bus

1 is electric. I don't have any idea about that.
Even after, you know, no certain years there is a
2 school vehicles come electric. I don't know. I
don't see it. I don't hear about it. If school
3 vehicles comes as electric after 10, 15 years, I
will have like one stations. As Miss Colleen says,
4 from zero to 50 there is one stations, so I can add
one stations in the future.

5 MR. LEBER: I mean --

6 THE CHAIRWOMAN: The one is required at
this time in the ordinance?

7 MR. LEBER: That's my question. Is the
intent of the ordinance to provide chargers for the
public, because, you know, it seems rather obvious,
8 if Mr. Youssef decides to adopt an all electric bus
fleet, he's going to have to have charging stations
9 for his vehicles; otherwise, how would he ever
charge them, but, you know--

10 MR. WEINER: Mr. Leber, if I may -- and
I'll let Colleen address the ordinance more as to
11 that; however, aside from the intent of the
ordinance, public policy, not just in New Jersey,
12 but throughout the nation and perhaps globally, is
strongly swaying towards the transition to electric
13 vehicles, including electric school buses. I mean,
anecdotally, I just read yesterday how the governor
14 is setting aside a hundred million dollars for
school buses, other buses, and trash trucks and so
15 forth throughout the state for the purchase and
conversion to electric vehicles going forward in the
16 future. That seems to be where the climate is
going. So I guess maybe perhaps the question is is
17 according to if the board is comfortable with it and
our staff is comfortable with it, would the
18 applicant be agreeable to having some type of
charging station, charging infrastructure as part of
19 this plan. It's not just for now, but it's going
forward to the future, and it's something that would
20 be at the property that perhaps would run with the
property in case there's a future owner already that
21 is a successor in interest here. Why not consider
taking care of this at this time and having it
22 wrapped up.

MR. LEBER: Well --

23 MS. McGURK: Mr. Chair, that's actually
exactly what I was going to say. Just because this
24 use might not currently need it, it is actually a
requirement for one charging station. They would
25 have to seek a variance if they could provide
justification for not providing it, but the state

1 and state law and the MLUL is starting to require
2 these types of things, and trucks and other vehicles
are going to start to come on board with being
electric.

3 MR. LEBER: I mean, like I said earlier,
4 if the applicant wants to go electric with his
fleet, then obviously he's going to have to add
5 charging stations, but right now his use is strictly
a private use that's not open to the public at all,
6 so while there's other, you know, certainly
developments in town where people can come and park
7 their cars as part of going about their business and
they can take advantage of a charging station, I
8 think this property is a little bit different than
that.

MR. WEINER: But again --

9 MR. CLINE: I don't know if that
10 matters, Marc. I apologize, Jay. There are six or
if you count the ADA seven publicly accessible
11 parking station spaces on a commercial property. If
I'm understanding Colleen's interpretation of the
12 ordinance and the fact that the ordinance is
effectively early adopter of state planning policy,
13 a single charging station in one of the spaces is
required unless the board is convinced by the
applicant that he shouldn't have to put one in.

14 THE CHAIRWOMAN: Marc, I'd also say,
15 Marc, that it's, you know, it's one thing to talk
about the fleet of vehicles that are owned by the
16 owner/operator there, but it's an -- he's also an
employer, so it is entirely possible, though it
17 might not be necessarily open to the public, it
could be that his employees want to make use of that
18 if they're driving vehicles that would make use of
it.

19 MR. PRESSLER: Madam Chairman, George
Pressler. I'd like to ask the question to the
applicant. Azmi.

20 MR. YOUSSEF: Yes, I'm here, Mr. George.

21 MR. PRESSLER: How about charging
station?

22 MR. YOUSSEF: I have no problem for the
charging stations, but what kind of the charging
23 stations? Is many type of brand name. Chevrolet
have station, Ford have stations.

24 MR. PRESSLER: Well, I think the issue
here is would you be willing to install one charging
station.

25 MR. WEINER: Mr. Pressler, before you
even address that with your client -- and I want to

1 just run this by Jason and Colleen -- in light of
2 the nature of the business, obviously our ordinance,
3 which I was getting to and Colleen and I both
4 addressed and then, Jason, you also -- there is a
5 requirement up to 50 vehicles. There is public
6 parking there no matter the amount of the spaces.
7 There's definitely a requirement for one. But with
8 that being said, with the nature of his business and
9 with cars in the back and with cars in the garage,
10 aside from one in the public parking area, do --
11 Jason, do you feel that perhaps you might be more
12 comfortable with a secondary station in the back for
13 the vehicles there or in the garage for vehicles or
14 something of that nature?

8 MR. CLINE: My main concern is, A, to
9 comply with the spirit of the ordinance; B, to have
10 something that's going to be practical or effective.
11 That may be effectively the equivalent of wiring the
12 space and putting the infrastructure in to select
13 the charger because I do take the applicant's
14 comment that there's not one specific charger that
15 fits everything. We don't have a universal charge
16 station yet to my knowledge. You know, now, if the
17 applicant wants to buy himself a Tesla and put in a
18 charging station for himself, he's done. I think
19 one charging station or the infrastructure and
20 bringing the cables and such to the space at the
21 very least should be done. I don't have information
22 or an opinion on what brand of charger should be
23 there. I don't know what the dominant one is. It
24 might be the one for the Prius.

17 MR. WEINER: I think that would be more
18 of a business decision for the applicant than us to
19 require. It would be inappropriate for the board to
20 require a particular brand or make of a charging
21 station as long as it's compliant with our ordinance
22 that it's a charging station. Beyond that, it's
23 going to be his decision on what type of equipment
24 is going to be most sufficient and acceptable to the
25 applicant. But there needs under the ordinance to
26 be one charging station, and as I addressed Jason,
27 my question was, is there something based on the
28 nature of this business aside from one station in
29 the parking lot that you would also feel comfortable
30 with being also added as part of the infrastructure.
31 I would just like to get it out there so
32 Mr. Pressler can broach that with his client for an
33 answer if his client would consider that.

25 MR. CLINE: In terms of setting up --
because there's going to be a certain amount of

1 mechanicals. There's going to be -- I'm going to
2 guess that the electrical service is going to get
3 upgraded just to run lifts and thing like that. In
4 terms of making sure that he's got enough service
5 and, you know, for example, a big enough circuit
6 breaker panel to allow him to add that himself, if
7 his business needs to service electric vehicles that
8 are his own vehicles down the road, yeah, he should
9 plan ahead for that. Putting in another charging
10 station, no. Putting in the ability that if he
11 needs to charge or if he goes electric 5 years from
12 now and all of a sudden his entire back property is
13 covered with electrical cables as thick as my wrist,
14 I think preparing -- I think preparing his
15 infrastructure when he puts in his new mechanical,
16 his new electrical services and things like that,
17 that makes sense. Requiring a second charge station
18 inside, no.

19 MR. WEINER: So we would be okay with
20 obviously compliance with the ordinance as to
21 charging stations but also installing sufficient
22 infrastructure for future charging.

23 MR. PRESSLER: Azmi.

24 MR. YOUSSEF: Yes, Mr. George, I'm here.

25 MR. PRESSLER: Did you hear what
26 Mr. Weiner said?

27 MR. YOUSSEF: Yes. You know,
28 Mr. George, I love mother nature, so I have no
29 problem. If the future come up with electric
30 vehicles, I will put that stations, charging
31 stations.

32 MR. PRESSLER: So your answer is at the
33 present time you do not want to put it in?

34 MR. YOUSSEF: For now I don't even have
35 vehicles. Even after 10 years I don't have that
36 plan to buy or to purchase electric vehicles. It's
37 too much money, electric vehicles. Even the small
38 vehicle, I can't afford it, Tesla or whatever the
39 car is -- was electric, I can't afford it. From
40 that 10 years.

41 MR. PRESSLER: All right.

42 MR. WEINER: Mr. Pressler, if I may, the
43 ordinance --

44 MR. KIPP: Mr. Weiner, I may be able to
45 put some perspective on this for the board. When we
46 did this at public works, we had to get a brand new
47 service with a transformer because the trucks, the
48 anticipated load that these trucks are going to use,
49 I couldn't get a real answer because they don't
50 exist. So I had to do some calculations on my own

1 to estimate what the power load is going to be for
2 these vehicles that don't even exist. So obviously,
3 we were paving the lot and reconstructing the lot.
4 We ran, as Jason had indicated, huge underground
5 conduits to prepare for this.

6 Now, Mr. Youssef, if this happens -- and
7 we all -- I think we can all say that down the road
8 this is definitely going to come, and from my
9 perspective, Mr. Youssef's business, his model is
10 going to change. His repairs are going to change
11 because it's going to be a different type of
12 vehicle. And he's going to have -- he'll be forced
13 to bring the infrastructure at that time when the
14 vehicles change to that. So therefore, just some
15 perspective for the board. There's a lot involved
16 with this. There's still a lot of unknowns, and we
17 have to be careful what we're asking them to do at
18 this time.

19 MR. WEINER: Yeah, I mean -- and, Keith,
20 I -- you're elaborated better than I could, but what
21 I was getting at, which is what Jason said, that,
22 you know, it sounds like the installation of at
23 least the infrastructure to allow for the expansion
24 later on, as you said, just the conduits and things
25 of that nature to have it there, makes sense.

MR. PRESSLER, is that something that the
applicant would be agreeable to in addition to
complying with the ordinance as far as charging
stations as mandated, to also have sufficient
infrastructure put in place for future capability?

MR. YOUSSEF: Mr. George. Mr. George
Pressler.

MR. PRESSLER: Go ahead, Mr. Youssef.

MR. YOUSSEF: I agree with the charging
stations for electric vehicles.

MR. WEINER: So the language that I have
here is that the applicant shall install charging
station complying with the ordinance and sufficient
infrastructure to support future charging
capability.

MR. YOUSSEF: Yes.

MR. WEINER: And I think, I mean, if
Jason and Mr. Leber on both sides, if that language
is -- kind of gives you enough room to work on it
now and in the future without pinning someone down
where it may not be workable in the future, I think
just infrastructure to support future capability
might kind of be enough of a catchall to have
something there.

MR. CLINE: I think that would work.

1 I'm not interested in imposing a lot of costs that
2 won't really bear fruit on the applicant for some
3 time. Clearly a station out front, and when he's
4 updating his service in the building for, you know,
5 his lifts and things like that, he may just upsize
6 the cabinet that the panel is in by one size, which
7 isn't a huge change, but yet it -- I don't even want
8 to think about the conduits that Keith was talking
9 about in their parking lot. Wrist thick was
10 probably accurate.

11 MR. PRESSLER: Okay. Jay --

12 MR. CLINE: Go ahead, sir.

13 MR. PRESSLER: We're okay with it.

14 MR. WEINER: Okay. Thank you, George.

15 MR. PRESSLER: If there's no further
16 questions, I do have another witness, our planner
17 Allison Coffin.

18 MR. YOUSSEF: Mr. George, I want to
19 speak about the light for the place. I will leave
20 the lights until the hour operated, not until
21 10 o'clock, because nobody is going to be there.
22 The hour operation from 7 to 6. After 6 o'clock is
23 going to be off.

24 MR. PRESSLER: Okay.

25 MR. CLINE: I'm assuming the internal
lighting on the sign will also be turned off at the
time that the site lighting will be turned off when
people are leaving.

MR. YOUSSEF: Yes.

MR. WEINER: It won't be 10 p.m. It
will be upon closing -- exterior lighting to be
turned off upon closing of business?

MR. YOUSSEF: Yes.

MR. WEINER: Jason, are we okay with
that? Jason, Keith.

THE CHAIRWOMAN: Mr. Cline, do you have
any input on that?

MR. CLINE: I forgot I had muted myself.
I apologize. I'm fine with it.

MR. WEINER: Okay.

MR. KIPP: As far as the lighting,
Mr. Youssef, just want to make sure you're okay with
security reasons. Might be okay to have the light
on in the back till 10 o'clock just to, you know,
keep anyone from monkeying around with the vehicles
back there.

MR. YOUSSEF: The camera system is going
to be there. I have a plan for the camera system.

MR. PRESSLER: Is that motion -- with
motion detectors?

1 MR. YOUSSEF: Yes.

MR. PRESSLER: Okay. All right.

2 THE CHAIRWOMAN: The light will go on
with that motion detector. When the camera goes on,
3 there's lighting that goes with that.

4 MR. YOUSSEF: No, the light doesn't go
on when the camera is motion. I do have a camera,
but the lights is record with the dark.

5 THE CHAIRWOMAN: Okay, so it doesn't
light up what you're actually trying to --

6 MR. YOUSSEF: Yes, doesn't light up.

7 MR. GUREVICH: And again, there's no
security features on the fence. Like there's no
extreme barbed wire or anything like that. It's --

8 MR. LEBER: No, that's not permitted.

9 MR. GUREVICH: Might as well ask, right?

10 THE CHAIRWOMAN: No, it's a good
question. The camera may be helpful. I'm not sure
if -- does it necessarily serve as a deterrent.

11 MR. GUREVICH: It's a consumer fence. A
vinyl fence is zero security, right?

12 THE CHAIRWOMAN: Would you be okay
with -- so it's -- it's a motion detector camera,
but can the lighting work with the, you know, with
13 the motion detector? A lot of cameras work in that
way, that a light goes on with it, also.

14 MR. LEBER: I mean, it's not a problem
to put some kind of motion lights in the back. That
15 would be fine.

MR. PRESSLER: Okay. Good.

16 MR. LEBER: The barbed wire is not
allowed in town.

17 THE CHAIRWOMAN: So, Mr. Youssef, you
would be okay with the motion detector camera, also,
18 including lighting that motion detected in the back?

19 MR. YOUSSEF: Yes, yes, that's okay.

20 THE CHAIRWOMAN: Okay. Mr. Weiner, we
have that as a -- I don't know if that's a condition
or if we just need testimony that he's just agreed.

21 MR. WEINER: And to the condition that I
worded already, the exterior lighting to be turned
off upon closing of business, rear lights to have
22 security motion detectors.

THE CHAIRWOMAN: Thank you.

23 MR. WEINER: I think that should be
sufficient.

24 THE CHAIRWOMAN: Okay. Mr. Pressler.

25 MR. WEINER: This way they go on if
needed.

THE CHAIRWOMAN: Okay.

1 MR. PRESSLER: Yes, Madam Chairwoman.

2 THE CHAIRWOMAN: Okay. I think that the
3 board and professionals, there weren't anymore
4 questions for Mr. Leber, correct? We can go on to
5 the --

6 MR. PRESSLER: Allison Coffin, our
7 planner.

8 MS. COFFIN: Yes.

9 THE CHAIRWOMAN: Okay.

10 MS. COFFIN: Hello.

11 THE CHAIRWOMAN: Can you give us your
12 background so that we can swear you in as an expert
13 for your testimony.

14 MS. COFFIN: Sure. My name is Allison
15 Coffin. It's spelled C-o-f-f-i-n. I have a
16 bachelor's degree from Boston College. I'm a
17 licensed professional planner in the State of New
18 Jersey, and I'm certified by the American Institute
19 of Certified Planners. I've had that license and
20 certification for 16 years now. Within that
21 16 years, I've been accepted as an expert witness in
22 front of boards in more than 90 communities
23 throughout the state. Mostly I stay in Monmouth,
24 Ocean, and Middlesex Counties, and I have appeared
25 in front of the East Brunswick Zoning Board quite a
number of times over the years.

THE CHAIRWOMAN: Okay.

MR. PHILIPS: I'll accept Miss Coffin as
an expert witness.

MS. COFFIN: Thank you, sir.

MR. ARORA: I second.

THE CHAIRWOMAN: Thank you. Let me just
-- all in favor say aye. And actually, I'm sorry, I
need to swear you in.

MS. COFFIN: I do need to swear, yes.

THE CHAIRWOMAN: Raise your right hand
and affirm that everything you're about to tell us
in regards to this application this evening is the
truth, the whole truth, and nothing but the truth.

MS. COFFIN: Yes, I do.

THE CHAIRWOMAN: Thank you. Okay, you
can go ahead.

MR. PRESSLER: Allison, you made an
inspection of the property?

MS. COFFIN: Yes, I did.

MR. PRESSLER: Made a review of all the
surrounding neighbors and the neighborhood, itself?

MS. COFFIN: Yes.

MR. PRESSLER: And you prepared a report
that you're going to give -- you're going to explain

1 everything for the board --

MS. COFFIN: Yes.

2 MR. PRESSLER: -- to justify the
existing variances and the use variance?

3 MS. COFFIN: That's correct.

MR. PRESSLER: Okay.

4 MS. COFFIN: So the subject site is an
undersized 18,212-square-foot lot with frontage on
5 Main Street. The rear of the site abuts the
railroad tracks, and the site is occupied by an
6 abandoned convenience store.

The applicant is proposing to repurpose
7 this site and structure for an office and the
storage and maintenance of transportation vehicles,
8 mostly for schools. These vehicles are mostly
minivans.

9 Site changes include a second floor
addition, the installation of three overhead wide
10 doors on the front of the facade, a gated space in
the rear for a 21 vehicles storage spaces, although
11 that number may be lower with the trash enclosure
that's going to be installed, and it's contained
12 within a 6-foot-high vinyl fence at the rear, and
landscaping is proposed along the front, rear, and
13 side property lines.

The site's located in the C-2
14 neighborhood business district, which has a variety
of permitted uses, including retail and service,
15 professional occupations and offices, studios,
churches and other places of worship, public and
16 parochial schools, public recreation, libraries,
museums, municipal, federal, county, and state
17 buildings, private nonprofit recreation, and
preexisting residential dwellings, but the proposed
18 maintenance and repair of transportation vehicles is
not a permitted use in this zone; therefore, the
19 applicant is requesting a D-1 variance.

Now, there's some preexisting bulk
20 variances with this lot. The first is lot area,
where 40,000 square feet is required and the
21 existing site is 18,212 square feet. Then we have
lot width, where 200 feet is required. There's
22 100 feet existing. And side yard setback. There's
20 feet on one side is required, 50 feet combined,
23 and the existing building has a setback of 10 feet
on one side and 39.9 feet. There's also a proposed
24 lot coverage variance where 65 percent is required,
and we're proposing 77.1. And then there's existing
25 setbacks for the parking and the depth of the
landscape buffering.

1 It's my opinion that special reasons
2 exist for the granting of the use variance and that
3 the site is particularly suited to the proposed use,
4 and there's no significant detriment to the zone
5 plan or the surrounding residential properties and
6 commercial properties that would result from the
7 granting of the variance.

8 The site is uniquely suited to the
9 proposed use. We have a subject site that is unique
10 in several ways. It is significantly undersized for
11 the zone, being less than half the required lot area
12 and half the required width. The rear of the site
13 abuts a railroad line, and beyond that railroad at
14 this point is a body of water, so there's no
15 developed lands to the rear of the site.

16 The subject site is developed at present
17 with an abandoned structure that can be easily
18 modified to create the repair bays and office space
19 that the use requires, and the site is located in an
20 area of mixed uses, including that residential home
21 on the right, which the site can provide buffering
22 for, and the used car lot to the left and residences
23 across the street.

24 The existing conditions on the site make
25 it ideally suited to be repurposed to the proposed
use. The site has large areas of pavement and
surrounding a small masonry structure, which can
accommodate the necessary vehicle storage needed to
support the use with a structure that can be easily
modified to provide the repair bays for the use.

1 It's my opinion that there's no
2 detriment to the use variance proposed. Though the
3 use is nonconforming, this use returns this
4 abandoned site to an appropriate utilization in a
5 commercial zone. The proposed use will have less
6 impact than many conforming uses, especially in
7 terms of traffic and noise. All activity on the
8 site will primarily be contained within the
9 building, and the applicant has provided landscaping
10 around the site perimeter and throughout the parking
11 area to mitigate the visual impact of the
12 development.

13 The bulk variances in this case can be
14 granted under the C-1 hardship standard as they're
15 all existing conditions. The existing lot is
16 undersized. There's no vacant available land on
17 either side to increase the area or the width of the
18 lot. The undersized nature of the site leads to the
19 setback nonconformities for side yard, for the
20 parking setback, and for the buffering, and the

1 requested coverage variance in this case can also be
2 granted under the C-1 hardship standard because here
3 we have an amount of impervious surface that would
4 be conforming on a lot which met the lot requirement
5 for the zone, so what we have is an amount of
6 coverage that's made nonconforming by nature of the
7 lot being undersized.

8 These variances could also be granted
9 under the C-2 standard. The proposed variances
10 advance the purposes of the Municipal Land Use Law
11 with regard to purpose C, which is to provide
12 adequate light, air, and open space; purpose G, to
13 provide sufficient space in appropriate locations
14 for a variety of uses, including commercial uses
15 such as the one that's proposed; and purpose I,
16 which is to promote a desirable visual environment
17 through creative development techniques and good
18 civic design and arrangement.

19 In this case, the benefits of the
20 variances include the advancing those purposes of
21 the Municipal Land Use Law but also allowing for the
22 appropriate redevelopment and improvement of the
23 site in a manner which returns it to a viable use
24 and improves the aesthetic impact, which in this
25 case will be a huge benefit to the area.

There is no detriment in my opinion that
results from these requested variances; therefore,
the benefits of the bulk variance relief outweigh
the detriment. And the variances requested in this
case would not impair the intent and purpose of your
master plan or zoning ordinance. The present
condition of the site is approaching being blighted.
The repurposing of the structure with a new lower
impact commercial use is more in keeping with the
intent of the ordinance and the current
underutilization, and the net impact of the project
will be a visually desirable aesthetically pleasing
product. So for those reasons, it's my opinion that
special reasons exist for the granting of the use
variance. Positive reasons exist for the granting
of the bulk variances, but there would be no
significant detriment resulting from either
variances and that the site as proposed would not
substantially impair your master plan and
development ordinance.

MR. PRESSLER: Madam Chairman.

THE CHAIRWOMAN: Yes.

MR. PRESSLER: Questions?

MR. PHILIPS: I have something that
hasn't been brought up yet but just want to clarify

1 it. What was the -- when Mr. Youssef was looking at
2 this site, did he look at any other sites? He could
3 have been more in compliance with his business than
4 moving into this site.

5 MS. COFFIN: I do not have the answer to
6 that.

7 MR. PHILIPS: Well, I guess I could aim
8 that at Mr. Youssef then, but it's something that we
9 would need to have clarified, whether or not he, you
10 know, how he came to come here knowing that it
11 needed some variances.

12 THE CHAIRWOMAN: Mr. Youssef, can you
13 answer that.

14 MR. YOUSSEF: I'm here.

15 THE CHAIRWOMAN: Can you -- did you seek
16 other locations for this business that may have been
17 better suited for this purpose?

18 MR. YOUSSEF: You know, I have more than
19 10 years I work with the school, I service the
20 school. I service East Brunswick, mostly East
21 Brunswick schools. I have a contract with the
22 Middlesex County.

23 MR. PRESSLER: Mr. Youssef.

24 MR. YOUSSEF: -- yes.

25 MR. PRESSLER: Did you visit or look at
any other properties, and if you did, why didn't you
buy them as opposed to the perfect location that you
found here in East Brunswick on Main Street?

MR. PHILIPS: Thank you, Mr. Pressler.

MR. YOUSSEF: This is only place I found
as a commercial place.

THE CHAIRWOMAN: Okay, the only place
that was -- that was suited specifically to this
business, or it was the only one -- could you be a
little more specific. It was the only one you found
that was commercial space?

MR. YOUSSEF: The place is good for
garage. The place is good for my office. The place
is good service East Brunswick public school.

MR. PHILIPS: We understand that,
Mr. Youssef, and that's why you've decided to go
forward with the project here. The question was,
before you bought this place -- I'm assuming you
bought it. You've got your products, you know, your
cars all over. Did you entertain anyplace else in
East Brunswick, Spotswood, or any other local town
that might have had a site that had less
requirements for zoning?

MR. YOUSSEF: No.

MR. PHILIPS: Okay. Thank you.

1 MR. YOUSSEF: You're welcome.

2 THE CHAIRWOMAN: Do we have any
3 questions from any other board members for Miss
4 Coffin or directly to Mr. Youssef from any of our
5 professionals either?

6 MR. KIPP: I do not.

7 MR. CLINE: I think there were one or
8 two things in the -- when we get to staff reports to
9 touch on. I don't know if we're at that spot yet
10 or --

11 MR. WEINER: We're getting there.

12 MR. PHILIPS: Just a question. It's
13 like 9:40 right now. Do we have -- we have another
14 application tonight, and we haven't gone through the
15 staff report and so forth and gone through that. I
16 don't know if we're going to have much time left for
17 that next application.

18 MR. LEBER: I'll jump in real quick. I
19 went through the staff report from November 30, and
20 there's absolutely nothing in that report that I
21 disagree with. The only thing that needed to be
22 pointed out is the fact that this is not a bus stop.
23 There was a comment about the pavement along the
24 frontage. It's not a bus stop, but other than that,
25 all the comments in the staff report I agree with.

MR. PHILIPS: So you accept them all
then, Marc?

MR. LEBER: Yes.

MR. WEINER: Jason, is there anything --
I'm going to get to the recommendations when we get
to that portion shortly, but is there anything that
you needed more testimony or clarification on any
other part of your memorandum before we go there?

MR. CLINE: Marc hit the one that -- one
of the big ones that I wanted to ask about. Had
noted that the apron out front is pretty beat up.
It sounds like the applicant is going to refresh
that.

MR. LEBER: Yes.

MR. CLINE: If we need to do mild
adjustments to the landscaping to clear the sight
triangle, you'll do that.

MR. LEBER: Yes.

MR. CLINE: And everything else in there
Marc says he will do, so I'm good with effectively
cutting to the chase. I'm fine.

MR. LEBER: Thanks.

THE CHAIRWOMAN: Mr. Weiner, before we
go to recommendations, do we need to open this up to
the public?

1 MR. WEINER: Yeah, I was just going to
2 say that, Madam Chairwoman, that this would be an
3 appropriate time to open this meeting up to the
4 public, and then after the public portion is over,
5 we can -- the board can have discussion, and we can
6 address the conditions and recommendations and take
7 this to a vote one way or the other.

8 THE CHAIRWOMAN: Okay. We'll open this
9 up -- open up the public portion on this
10 application, this application only.

11 Mr. Blessing, are you able to see if
12 anyone is trying to raise their hand or let us know
13 that they have questions on the testimony or
14 comments on this application?

15 MR. BLESSING: At this present moment
16 there are two telephone participants. Neither of
17 them are raising their hands. I may remind our
18 listeners it is star 9 to raise your proverbial
19 hand. If you'd like, I can then promote you to a
20 panelist if you'd like to make any comments or
21 questions for the application being heard.

22 MR. KIPP: That would be a virtual hand
23 instead of proverbial.

24 MR. BLESSING: Might want to I suppose
25 give it a minute, account for a delay perhaps.
26 Still no hand being raised.

27 THE CHAIRWOMAN: Okay. All right. It
28 looks we're not hearing from anyone from the public,
29 so we'll close the public portion on this
30 application.

31 Mr. Weiner, do you want to go over
32 the --

33 MR. WEINER: Mr. Pressler, if I may
34 address this with you and obviously both of your
35 professionals, as well as your client, the
36 applicant, may sure jump in. I just want to go over
37 the recommendations as conditions. First reflecting
38 the staff memorandum, if I can go through them item
39 by item.

40 Number 1, adequacy of circulation shall
41 be demonstrated to the satisfaction of the board.
42 Is that acceptable?

43 MR. PRESSLER: Yes.

44 MR. WEINER: The maximum number of
45 minivans and vehicles allowed on the property -- do
46 you want some elaboration on that, Jason?

47 MR. CLINE: Any time you have a car lot
48 circumstance, whether it's service, parking lot, et
49 cetera, you do need to set a maximum, or a maximum
50 will be found the hard way.

1 MR. WEINER: Is there something that
you're comfortable with.

2 MR. CLINE: They've delineated 21 spaces
in the rear. I think 21 is an appropriate maximum.
3 If Mr. Youssef is successful and his business grows
and he needs to double the number of buses, he's
4 going to need to buy another property, and we wish
he gets to that point.

5 MR. WEINER: Mr. Leber, is that
something that's acceptable to you and your client?

6 MR. LEBER: Yes, it is.

7 MR. WEINER: Okay, so we would just
modify number 2 to say that that maximum number is
21 spaces, but -- 21 vehicles.

8 MR. CLINE: Twenty-one minivans stored
in the back. The parking spaces up front can
9 function normally.

10 MR. WEINER: Twenty-one minivans stored
in rear.

11 Number 3, all work on vehicles shall be
performed inside the building.

12 MR. PRESSLER: Agreed.

13 MR. WEINER: Number 4, conditions
regarding where or if nonfunctioning vehicles are to
be kept on the property, and where would they be
kept?

14 MR. PRESSLER: Any vehicles that are
nonfunctioning shall be removed and taken to another
15 location for repair or sale. There will be no
nonfunctioning vehicles at all on that piece of
16 property, just for repairs.

17 MR. WEINER: Nonfunctioning vehicles
repaired -- to be removed and taken elsewhere.

18 MR. PRESSLER: Yes.

19 MR. WEINER: Off property.

20 MR. PRESSLER: Yes.

21 MR. WEINER: Clarify. Number 5,
obviously to bring the site into ADA PROWAG
22 compliance, certify that it is in compliance; I'm
assuming that's acceptable.

23 MR. PRESSLER: Agreed.

24 MR. WEINER: Number 6, document any
changes to the site improvements, including lighting
and parking area.

25 MR. PRESSLER: Agreed.

MR. WEINER: Number 7, provide sanitary
sewer calculations.

MR. PRESSLER: Agreed.

MR. WEINER: Number 8, submit the
reference survey.

1 MR. PRESSLER: Agreed.

2 MR. WEINER: Number 9, the additional
3 dimensions in several places will be addressed.

4 MR. PRESSLER: Agreed.

5 MR. WEINER: Okay. All other revisions
6 referenced in the comments above as already
7 indicated by Mr. Leber were acceptable. If we could
8 reaffirm that.

9 MR. PRESSLER: Agreed.

10 MR. WEINER: Okay, the outside agencies.

11 MR. PRESSLER: Agreed.

12 MR. WEINER: Approvals, A through E,
13 Freehold Soil, East Brunswick Police, East Brunswick
14 Fire, East Brunswick Water Sewer Utility, Middlesex
15 County, and any other agency required by law.

16 Before we go to any of the attachments,
17 I have some additional conditions that were
18 discussed during the meeting. First, the exterior
19 lighting to be turned off upon daily closing of the
20 business. Furthermore, the rear lights to have
21 security motion detectors installed. That's
22 agreeable?

23 MR. PRESSLER: Agreed.

24 MR. WEINER: Next, roof water to be run
25 underground to the catch basins.

MR. PRESSLER: Agreed.

MR. WEINER: Next, any curb or sidewalk
in disrepair shall be corrected prior to paving.

MR. PRESSLER: Agreed.

MR. WEINER: Next, no air guns to be
used prior to 8 a.m.

MR. PRESSLER: Agreed.

MR. WEINER: Next, the applicant shall
install a charging station compliant with the
municipal ordinance as well as sufficient
infrastructure to support future charging
capability.

MR. PRESSLER: Agreed.

MR. WEINER: And those are all the
additional ones there, and then if we want to go to
the attachments, is anything here that needs to be
addressed from the enforcement officer? These
matters all going to be taken care of if they
haven't already? I don't know if we can address
that, Mr. Leber or Mr. Pressler.

MR. PRESSLER: Yes. Which ones are you
referring to, Jay?

MR. WEINER: A through H, if we want to
just say have they been done or will they be done.

MR. LEBER: Yes. You're referring to

1 the November 6 letter?

MR. WEINER: Yeah, of Ms. Sacktig, yes.

2 MR. LEBER: Right. The only item is E,
that we're not going to hairpin stripe in the back.
3 We'll hairpin stripe in the front.

MR. WEINER: Mr. Cline, is that
4 acceptable, hairpin in the back?

MR. CLINE: I don't have a problem with
5 that.

MR. WEINER: The back is not public,
6 correct, not public?

MR. CLINE: That's storage more display
7 than public parking. It's already stacked parking
if you start looking at it as public parking, so I
8 don't have an objection.

MR. WEINER: All right. Then we have
9 the next item if there is one after all the
photographs. Let's see. I want to make sure I'm
10 not missing anything here.

MR. GUREVICH: Jay, was there something
11 with regard to trash and storage? I didn't hear
that in your list.

MR. WEINER: Trash and storage was part
12 of the testimony that was in there in the testimony
as part of the memorandum I think that was addressed
13 there, but we can certainly add that.

Mr. Leber, can you indicate as how the
14 trash is going to be addressed that Mr. Gurevich
just brought up.

MR. LEBER: We're going to provide a
15 specific trash enclosure in the back left corner of
the property.

MR. WEINER: Trash enclosure.

MR. LEBER: Right. We had agreed that
16 there would be no storage of any waste in the front
of the property.

MR. WEINER: In rear which corner?

MR. LEBER: The rear left.

MR. WEINER: Rear left corner. And no
17 storage -- you went too fast for me.

THE WITNESS: No trash storage in the
18 front of the property.

MR. WEINER: No trash storage the front
19 of property. Okay. We got that one. Make sure
that's clear. And then let's see after that. Are
20 there any other -- sprinkler system according to
Mr. -- the construction official; is that going --

MR. PRESSLER: Agreed.

MR. WEINER: Agreed. Okay. Fire
21 department.

1 MR. PRESSLER: Agreed.

2 MR. WEINER: Okay. We'll have to
register with the Division of Fire Safety and Life
Hazard Use for the repair garage, agreed?

3 MR. PRESSLER: Yes.

4 MR. WEINER: Okay. Police did not have
any comments. No comments from Mr. Losik. And
okay. We addressed the container -- enclosure for
solid waste, or did we. Is that going to be
separate, Mr. Leber, or --

6 MR. LEBER: It's the one in the back
corner.

7 MR. WEINER: So that's the same one. So
that's addressed, and that is all the attached
8 memoranda to the staff report. Unless there's --
Madam Chairwoman, now would be a time if there's any
9 further discussion by the board.

10 MR. GUREVICH: Mr. Weiner, was there
anything in terms of the -- what's it called -- the
drainage underground from the roof?

11 MR. WEINER: Yes, we addressed that
already. That was one of the first things I read
12 out. I was going too fast, Leon.

13 MR. GUREVICH: It was a lot of stuff.

MR. WEINER: We have that.

14 THE CHAIRWOMAN: I don't think it was
necessarily unresolved, but that door that needs to
be added to the room upstairs on the second floor
15 that will -- that door will be added to the plans I
guess, and then it goes to the construction
16 department?

MR. LEBER: Yes.

17 THE CHAIRWOMAN: Before it goes there,
it will have that door?

18 MR. LEBER: That's correct.

19 MR. WEINER: That's the bathroom door,
correct?

MR. PHILIPS: Downstairs.

20 MR. KIPP: Code officials will pick up
on that. That would be a violation.

21 MR. CLINE: That's not really actually
my turf.

22 MR. WEINER: Additional item here
because it's a code issue. They're not going to get
23 their permit unless it's on there.

24 MR. CLINE: It's not really my turf to
bring that up, but I couldn't resist. I apologize.

25 THE CHAIRWOMAN: Okay, is there any
additional comments about this application? Okay.
Are there any members wishing to make a motion on

1 this application?

2 MR. PHILIPS: I'll make a motion to
approve application Z-20-12.

3 MR. WEINER: With the conditions, Mr.
Philips?

4 MR. PHILIPS: With all those conditions,
yes.

5 MR. WEINER: Thank you.

6 MR. ARORA: I'll second it.

7 THE CHAIRWOMAN: Mr. Arora. Was that
Mr. Arora?

8 MR. ARORA: Yes.

9 THE CHAIRWOMAN: Okay. Thank you.
Mr. Blessing, can you call the roll.

10 MR. BLESSING: Mr. Arora.

11 MR. ARORA: Yes.

12 MR. BLESSING: Mr. Wynter.

13 MR. WYNTER: Yes.

14 MR. BLESSING: Mr. Zuckerman.

15 MR. ZUCKERMAN: Yes.

16 MR. BLESSING: Mr. Gurevich.

17 MR. GUREVICH: Yes.

18 MR. BLESSING: Mr. Pepe.

19 MR. PEPE: Yes.

20 MR. BLESSING: I think I did not need --
my apologies. Mr. Philips.

21 MR. PHILIPS: I'm going to vote yes.
I've known this site for probably as long as it was
22 there. It started as a Cumberland Farms going back
23 to who knows when. But it has been gone -- it is
24 into disrepair now, and the opportunity to be able
25 to put a viable operating business that will not
create more of an issue for the neighbors makes it
much more convenient to be able to operate there for
Mr. Youssef. I would have liked to have known for
sure why he picked the site, but having said that,
it's going to ultimately be a good use for the town
and for the education, I would be happy to vote yes.

MR. BLESSING: Chairwoman Rampolla.

THE CHAIRWOMAN: I'm also going to vote
yes. I agree with Miss Coffin's comment that it's
on the way to being blighted. It's not current -- I
wouldn't call it necessarily that, but it's not
currently being used in this -- I think a good case
is made for the appropriateness of this business in
this location. There are other somewhat similar
uses nearby, not necessarily in that zone, but
nearby and on that side of Main Street. So for
those reasons, I'm also going to vote yes.

So, Mr. Youssef, it looks like your

1 application is passed, and we hope that you're able
2 to run a successful business over there on Main
Street.

3 MR. YOUSSEF: Thank you very much, guys.
I appreciate it.

4 MR. PRESSLER: Madam Chair, members of
the board, thank you very much.

5 MR. WEINER: Thank you, Mr. Pressler.

6 MR. PHILIPS: Thank you, Mr. Pressler.

7 THE CHAIRWOMAN: Thank you.

8 MR. WEINER: Madam Chairwoman -- and
obviously, that is the chair's prerogative for some
9 input. We have one more application to go with a C,
and although we can never predict the length of an
10 application, nor should the board be passed, you may
want to use your discretion about whether or not a
break is needed, or would you like to just go
through so the board doesn't end on a late hour.
That would be your call.

11 THE CHAIRWOMAN: I don't -- I mean, I
think we should take a 5-minute recess. I don't
12 think the 5 minutes is what's going to put us over
or not over. We could I guess start and see -- I
13 don't know -- obviously, I don't think we're going
to get through -- I don't know how much we're going
to need to get through with this application, but I
14 do think we should start it, but we should probably
take a 5-minute recess quickly.

15 MR. WEINER: Okay.

(Board recess)

16 THE CHAIRWOMAN: Okay. Next on the
agenda we have application Z-21-04, Kimberly Alvin
17 Property, LLC, a proposed interior renovation from
office space requiring parking variance, located at
18 1 Kimberly Road, block 29.01, lot 43 in the O/I
zone. Who do we have representing?

19 (Kimberly Alvin Property, LLC,
transcript attached separately)

20 THE CHAIRWOMAN: Is there a motion to
adjourn this meeting?

21 MR. ARORA: I say that motion.

22 THE CHAIRWOMAN: I'm sorry. I didn't
hear you, Mr. Arora. Second.

23 MR. ZUCKERMAN: Second.

24 THE CHAIRWOMAN: Thank you,
Mr. Zuckerman. All in favor.

TOWNSHIP OF EAST BRUNSWICK PLANNING BOARD
COUNTY OF MIDDLESEX - STATE OF NEW JERSEY

REGULAR MEETING FOR:
KIMBERLY ALVIN PROPERTY, LLC
BLOCK 29.01, LOT 43
1 KIMBERLY ROAD
APPLICATION NO. Z-21-04

THURSDAY, FEBRUARY 18, 2021
COMMENCING AT 7:30 P.M.

TRANSCRIPT OF PROCEEDINGS
VIRTUAL PUBLIC HEARING

BOARD MEMBERS PRESENT:
CHRISTINE RAMPOLLA, CHAIRPERSON
DEEPAK ARORA
CHESTER BRANDT
LEON GUREVICH
STEVE PEPE
STEVE PHILIPS
IVAN WYNTER
ROB ZUCKERMAN

ALSO PRESENT:
JAY WEINER, ESQUIRE, BOARD ATTORNEY
KEITH KIPP, DIRECTOR OF PLANNING & ENGINEERING
JASON CLINE, P.E., BOARD ENGINEER
COLLEEN MCGURK, P.P., BOARD PLANNER
AARON BLESSING, ZONING ASSISTANT
STENOGRAPHICALLY REPORTED BY:
ANGELA BUONANTUONO, CCR, RPR, License No. 30XI00233100

JOB NO. 21550
HUDSON COURT REPORTING & VIDEO 1-800-310-1769

1 A P P E A R A N C E S: (Via Video Conference)

2 WILENTZ, GOLDMAN & SPITZER, P.A.

BY: STEVEN J. TRIPP, ESQUIRE

3 90 Woodbridge Center Drive

Suite 900, Box 10

4 Woodbridge, NJ 07095-0958

T: 732.855.6076

5 F: 732.726.6524

Email:stripp@wilentz.com

6

--Counsel for the Applicant

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

I N D E X

FOR THE APPLICANT:

WITNESS	PAGE
Matthew Schlindwein	4

PUBLIC COMMENT:

NAME	ADDRESS	PAGE
None .		

E X H I B I T S

EXHIBIT	DESCRIPTION	PAGE
None .		

1 (Time noted, 10:00 p.m.)

2 CHAIRPERSON RAMPOLLA: Next on the
3 agenda we have application Z-21-04 for Kimberly
4 Alvin Property, LLC, a proposed interior renovation
5 from warehouse to office space requiring parking
6 variance located at 1 Kimberly Road, Block 29.01,
7 Lot 43 in the O/I zone.

8 Who do we have representing --

9 ATTORNEY TRIPP: Yes. Good evening.
10 Steven Tripp from the firm of Wilentz, Goldman &
11 Spitzer on behalf of the applicant.

12 CHAIRPERSON RAMPOLLA: Hello,
13 Mr. Tripp. Obviously, it's getting late, so I'm not
14 sure how much we're to -- we're going to be able to
15 do here, but I would turn to Mr. Weiner first to --
16 I think he just got up out of his seat. I want to
17 make sure your notices are --

18 ATTORNEY WEINER: Yes. Madam
19 Chairwoman, I have had an opportunity to review all
20 of the notices. They are acceptable, and the board
21 has jurisdiction to hear this application.

22 ATTORNEY TRIPP: Thank you. So we
23 will -- we will try to be as efficient and as
24 concise as possible, given the late hour.

25 Let me start -- actually, there's a

1 horrible echo, but I'll do the best we can.

2 This is an application. It's a
3 property at 1 Kimberly Road. It's 5.56 acres.
4 There's an existing building with office, flex and
5 warehouse, 38,796 square feet. There's five suites
6 currently. Four of them are occupied by two
7 tenants. Each of the two tenants has two of the
8 suites. One is vacant; it's about 14,640 square
9 feet. The applicant is an affiliate of F. Greek
10 Development, which has a lot of properties, operates
11 a lot of this type of space within the township.
12 Their headquarters are currently at 33 Cotters Lane,
13 and they have really outgrown their space, and
14 recently acquired this building and would like to
15 move their offices, their headquarters, to this
16 building.

17 And the other thing they would like to
18 do as part of this application is reserve another
19 2,400 or so square feet for some flexibility for
20 future office for tenants in the other suites.
21 Based on this usage, and Mr. Schlindwein from
22 F. Greek and Matt Leber will testify, the ordinance
23 would technically require 150 spaces; we're
24 maintaining the existing 120 spaces which we believe
25 is more than sufficient, provides a good cushion,

1 actually, for the uses in the building, existing and
2 anticipated. We need, basically, a bulk variance.
3 There's no site plan approval here.

4 And what I'd like to do is have Matt
5 Schlindwein of F. Greek be sworn in, and testify and
6 just explain the move. And then Mr. Leber will be
7 testifying both as an engineer and as a planner.

8 CHAIRPERSON RAMPOLLA: Okay.

9 Mr. Schlindwein, you're already raising your right
10 hand.

11 On this application this evening, do
12 you swear to tell the truth, the whole truth and
13 nothing but the truth?

14 MATT SCHLINDWEIN: I do.

15 CHAIRPERSON RAMPOLLA: Okay, thank
16 you. Can you -- and just for the record, can you
17 spell your name for us?

18 MATT SCHLINDWEIN: Sure. It's Matt
19 Schlindwein, S-C-H-L-I-N-D-W-E-I-N. And I'm the
20 president of development and construction with Greek
21 Development. I am a professional engineer by
22 background. I will be providing testimony tonight
23 as a fact witness, and Mr. Leber is our planner and
24 engineer on this application.

25 We -- as Mr. Tripp mentioned, we own

1 the property through an affiliate, Kimberly Alvin
2 Properties. That is an affiliated entity of Greek
3 Development. We were actually in front of the
4 planning board for approval of an expansion of our
5 office space a few years ago. We have decided now,
6 which is a good thing, that that space, if we expand
7 it, would be a little bit too small for our needs.
8 So now we're looking at occupying a currently vacant
9 suite inside of the building at 1 Kimberly. It's
10 approximately 14,000 square feet of space.

11 When we were reviewing the plan and
12 looking at the ordinance, we had contacted Mr. Kipp
13 because, basically, the existing space that we're
14 going to occupy has some office, but when combined
15 with making it into full office, as well as the
16 other office spaces in the current building,
17 technically, the parking ratio would be exceeded.
18 Again, we own the building. It will be our
19 headquarters office. I can guarantee you that we
20 are not in the business of making a parking problem
21 for ourselves at our headquarters.

22 We currently control the parking in the
23 building through leases. Every lease -- every
24 tenant gets an assigned number of spaces. We will
25 be assigning ourselves 70 spaces, and the balance of

1 the remaining spaces that are available in the
2 property, the 50, would be able to be assigned to
3 other tenants in the park. You will hear some
4 further calculations from Mr. Leber tonight. But,
5 generally, what we are asking the board for is
6 allowing us to put our office in this building that
7 we own, allowing us to control the parking ratios in
8 all of the leases that we provide with our tenants,
9 and the numbers work out to what we feel is a still
10 reasonable parking standard that we know that we can
11 utilize to market the building when we need to
12 re-tenant spaces in the building.

13 And, essentially, you know, we own a
14 lot of buildings in the park, a significant number.
15 And to the extent that we can't accommodate a
16 perspective tenant's needs because they have a
17 greater parking requirement than we can provide them
18 in the space we can lease them in this building, we
19 would simply have to find another space, if we have
20 it, in the portfolio that we own at this location to
21 rent to them, or, you know, simply, we just wouldn't
22 do a deal with a tenant that would cause us a
23 parking problem in the building that we're going to
24 occupy as our headquarters office.

25

E X A M I N A T I O N

1 BY ATTORNEY TRIPP:

2 Q. Matt, just quickly, you talked about
3 the existing tenants. Could you just explain very
4 quickly the two tenants that are in the building
5 that occupy the suites?

6 And you have had discussions with them
7 about --

8 A. Sure.

9 Q. -- their usage, how many spaces they
10 require?

11 A. Absolutely. So Comnet is one of our
12 tenants. Interport Global is the other.

13 Comnet uses about 25 spaces. I
14 actually think they use more like 18 or 19, but they
15 said 25, so we'll go with that number. They, you
16 know -- they're in the space until the end of next
17 year. They've got one renewal option for five years
18 after that. We like them. We hope that they'll
19 renew with us.

20 Interport Global is also in the
21 building. They only require five spaces. They're
22 on a shorter-term lease. That space would
23 potentially be a space that we would look to relet.
24 They, you know -- and that's why we're asking for a
25 little bit of flexibility to add some additional

1 office space. It indicates, when we were releasing
2 that space, we need to add a little office space.
3 And we obviously don't want to -- you guys are very
4 busy, so we wouldn't want to have to come back to
5 you if we were just going to be adding a little bit
6 more office space in that suite when they leave and
7 we have to re-tenant it.

8 Now, the other thing is when we do
9 that, we would obviously still control it through
10 whatever lease we write with them, and we're willing
11 to agree to that as a condition of the relief that
12 we're asking for in your parking ratio.

13 Q. So with the 70 spaces that you would
14 earmark for yourself, the 25, and the 5 for the
15 existing tenants leaves you -- it uses up about 100
16 spaces, correct?

17 A. That's correct.

18 Q. And are you comfortable with the margin
19 of having the extra 20 spaces for flexibility?

20 A. Absolutely. Like I said, we're making
21 a conscious decision in utilizing the 14,000 square
22 feet for our headquarters office. We're only going
23 to lease the balance of the building to tenants that
24 won't provide a parking problem for our employees at
25 our headquarters.

1 ATTORNEY TRIPP: I don't have any
2 other questions of Mr. Schlindwein.

3 MEMBER GUREVICH: May I ask: What are
4 the -- the other two businesses, what type of
5 businesses are they?

6 THE WITNESS: That's a good question.
7 You know, I don't do our leasing, so I don't know
8 exactly. But Comnet Telecom Supply is basically a
9 telecom supply business. Interport Global, I think,
10 does some third-party logistics for other firms, so
11 they can move around different things from time to
12 time. They're using their space currently. They
13 said they only need about five parking spaces, and
14 they're using this space on a short-term basis. So,
15 you know, while we're going to continue renewing
16 them automatically on a year-to-year basis, but, you
17 know, they're not a long-term tenant in the
18 building.

19 MEMBER GUREVICH: So in terms of the
20 -- the balance of the building with the parking, you
21 know, the truck bays, {Zoom glitch} these are things
22 that aren't necessarily both utilizing -- there's
23 not a consistent traffic of trucks going in and out
24 for things like that, you know --

25 THE WITNESS: There really isn't. On

1 an extreme rarity, there is a larger truck that will
2 come in and out of the building. But generally
3 speaking, think vans and, like, FedEx-type trucks
4 for the types of users that occupy the building.
5 And really, the ones -- nobody who is going to want
6 to be rolling 53-footers in and out of their spaces
7 is going to want to lease this building from us
8 because it's actually very not conducive to those
9 types of movements, if you're familiar, if you've
10 driven around the building or looked at the site
11 plan. It's very much a flex industrial user, unlike
12 some of our other larger buildings that, you know,
13 accommodate 53-foot trailers.

14 MEMBER GUREVICH: Yeah. It just seems
15 like there's -- there's sufficient space, even in
16 the back, with other additional parking over there,
17 that even if you have that type of traffic, there's
18 a lot of room over there, especially --

19 THE WITNESS: I do -- yeah, I do agree
20 with that. We did look at that. Like, if we ever
21 got into a situation where we needed to be
22 re-striping some of the loading spaces into car
23 parking spaces, we probably could add a few extra
24 spaces that way just because some of the users do
25 use some truck traffic. We figured, for now, just

1 not -- not doing that would probably be prudent.
2 Especially because we know that with the existing
3 current striped parking spaces, we can accommodate
4 the building's needs.

5 CHAIRPERSON RAMPOLLA: In your history
6 in that building, you've -- have you ever had
7 overflow onto Kimberly Road? Have you ever --

8 THE WITNESS: We have not. Since
9 we've owned the building, we have never had a
10 parking problem. It's actually been the opposite,
11 it's been well underutilized.

12 CHAIRPERSON RAMPOLLA: So let me ask
13 you because I think it's just the times we're living
14 in right now, I mean, I stopped by and I -- and the
15 numbers of parking that you are describing is what I
16 saw, but these are really -- these are strange times
17 where most people are not commuting into office
18 buildings if they don't have to. And so some of
19 our, you know -- understandably, some of the
20 workforce who might ordinarily travel into work and
21 use some of those parking spaces could be working
22 remotely right now.

23 Is the few spaces that you're using,
24 would you say that was the case before the pandemic
25 started? Do you foresee that when people start

1 going back to their office buildings, if they do, is
2 that number going to increase?

3 THE WITNESS: So we asked the tenants
4 -- when they provided us our parking numbers, we
5 asked them to provide us the numbers for the
6 post-COVID numbers on, you know, what you would
7 anticipate if all the employees were not
8 teleworking, the ones that can. So that's why they
9 provided us with that 25 number. And I think that's
10 why, if you drive through the site and look at some
11 of the pictures, there's probably 18 to 19 cars that
12 currently are in the parking lot, not the 30 with
13 the 25 and the 5 that we described.

14 As far as our own employees -- we're
15 obviously not occupying the building yet, but I can
16 tell you in the building that we do occupy -- we're
17 putting the 70 number in there because we're
18 expecting some growth. We currently employ just
19 under 70 people, and a large number of those people
20 probably -- maybe a little bit less than one-third
21 work remotely routinely as superintendant and field
22 project managers, so they're not even in our office
23 on a daily basis. We do have some visitors, but I
24 would say that currently our parking needs are more
25 like 50 spaces. But we will be allocating 70 as

1 part of this plan.

2 I can tell you that currently, out of
3 our 50-space parking need, there's -- there's
4 probably -- about half of that is currently being
5 used. So those are the --

6 KEITH KIPP: Excuse me, Matt. Matt,
7 for one second.

8 Steve, you're the source of the
9 feedback. Do you have a second speaker on or
10 something over there? Every time I unmute you, the
11 feedback comes back.

12 MEMBER PEPE: Me?

13 KEITH KIPP: Steve Philips.

14 MEMBER PHILIPS: Not that I know of.

15 KEITH KIPP: All right. That sounded
16 good. But when you unmute, that's when the feedback
17 starts so I'm not sure --

18 MEMBER PHILIPS: When I'm on mute?

19 KEITH KIPP: When I unmute you, then
20 the feedback starts. While you're muted, there's no
21 feedback. See? I'm not sure, Steve. You don't
22 have a second broadcast going on or anything on the
23 -- on another computer?

24 THE WITNESS: Now he's on mute. He
25 just put him on mute.

1 CHAIRPERSON RAMPOLLA: All right.
2 Well, I think we can just -- why don't we just all
3 stay on mute unless we're speaking. That will
4 probably help.

5 ATTORNEY WEINER: You know what?
6 Steve, if you can hear us, they're going to keep you
7 on mute. Just raise your hand if you want to make a
8 comment, and this way they'll unmute you at that
9 time.

10 THE WITNESS: Is there any other
11 questions before we call on Mr. Leber to --

12 BY ATTORNEY TRIPP:

13 Q. Matt, I had one question. When you
14 talked about your 50 need, your current need is 50,
15 that was really pre-COVID, correct? That's not
16 current when you --

17 A. Yeah. So just so you know, like, our
18 business right now is operating out of 33 Cotters.
19 We were going to expand 33 Cotters from the 7- or
20 8,000 square feet that we have now up to almost
21 12,000 square feet. We're going to, instead, now
22 move to 1 Kimberly into the 14,500 square feet.
23 We're currently probably in a parking-need situation
24 of 50 employees if nobody was teleworking that can
25 work from home. Given the current situation of a

1 lot of folks working from home that can work from
2 home, we probably only park half of that on an
3 average basis with the folks that are,
4 quote/unquote, required to work from the office
5 because they can't tele-work. So, yes, Steve,
6 that's post-COVID numbers.

7 The 70 that we're allocating to
8 ourselves is the amount of post-COVID, no longer
9 teleworking number that we will foresee ourselves
10 needing during the ten years that we are going to
11 lease this space to -- Kimberly Alvin Properties,
12 affiliated entity of Greek Development, we will be
13 using this space for the next ten years as our
14 headquarters, and what we foresee our parking need
15 as in our office, given employees and visitors, is
16 70.

17 Q. And your intent is to --

18 A. Without any teleworking.

19 Q. And your intent is to ensure, via your
20 leases and your tenant selection, that the remaining
21 tenants will not exceed the remaining parking
22 supply?

23 A. Yes, that's correct.

24 ATTORNEY TRIPP: Thank you.

25 MEMBER PHILIPS: I have a question.

1 THE WITNESS: Sure.

2 MEMBER PHILIPS: Do you allocate the
3 spots specifically for your tenants?

4 THE WITNESS: Yes.

5 MEMBER PHILIPS: So there's --

6 THE WITNESS: Do you mean do we keep
7 their name?

8 MEMBER PHILIPS: Well, you know, I've
9 driven into an awful lot of spaces that has certain
10 spots with the name of a particular tenant.

11 THE WITNESS: We haven't done that in
12 this building. We just put it in. If we ever had a
13 problem where somebody was violating the lease,
14 since we're the landlord, we would obviously send
15 them notice. And then if they didn't fix it, we
16 could put them in default.

17 If we were really running into a
18 situation, we might want to paint some names on
19 spaces, but, generally, that's not -- that's not
20 what we would do, unless for some reason we felt
21 there was a problem.

22 But we feel that, just with knowing who
23 our tenants are and working out the assigned number
24 of spaces, we should be able to adequately control
25 it, especially because if we count their cars and

1 there's more than they have, we're going to send
2 them a -- send them a notice.

3 MEMBER PHILIPS: So at this point,
4 then, your 70 people may be parking anyplace -- or
5 15 people and so would the other two tenants; is
6 that correct?

7 THE WITNESS: That is correct. I
8 mean, generally the way the building is set up, the
9 suites are in order in the plan that Marc will show
10 you, so it will be conducive to the employees and
11 the visitors of each business to park in front of
12 the -- generally, in front of the suite that they're
13 going to. But you are correct; they could park
14 anywhere in the parking lot that they wanted to.

15 The nice part is that the suite that we
16 are taking is on the end, and there's additional
17 parking on the end. So --

18 MEMBER PHILIPS: There's one --
19 there's spaces in the back.

20 THE WITNESS: And there are spaces in
21 the back. And we'll have a door in the back as
22 well, so employees that, you know, have a key -- not
23 visitors, obviously -- would be able to use the back
24 door.

25 CHAIRPERSON RAMPOLLA: Go ahead,

1 Mr. Gurevich.

2 MEMBER GUREVICH: So just to confirm,
3 I noticed on your website Unit 103 and 104 are
4 currently showing as available. You mentioned that
5 you have a tenant that's in there right now,
6 correct?

7 THE WITNESS: Yes, that's correct.
8 That's Interport Global who is expiring in 8/31. So
9 if -- I believe they have an automatic renewal, one
10 year. I also believe we can get them out if
11 somebody else was to come to us and say they wanted
12 to lease that space for ten years. So we're posting
13 that to market it in the case -- we, obviously, like
14 to have at least five, if not ten-year leases with a
15 lot of our tenants. So our preference would be to
16 get a longer-term tenant, rather than one who would
17 occupy the space on a year-to-year basis.

18 MEMBER GUREVICH: So I guess my
19 question is -- this is, I guess, regarding the
20 parking, but -- so Unit 105 is the one that you are
21 currently planning to renovate and {Zoom glitch} --
22 can you speak just very, very briefly in terms of
23 how extensive a change in renovation in terms of,
24 you know -- in terms of utilizing, you know -- what
25 will be outside of that in terms of trucks,

1 blockage?

2 I know you show two entrances into that
3 parking area; one for the trucks in the back, one in
4 the front, if I was to call it the front or
5 whatever. But there is a -- it is not a -- I don't
6 know if it's a one-way street, right? So cars that
7 are coming in, do they pull out of the same, or do
8 they go around the building to the back and pull out
9 of the back?

10 Is there any blockage between that
11 since it's an end-cap unit and how extensive that
12 might be for the tenants and for the facility as
13 it's going through this?

14 That's it.

15 THE WITNESS: That's a good question,
16 and Marc can address it more specifically. But
17 generally speaking, the traffic in the back,
18 although I think you can make it two ways, one way
19 is probably better, especially if you're a truck and
20 you're making a delivery. The building is designed
21 for only one-way traffic on the back side of the
22 building. So you would drive in, and then you would
23 drive around and pull back out. Exactly. But now,
24 for the cars in the front, you can go in and out the
25 front driveway, car parking lot, without having to

1 drive through the back, through the loading. And
2 that's --

3 MEMBER GUREVICH: So that's a two-way
4 street? Okay.

5 THE WITNESS: Yes.

6 MEMBER GUREVICH: Because it's cut,
7 you know -- there's -- because of the snow
8 situation, so I wasn't able to tell.

9 THE WITNESS: Yeah. Yes.

10 ATTORNEY WEINER: Yeah. I just want
11 to interject quickly and just to say -- I just want
12 to make sure. I think you addressed Mr. Gurevich's
13 -- the crux of his question, but I don't want to
14 have this steered further because part of
15 Mr. Gurevich's question was about the potential of
16 different types of tenants, and that's not really
17 something of the zoning board's jurisdictional
18 matter to get into what type of tenants are -- may,
19 in the future, be going in there, whatever.
20 Obviously, if there's changes to the building that
21 require renovations on the interior then it may be
22 items that have to be approved by the construction
23 department. And if there's issues that are going to
24 be on the exterior that may amend -- change the site
25 plan, or require some type of variance or a change

1 in use, then they would have to come back before
2 this board or the planning board depending on what
3 it is at that time.

4 So I don't want to get too far out
5 there into the supposition. But I think the crux of
6 your question was -- might have been answered, and
7 please correct me if I'm wrong, Leon. I don't want
8 to put words in your mouth by any means. I just
9 want to make sure that --

10 MEMBER GUREVICH: The reason --

11 ATTORNEY WEINER: -- we're targeting
12 the right area.

13 MEMBER GUREVICH: Yeah, the reason I
14 asked the question was to -- to get an idea if there
15 was any sort of tenants that might have surge-type
16 parking. So, for example, mixed-use, you know,
17 there's -- there's a lot of -- because I see the
18 warehouse in the back and the bigger spaces. You
19 know, for example, there are dance studios that are
20 utilizing similar facilities where when the kids
21 come in and the kids go out, all of a sudden all the
22 parents come in, and there could be, like, 60 cars
23 for that period in between or whatever.

24 So I was trying to get an idea if this
25 is a steady flow of parking where it's office type.

1 If there's ten employees, there's always going to be
2 ten cars. Or if there's potential for something
3 that can have surge type of parking because there's
4 a consumer component, and then it goes down and sort
5 of fluctuates as kids go through.

6 That's my question in terms of the type
7 of -- what's it called? -- residence --

8 THE WITNESS: Sure.

9 MEMBER GUREVICH: -- and if there's
10 any sort of plan around that, it was specific to the
11 parking.

12 And the second question over there:
13 Given that this is an end-cap and the fact that the
14 flow of traffic has to go around the building, given
15 the renovations that are taking place, again, is
16 there any sort of blockage towards that -- that
17 drive-through, or can people turn around and leave?

18 And that's it.

19 THE WITNESS: Yeah, we are -- so the
20 answer to the question, like, we are not proposing
21 any site plan modifications at all. So we will, you
22 know -- we routinely maintain our buildings, upgrade
23 the parking lots, repave them, you know -- you know,
24 put nice mulch and flowers outside. We'll do all
25 that, but we're not proposing any exterior

1 improvements that would modify the current
2 circulation or use of the building. And the only
3 users that would be permitted to lease to, we would
4 obviously come in and get, you know -- we would make
5 sure that the township agrees that those are all
6 users that are permitted uses in the zone for the
7 building.

8 And we don't currently have any
9 tenancies that have surge parking requirements, and
10 I don't suspect we'll probably lease to them because
11 they will probably need more parking than we can
12 assign them in the lease.

13 So it was all good questions.

14 And I did look real quick, just on an
15 aerial map, and you're correct; the rear driveway is
16 striped with an arrow for one-way traffic in, and
17 the front driveway is striped with two arrows for
18 two-way traffic in the front.

19 So, generally speaking, the idea would
20 be if you're going to be a truck or a car, you're
21 entering the rear of the building, you would drive
22 around to the front of the building to come out.
23 And if you're a car entering the front of the
24 building, you would drive in the front, and you
25 could drive back out the front.

1 ATTORNEY WEINER: If I may, this is
2 for Colleen, since we're talking about the topic:
3 The zone that we're in here, does that allow some of
4 the uses that Mr. Gurevich had addressed where the
5 surge could come more consumer-related?

6 I know some of the other properties in
7 that general area do have things like a dance
8 studio, or a gymnastics gym and things of that
9 nature, and I just want to make sure -- because that
10 would be important for the board to know if those
11 type of things are permitted uses, if you could go
12 over that. Or, if not, it's something that they
13 would have to come back to the board for a use
14 variance if that were proposed later on.

15 PLANNER MCGURK: Right. Well,
16 whenever there is a change of use, a change of
17 tenancy, they do have to apply for a CCO, and we
18 would then check. One, we always check to see if
19 it's a permitted use. And, two, we check to see if
20 that use increases the need for parking, and then,
21 you know, they would not get the approved CCO.

22 If you want to continue on, I can check
23 our ordinance and see if those uses are permitted in
24 the O-I zone. I don't think so, but I can check if
25 you want to move on --

1 ATTORNEY WEINER: My question -- my
2 question would be -- and if you can get back to us
3 on that --

4 PLANNER MCGURK: Yeah.

5 ATTORNEY WEINER: -- is it's something
6 that the board may want to consider in its
7 deliberation and address with the applicant, that
8 even if there's a permitted use but it's something
9 then different that's here now that might trigger
10 more of a surge, that the applicant would agree to
11 come back to the board to readdress the parking
12 variance because of that change in circumstance.

13 THE WITNESS: Yeah. We -- we will
14 agree, as a condition of the approval, that we will
15 only lease space in the building to people who
16 would -- with their permanently assigned parking
17 spaces, do not exceed the 120 spaces available in
18 the building. And that if we're going to rely on a
19 surge situation where we're going to say, "Okay,
20 look, this user is going to exceed it, but they're
21 only surging on the weekends when our employees
22 aren't parking in the lot," and try to play, like,
23 you know, a trade-off game like that, we're fine;
24 we'll come back to you guys and ask you if you're
25 okay with that. But I don't foresee us doing that

1 at all.

2 ATTORNEY WEINER: I mean, my concern
3 is that I wouldn't want to go to the weekend or the
4 evenings and then having to have monitoring of that.
5 I would think that -- and I want to give Colleen a
6 chance to let us know. But, you know, if you want
7 to change your use later on and, say, put in a dance
8 studio, as an example, that even if it's permitted
9 in the zone in light of this parking variance, you
10 would come back to revisit the variance in light of
11 that change of permitted use?

12 ATTORNEY TRIPP: I think if that --

13 THE WITNESS: I think -- I think --
14 real quick, Steve, I think --

15 ATTORNEY TRIPP: -- if there was a
16 different use that required different parking
17 requirements -- and I'll defer to Colleen -- that
18 would trigger -- that would trigger a change in use
19 review, and it might send us to the board for --

20 PLANNER MCGURK: Correct.

21 ATTORNEY TRIPP: -- review of the
22 parking, in any event.

23 ATTORNEY WEINER: Yeah.

24 ATTORNEY TRIPP: But the point, I
25 think, Matt was trying -- was making was that they

1 are going to control who their tenants are because
2 they're going to be in this building -- this was
3 their headquarters -- and they're going to -- we
4 don't expect to be in that situation. But if you
5 want to put a condition in that if there's a change
6 in use other than the types of uses we have now, we
7 would have to come back.

8 Matt, you're comfortable with that?

9 THE WITNESS: Yes. Just to be
10 extremely clear, as a -- as a condition of granting
11 the variance, we are agreeing that any lease,
12 whether -- regardless of the type of business that
13 would lease the building -- obviously, we can only
14 lease it to uses that are permitted in the zone.
15 But any -- any lease that we do with anyone in the
16 building, we will control the parking such that all
17 those that lease the building are only assigned a
18 cumulative number of spaces that adds up to 120, and
19 the next --

20 ATTORNEY TRIPP: And that would be in
21 the lease --

22 THE WITNESS: Yeah. That will be
23 in -- it will be in your approval, hopefully
24 tonight, of the zoning variance that we're asking
25 for as a condition.

1 But the -- and then for the next ten
2 years, we're agreeing to -- for all other people
3 leasing the building while we're in the building
4 that -- that we'll control it such that the
5 remaining spaces that aren't us will only
6 cumulatively be assigned 50 total spaces.

7 And then if there's any situation above
8 that, and we think we came up with a creative
9 solution to figure it out, we will 100 percent be
10 back in front of the board. I don't -- I don't
11 foresee that happening at this point.

12 PLANNER MCGURK: Madam Chair, the uses
13 that would maybe create a parking surge aren't
14 actually permitted uses in that zone anyway. Dance
15 studios, et cetera, are not a permitted use.

16 CHAIRPERSON RAMPOLLA: Thank you,
17 Colleen.

18 ATTORNEY WEINER: I think I jotted
19 down a couple of things that might address this,
20 should the board ultimately decide to consider this,
21 as conditions.

22 First, the parking ratio must be
23 accounted for in the individual leases. So this way
24 we know that it's as of -- Mr. Schlindwein said,
25 that they're going to be compliant. And the next

1 portion of that language I would want to ask Colleen
2 about and Keith.

3 Would the planning department or code
4 enforcement, is that something that they might want
5 to see, the leases, when there's a change in lease
6 so this way they don't have to worry about
7 enforcement and know that the applicant is complying
8 with the condition?

9 KEITH KIPP: I don't think we would
10 need to see the lease. I think by basis of a CCO,
11 like Colleen had mentioned, when a new tenant comes
12 in, we typically get a CCO. We can review it at
13 that point. I don't think we necessarily have to
14 see the lease.

15 ATTORNEY WEINER: Would the ratios be
16 accounted for.

17 And then secondly, if any change of use
18 to something different than the current use,
19 regardless of whether or not it's permitted in the
20 zone, the applicant will return to the board for
21 reconsideration of the variance for parking.

22 ATTORNEY TRIPP: Meaning that if it's
23 anything other than office/warehouse?

24 ATTORNEY WEINER: Yeah. Whatever the
25 use is now that Mr. Schlindwein just elaborated on

1 earlier in his testimony.

2 ATTORNEY TRIPP: Matt, are you
3 comfortable with that, if it's --

4 THE WITNESS: Yeah, any use -- you're
5 saying any use that would result in a cumulative
6 number of spaces exceeding 120 --

7 ATTORNEY WEINER: That's not the
8 language that I had --

9 ATTORNEY TRIPP: What he's proposing,
10 Matt, is anything -- uses other than what the uses
11 are in the building now, meaning office and
12 warehouse.

13 THE WITNESS: Oh. We would want -- I
14 would have to look at it in terms of what the
15 permitted uses in the zone are, but, like, assuming,
16 like, a light manufacturer who could use the space
17 to make, you know, electric vehicle chargers was
18 going to occupy the space, we would -- we would want
19 to -- we would want to be able to lease to him or --
20 there's other --

21 ATTORNEY WEINER: That's commercial or
22 office. What I was getting at is if there's another
23 permitted use that's not commercial or office in the
24 zone and you want to put a tenant in there, that
25 you're going to come back to the board to reconsider

1 the parking variance because of that change of type
2 of use because, even though it may be permitted, it
3 may change the intensity.

4 THE WITNESS: Yes. But -- and I guess
5 the only -- yes is the answer. But I would -- I
6 guess I'm just trying to be careful that we don't
7 put some type of -- any type of condition that
8 limits us from leasing the building to permitted
9 uses in the zone, as long as we're able to lease to
10 those permitted uses with those permitted uses
11 agreeing in their lease to assigned parking that
12 doesn't exceed cumulatively 50 amongst all the
13 people we lease the building to other than
14 ourselves.

15 I don't want to be -- I just want to
16 make sure that when we say, you know, the
17 warehouse/office or commercial and office, I'm not
18 sure if there's other -- other permitted uses in
19 that zone that I might be missing.

20 ATTORNEY WEINER: Let me ask --

21 PLANNER MCGURK: Madam Chair, personal
22 services are a permitted use. Again, when they come
23 in for a CCO, they have to fill out a letter of
24 intent which asks the question, "How many parking
25 stalls are you requesting for this use?" And they

1 have to fill that out. And then I check the square
2 footage of the use and I make sure that there's
3 enough overall parking.

4 ATTORNEY WEINER: So then, Colleen,
5 you don't need the second condition; you're
6 comfortable because of the CCO requirement?

7 PLANNER MCGURK: I feel that I have
8 the ability to reject it if they don't have enough
9 parking.

10 ATTORNEY WEINER: So then we don't
11 need to put that in, then. And this way it won't be
12 an unnecessary burden on the applicant if you can
13 work around it and you're comfortable --

14 MEMBER ZUCKERMAN: Would you know the
15 current tenants at that time, how many parking
16 spaces that they have agreed to be allocated to know
17 when a new tenant comes in --

18 THE WITNESS: Yes.

19 MEMBER ZUCKERMAN: -- that may require
20 more spaces, that there are enough left there?

21 THE WITNESS: Yes.

22 MEMBER ZUCKERMAN: I mean you'd just
23 be guessing at about 20.

24 I mean, I know you would, sir, but I
25 don't know if Colleen would when she's --

1 THE WITNESS: Oh, I think what
2 Colleen's referring to is -- you're referring to
3 that process that Nick fills out the form and sends
4 it in to you, and we have to tell them before we --
5 before we get the building permit to do the work for
6 the next tenant to move in, and I think even if
7 we're not doing any work, we still have to fill in
8 the form --

9 PLANNER MCGURK: Correct.

10 THE WITNESS: -- and then you guys --
11 but that's before. So, like, if we filled in that
12 form and it was a problem, Colleen could say, "Whoa.
13 Time-out. This violates the variance that you guys
14 got, and you're going to have a parking problem
15 here. You told us you wouldn't. No CCO." And then
16 we'd have a problem because they couldn't occupy the
17 space.

18 ATTORNEY TRIPP: Yep. And we'd have
19 to come back if that was the determination.

20 But the zoning review is two-fold; you
21 look at the use, and then you look at the parking
22 required for that use and you look at the site and
23 make a determination as to whether any approvals are
24 required.

25 PLANNER MCGURK: Correct. And we'll

1 have the records of each tenant and what they're
2 saying they're currently -- their needs are and
3 their uses. And I also have the ability to follow
4 up with the applicant, if I have any further
5 questions, to clarify what each tenant is currently
6 doing, and that's fine.

7 ATTORNEY TRIPP: We're comfortable --
8 we're very comfortable with that process.

9 CHAIRPERSON RAMPOLLA: Mr. Tripp, I
10 don't -- I don't think that we're going to get to
11 Mr. Leber's testimony tonight. I'm sorry to say
12 that, but we are -- we're past 10:30. I mean, we
13 can finish up with Mr. Schlindwein, if you'd like,
14 if there's a lot more to his testimony.

15 But I would ask, is he
16 going -- Mr. Schlindwein, will he be back at -- will
17 you be back at the next meeting that this would
18 carry over to?

19 THE WITNESS: Absolutely. I'll be
20 here.

21 ATTORNEY TRIPP: Yeah. I promise
22 you --

23 THE WITNESS: I guess I'll just be
24 here, not there because it's nice and easy now, so
25 absolutely.

1 When is the next meeting? Just -- I
2 guess one of the things that we're going through
3 right now is we obviously are making a business
4 decision to do -- to do this, and we were hoping to
5 have the certainty that, you know, we're going to be
6 getting the support of the board here to be able to
7 do this. And just in general, when would that next
8 meeting be?

9 ATTORNEY TRIPP: Before we talk about
10 that, if I promise I can get through Mr. Leber in
11 ten minutes, would you let me have a shot at it?

12 CHAIRPERSON RAMPOLLA: Well, it's not
13 just Mr. Leber that -- I mean, we also would need to
14 open up to public testimony, we also would need to
15 open up to public testimony. I don't know that -- I
16 mean, I don't know that anyone is on the line.

17 THE WITNESS: Mr. Chick?

18 I agree with Mr. Tripp. I think that
19 -- I think Mr. Leber's testimony can be fairly
20 quick.

21 I do want to say that, you know, we are
22 going to take the recommendation and install an
23 electric vehicle charging station in the building so
24 -- in the parking lot, so we'll provide a space and
25 a charger.

1 We'd like to just start it out with one
2 space because we honestly don't know that there is
3 any tenant that uses electrical vehicle or any of
4 our folks.

5 ATTORNEY WEINER: I'm just going to
6 interject on that and address this to Colleen. My
7 understanding -- correct me wrong -- is it's three
8 per -- one charging station per 50 spaces. And with
9 120 spaces, we're going to need 3.

10 THE WITNESS: But I think --

11 PLANNER MCGURK: Correct. The
12 ordinance reads "new developments," so I'm not sure
13 that this would fall into that category.

14 ATTORNEY WEINER: My concern is, is
15 the application is reopened now. The property is
16 reopened now by coming to the board before the
17 variance, and --

18 PLANNER MCGURK: Yes.

19 ATTORNEY WEINER: -- I would be of the
20 position that now it's subject to the ordinance
21 because it's a new approval, it's a variance
22 amending something.

23 PLANNER MCGURK: Correct. I think
24 that was the intent of the ordinance at the time of
25 its writing so...

1 ATTORNEY WEINER: Under the spirit of
2 the ordinance, we would need three charging
3 stations.

4 THE WITNESS: If it's okay with the
5 board, what we would respectfully ask for is if we
6 could provide -- for the office space, because
7 basically what we're coming in for is doing our
8 office here. And I think they have those stanchions
9 that have two electric vehicle chargers, if we could
10 install one of those in our office space.

11 The way that the property works is
12 that, you know, the tenants divide expenses, and I
13 just don't want to put an undue expense on the
14 balance of the tenants in the building, so we would
15 handle it directly ourselves with the new tenancy
16 for the 14,000 square feet. And I think we have 70
17 parking spaces that we're asking for for ourselves.

18 So if you guys would be willing to
19 consider it, I'd like to just put it in as part of
20 our tenant fit-up work for our new space. And then
21 to the extent that we have a tenant that's willing
22 to consider it or when we move a new tenant in on a
23 CCO, we can do more in the future.

24 ATTORNEY WEINER: The thing is, is
25 that the requirement of three -- to waive that would

1 require a variance here.

2 ATTORNEY TRIPP: Well, let me -- can I
3 interject for one second? The ordinance really
4 talks about new development. We're not developing
5 -- we're not changing the parking, and we're not
6 changing the building and increasing it in any way.
7 We're not sure it technically applies; that was my
8 understanding in reviewing it. But we're willing to
9 put in two spaces, which we -- which we think would
10 be good for what we're doing, but we don't think we
11 would need relief because, technically, it's not new
12 development.

13 THE WITNESS: Colleen, I think that --
14 wasn't that with the town -- the professional's
15 letter back to us? I thought that mentioned that
16 technically it doesn't apply, but we would ask you
17 to consider.

18 PLANNER MCGURK: It's -- the ordinance
19 says "new development," so it's not completely clear
20 in the wording, but I do recall the intent when it
21 was written was anything that was going before the
22 board.

23 THE WITNESS: Sure. I understand. I
24 mean, any -- if we were doing a lot of exterior
25 modifications to the building or coming in with any

1 type of site plan application, I would probably say
2 differently, but I guess I would respectfully ask if
3 you guys could consider it with the --

4 ATTORNEY WEINER: I just -- my reading
5 of the ordinance and reopening this, I'm of the
6 opinion that the board would have to grant a
7 variance to lower it from three to two. It's not
8 just a question of preference.

9 ATTORNEY TRIPP: Mr. Weiner, one of
10 the reasons why we didn't seek the relief was our
11 understanding that it wasn't required, and in the
12 review letter it says, "While not required, the
13 applicant should consider installing EVCS." So we
14 would not, you know -- we didn't seek the relief
15 because we understood it wasn't required.

16 ATTORNEY WEINER: No. I get that.
17 However, the way I'm reading the ordinance myself is
18 I'm -- you and I can differ, you know, of our legal
19 interpretation of it -- is that it would -- it would
20 trigger.

21 PLANNER MCGURK: Well, since we are
22 before the board --

23 ATTORNEY WEINER: Is it such a burden
24 for the applicant to add one more if they're putting
25 in two?

1 THE WITNESS: No. I mean, look.
2 Obviously, what we wanted to do was put in two. We
3 think we currently use none. We obviously want to
4 have as maximum amount of parking spaces as we can
5 for the 70 that we want to use, plus the other
6 tenants in the building. So to the extent -- the
7 more electric vehicle parking that we put in that's
8 not used, the less spaces that we actually have.
9 That's why we would like to start out with the
10 single-stanchion double charger and then grow it
11 from there, if we could.

12 Obviously, I'll say that if, you know
13 -- that's what we're respectfully asking for. I
14 thought and, I guess, now -- maybe we were under the
15 wrong interpretation -- you guys were going to be
16 really happy because it said that it wasn't required
17 and you were just suggesting that we might want to
18 consider it, so...

19 PLANNER MCGURK: Maybe I can come up
20 with a suggestion. So, technically, there is a
21 question about whether or not -- for a bulk
22 variance-type application like this, whether or not
23 it would be required. The one dual charger almost
24 meets the three required electric charging stations.
25 Maybe it could be a condition of approval that in

1 two years' time an additional electric charging
2 station would be provided, and you could actually
3 just seek the variance now if the board were
4 amenable to approving a variance for that --

5 THE WITNESS: Sure.

6 ATTORNEY WEINER: Yes. But I think
7 with notice, that will be an additional variance, so
8 that's fine.

9 THE WITNESS: What if we just say
10 that, you know, look, we'll analyze it in two years'
11 time. We'll work with Colleen, and if both are
12 being used at that time, then my concern about, you
13 know, eliminating parking spaces that would
14 otherwise be used because there's the added electric
15 vehicle station --

16 ATTORNEY WEINER: With all due
17 respect, I would be more comfortable with what
18 Colleen proposed, rather than "we'll review it"
19 because the public policy both in the town, as well
20 as in the state and beyond the state, is all going
21 in that direction. So there's a -- there's a great
22 likelihood that in the future it's going to become
23 -- more potential of a necessity.

24 THE WITNESS: Absolutely.

25 ATTORNEY WEINER: So if there is an

1 ambiguity as to whether or not it's mandated at this
2 time, and we're going to do the double charging
3 station, why not just -- let's have, as an
4 agreement, within two years' time, a third one will
5 be installed?

6 THE WITNESS: You're saying even if
7 the two are vacant and not being used at all?

8 ATTORNEY WEINER: Well, I mean, yeah.
9 I mean, that's -- that's a bit of a vague statement,
10 "vacant" and "not being used." We never know when
11 one is going to be used or not, you know?

12 THE WITNESS: No, no. I'm --

13 ATTORNEY WEINER: A station that's not
14 being used now, someone could get a new car, and
15 suddenly it's going to be used so --

16 THE WITNESS: I agree. I agree. No,
17 no, no, look, you know -- maybe -- maybe I'll have
18 to get an electric car.

19 So look, I -- I'm okay with whatever
20 you guys come up with. We're definitely saying
21 we're going to do the double stanchion because you
22 guys had said it's something we should consider,
23 although not required. Now I'm understanding that,
24 you know, there's different interpretation of it may
25 or may not be required, despite the letter.

1 So clearly, whatever it takes, we would
2 do. We're big fans of, you know, alternative
3 energy, and we own 1.4 megawatts of solar
4 installations. Two of them are on rooftops right in
5 this industrial park. So we're on board with
6 electric, and alternative energy and cutting down
7 emissions. So I --

8 ATTORNEY WEINER: What I -- what I
9 would suggest is, based on the wording of the
10 statute, if the applicant would agree to the
11 condition, should the board look favorably on this,
12 to install a double-stanchion charging station now,
13 and one additional charging station to be installed
14 within two years' time. If that's a condition of
15 approval, we could get away without the variance at
16 this point based on the strict lettering of the
17 statute probably.

18 Mr. Tripp?

19 BY ATTORNEY TRIPP:

20 Q. Matt, are you comfortable with adding
21 a third one within two years?

22 A. Sure. And, I mean, I guess if it's a
23 humongous problem, we would just come back and ask
24 for relief.

25 Again, I'm not worried about the money.

1 I'm only saying that I'm worried that if we got
2 spaces that we're taking away from the parking to
3 dedicate them for electric vehicle, that if there's
4 these two spaces that aren't being used, in two
5 years, I don't want to make a third space that's not
6 being used, but I'll agree to it if that's what it
7 takes.

8 ATTORNEY WEINER: Colleen?

9 PLANNER MCGURK: Yeah. No. That
10 sounds good.

11 ATTORNEY WEINER: Okay. I didn't mean
12 to cut everyone off, but I don't know if, at this
13 point, you were ready to turn this to Mr. Leber or
14 what we were doing, Madam Chairwoman?

15 CHAIRPERSON RAMPOLLA: It's -- I mean,
16 it's 10:48. I don't see how we're going to get
17 through Mr. Leber's testimony, have time for
18 questions and still open it up to the public.

19 Mr. Blessing, the next meeting, I
20 believe, is the 4th; is that right?

21 AARON BLESSING: That is correct,
22 Madam Chair.

23 CHAIRPERSON RAMPOLLA: And there is
24 room on that agenda, or is there something --

25 AARON BLESSING: So far there are

1 three small bulk applications lined up for that
2 night. The next meeting after that is the 18th of
3 March.

4 ATTORNEY TRIPP: If we could --

5 PLANNER MCGURK: Well, Madam Chair,
6 this application would normally just take precedent
7 since it's being continued.

8 ATTORNEY TRIPP: Yeah, I don't think
9 we -- I understand we're not going to push to
10 continue tonight, but I really think that we could
11 be done very shortly after. So we would like to at
12 least start that meeting.

13 Matt?

14 THE WITNESS: I'm just getting a
15 message from Marc that he's not available on the
16 4th, which is bad. Is there any way -- well, let me
17 ask -- I don't know, I know that it's probably not
18 procedural and Marc is here to answer your
19 questions, but I think we are essentially saying
20 that we're going to do everything you guys ask us to
21 do in the letter.

22 Would the board be comfortable voting
23 now?

24 ATTORNEY TRIPP: Well, Matt, they
25 can't because --

1 THE WITNESS: Oh.

2 ATTORNEY TRIPP: -- we have to put
3 testimony on the record to substantiate the
4 variance.

5 THE WITNESS: Got it.

6 ATTORNEY TRIPP: We need planning
7 testimony. The attorney could not draft a
8 resolution without some planning testimony. It can
9 be brief, but he has to -- we have to have planning
10 testimony, unfortunately.

11 THE WITNESS: Okay.

12 ATTORNEY WEINER: As the Chairwoman
13 had indicated, based on the hour approaching, the
14 11:00 p.m. hour, I don't think it's unfair --
15 especially in light of the board's policy as stated
16 at the beginning of the meeting that no business
17 goes on after 10:30, and we're well past that now,
18 to first start the testimony. And I know Mr. Leber
19 is often a quick talker, but, nonetheless, I don't
20 want him to feel pressured as well, or the board in
21 any way to feel pressured that they're racing
22 against the clock, and I don't think it would be
23 fair to the applicant. I want the applicant to not
24 feel that in any way, shape, or form there was any
25 type of time constraint put on this.

1 So I think it would be wise, as our
2 chairwoman had indicated, that perhaps not start
3 Mr. Leber and just pick up with him at the next
4 meeting.

5 I would check -- indicate, though, that
6 I think we should have a brief opening to the
7 public, if that is the intent to stop at this point,
8 to address any questions that may have arisen up
9 until now on any of the testimony up until this
10 time.

11 ATTORNEY TRIPP: Well, if Marc can't
12 -- isn't available for the 4th, when --

13 Marc, when will you be available?

14 MARC LEBER: The next meeting after
15 that is the 18th, I imagine?

16 CHAIRPERSON RAMPOLLA: Yes.

17 MARC LEBER: I mean, I'm in Manalapan
18 that night, but I'm not sure that I have to give any
19 extra testimony. That case is almost wrapped up, so
20 I could probably jump on the two cases at the same
21 time, you know, and then --

22 THE WITNESS: When, Marc?

23 MARC LEBER: That would be March 18th.

24 THE WITNESS: Oh, yeah. That's not
25 good. We might have to pivot with the cross, but we

1 have to figure it out.

2 So we need to provide a planner and
3 testimony from a planner. If it's not Marc, it
4 would have to be somebody in his stead; is that
5 correct, Steve?

6 ATTORNEY TRIPP: Yes. There has to be
7 some planning testimony.

8 THE WITNESS: Got it. I mean we'll
9 have to figure it out. Again, we're trying to make
10 a business decision, which we've been in town,
11 obviously, for 50 years-plus, and we're just trying
12 -- we're just trying to relocate our office to this
13 building that we own. And unfortunately, this is
14 the single thing stopping us from making the
15 decision, getting it built and, you know, being able
16 to have it ready when, hopefully, everybody's back
17 to work --

18 CHAIRPERSON RAMPOLLA: I appreciate
19 that Mr. Schlindwein, and I -- that's why I wanted
20 to get things started and rolling. But I -- we're
21 beyond 20 minutes over. We used to go to 11:00, but
22 that was when we started at 8:00 and not 7:30.

23 THE WITNESS: Understood. No. I get
24 it.

25 Is there any way that you guys do

1 special meetings at all? Would there be any -- any
2 way to have a meeting in advance of your next
3 meeting, since it sounds like you guys have very
4 full agendas for both your next meetings.

5 CHAIRPERSON RAMPOLLA: No, we could --
6 no. We could entertain this application at the next
7 meeting, but I --

8 THE WITNESS: Okay.

9 ATTORNEY WEINER: This would be old
10 business if it went on on the next meeting, so it's
11 -- the normal order would be this would go first.
12 However --

13 CHAIRPERSON RAMPOLLA: Right.

14 ATTORNEY WEINER: -- ultimately, the
15 order of the agenda is the chair's prerogative.

16 THE WITNESS: Okay. Understood. So
17 we'll carry --

18 ATTORNEY TRIPP: We'll carry it to the
19 4th.

20 THE WITNESS: Yep. We'll see you on
21 the 4th.

22 ATTORNEY WEINER: But before we do
23 that, we should open this up to --

24 CHAIRPERSON RAMPOLLA: We need to open
25 up to the public. That's right.

1 So we'll open up to public portion -- a
2 public session for questions for Mr. Schlindwein on
3 this application only and only on his testimony.

4 Aaron, do you see anyone raising their
5 hands?

6 AARON BLESSING: Madam Chair, we do
7 still have two call-in listeners, but neither, at
8 this present moment, are raising their hands.

9 CHAIRPERSON RAMPOLLA: Okay. All
10 right. It sounds like Mr. Schlindwein will be back
11 at our --

12 THE WITNESS: Back.

13 CHAIRPERSON RAMPOLLA: -- next meeting
14 anyway, so there would be, you know, an additional
15 opportunity for comments on this application at that
16 time, and he'll be back so --

17 THE WITNESS: Absolutely.

18 ATTORNEY WEINER: Madam Chairwoman, if
19 I just might state for the record and for the
20 public, anyone who's listening out here, that this
21 application is being adjourned to March 4th, and
22 there will be no further notice requirement of the
23 application. So right now this is the notice.

24 If anyone is interested and wants to
25 come back and revisit this and participate as a

1 member of the public, they need to tune in and
2 follow the instructions to participate and listen in
3 or watch in for the March 4th meeting as there will
4 be no further notice.

5 CHAIRPERSON RAMPOLLA: Okay. Thank
6 you.

7 And we've closed the public portion.
8 Do I -- so we will -- our next meeting, sorry, it's
9 March 4th, just to repeat that.

10 Is there a motion to adjourn this
11 meeting?

12 MEMBER ARORA: Yeah. I said that
13 motion.

14 CHAIRPERSON RAMPOLLA: Oh, I'm sorry.
15 I didn't hear you, Mr. Arora. Thank you.

16 And a second?

17 MEMBER ZUCKERMAN: Second.

18 CHAIRPERSON RAMPOLLA: Thank you,
19 Mr. Zuckerman.

20 All in favor?

21 BOARD MEMBERS IN UNISON: Aye.

22 CHAIRPERSON RAMPOLLA: Aye. Okay.

23 THE WITNESS: Thank you, everybody,
24 for your time. I appreciate you guys going late, I
25 really do.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

ATTORNEY TRIPP: Thank you.

CHAIRPERSON RAMPOLLA: Thanks. Good
night.

(Meeting adjourned at 10:56 p.m.)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

C E R T I F I C A T E

I, ANGELA C. BUONANTUONO, a Notary Public and Certified Court Reporter of the State of New Jersey and Registered Professional Reporter, do hereby certify that prior to the commencement, the witness was duly sworn to testify the truth, the whole truth and nothing but the truth.

I DO FURTHER CERTIFY that the foregoing is a true and accurate transcript of the proceeding as taken stenographically by and before me at the time, place and on the date hereinbefore set forth.

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

Angela C. Buonantuono, CCR, RPR, CLR
NJ State Board of Court Reporting
License No. 30XI00233100
Dated: March 4, 2021

A				
Aaron 1:21	18:24	38:22	38:21	28:21, 23
46:21, 25	adjourn	amount 17:8	42:25	28:24
52:4, 6	53:10	42:4	45:15	29:20
ability 34:8	adjourned	analyze	approvals	30:18
36:3	52:21 54:5	43:10	35:23	31:15, 22
able 4:14	advance 51:2	Angela 1:22	approved	31:24 32:2
8:2 18:24	aerial 25:15	55:3, 23	22:22	32:7, 9, 21
19:23 22:8	affiliate	answer 24:20	26:21	33:20 34:4
32:19 33:9	5:9 7:1	33:5 47:18	approving	34:10
37:6 50:15	affiliated	answered	43:4	35:18 36:7
absolutely	7:2 17:12	23:6	approxim...	36:21 37:9
9:11 10:20	agenda 4:3	anticipate	7:10	38:5, 14, 19
36:19, 25	46:24	14:7	area 21:3	39:1, 24
43:24	51:15	anticipated	23:12 26:7	40:2 41:4
52:17	agendas 51:4	6:2	arisen 49:8	41:9, 16, 23
acceptable	ago 7:5	anyplace	Arora 1:14	43:6, 16, 25
4:20	agree 10:11	19:4	53:12, 15	44:8, 13
accommodate	12:19	anyway 30:14	arrow 25:16	45:8, 19
8:15 12:13	27:10, 14	52:14	arrows 25:17	46:8, 11
13:3	37:18	applicant	asked 14:3, 5	47:4, 8, 24
accounted	44:16, 16	2:6 3:2	23:14	48:2, 6, 7
30:23	45:10 46:6	4:11 5:9	asking 8:5	48:12
31:16	agreed 34:16	27:7, 10	9:24 10:12	49:11 50:6
accurate	agreeing	31:7, 20	29:24	51:9, 14, 18
55:10	29:11 30:2	34:12 36:4	39:17	51:22
acquired	33:11	41:13, 24	42:13	52:18 54:1
5:14	agreement	45:10	asks 33:24	55:14, 16
acres 5:3	44:4	48:23, 23	assign 25:12	automatic
action 55:15	agrees 25:5	application	assigned	20:9
55:18	ahead 19:25	1:7 4:3, 21	7:24 8:2	automati...
add 9:25	allocate	5:2, 18	18:23	11:16
10:2 12:23	18:2	6:11, 24	27:16	available
41:24	allocated	38:15 41:1	29:17 30:6	8:1 20:4
added 43:14	34:16	42:22 47:6	33:11	27:17
adding 10:5	allocating	51:6 52:3	assigning	47:15
45:20	14:25 17:7	52:15, 21	7:25	49:12, 13
additional	allow 26:3	52:23	ASSISTANT	average 17:3
9:25 12:16	allowing 8:6	applicat...	1:21	awful 18:9
19:16 43:1	8:7	47:1	assuming	Aye 53:21, 22
43:7 45:13	alternative	applies 40:7	32:15	
52:14	45:2, 6	apply 26:17	attorney	B
address 3:8	Alvin 1:5	40:16	1:19 4:9	B 3:14
21:16 27:7	4:4 7:1	appreciate	4:18, 22	back 10:4
30:19 38:6	17:11	50:18	9:1 11:1	12:16 14:1
49:8	ambiguity	53:24	16:5, 12	15:11
addressed	44:1	approaching	17:24	19:19, 21
22:12 26:4	amenable	48:13	22:10	19:21, 23
adds 29:18	43:4	approval 6:3	23:11 26:1	21:3, 8, 9
adequately	amend 22:24	7:4 27:14	27:1, 5	21:17, 21
	amending	29:23	28:2, 12, 15	21:23 22:1

23:1, 18	46:21, 25	14:16	called 24:7	49:16
25:25	52:6	18:12 19:8	car 12:22	50:18 51:5
26:13 27:2	Block 1:5	21:8, 20, 22	21:25	51:13, 24
27:11, 24	4:6	22:20	25:20, 23	52:9, 13
28:10 29:7	blockage	24:14 25:2	44:14, 18	53:5, 14, 18
30:10	21:1, 10	25:7, 21, 22	careful 33:6	53:22 54:2
32:25	24:16	25:24	carry 36:18	chairwoman
35:19	board 1:1, 13	27:15, 18	51:17, 18	4:19 46:14
36:16, 17	1:19, 20, 20	29:2, 13, 16	cars 14:11	48:12 49:2
40:15	4:20 7:4	29:17 30:3	18:25 21:6	52:18
45:23	8:5 23:2, 2	30:3 32:11	21:24	chance 28:6
50:16	26:10, 13	33:8, 13	23:22 24:2	change 20:23
52:10, 12	27:6, 11	35:5 37:23	case 13:24	22:24, 25
52:16, 25	28:19	39:14 40:6	20:13	26:16, 16
background	30:10, 20	40:25 42:6	49:19	27:12 28:7
6:22	31:20	50:13	cases 49:20	28:11, 18
bad 47:16	32:25 37:6	building's	category	29:5 31:5
balance 7:25	38:16 39:5	13:4	38:13	31:17 33:1
10:23	40:22 41:6	buildings	cause 8:22	33:3
11:20	41:22 43:3	8:14 12:12	CCO 26:17, 21	changes
39:14	45:5, 11	13:18 14:1	31:10, 12	22:20
based 5:21	47:22	24:22	33:23 34:6	changing
45:9, 16	48:20	built 50:15	35:15	40:5, 6
48:13	53:21	bulk 6:2	39:23	charger
basically	55:23	42:21 47:1	CCR 1:22	37:25
6:2 7:13	board's	Buonantuono	55:23	42:10, 23
11:8 39:7	22:17	1:22 55:3	Center 2:3	chargers
basis 11:14	48:15	55:23	certain 18:9	32:17 39:9
11:16	Box 2:3	burden 34:12	certainty	charging
14:23 17:3	BRANDT 1:15	41:23	37:5	37:23 38:8
20:17	brief 48:9	business	Certified	39:2 42:24
31:10	49:6	7:20 11:9	55:4	43:1 44:2
bays 11:21	briefly	16:18	certify 55:6	45:12, 13
beginning	20:22	19:11	55:9, 13	check 26:18
48:16	broadcast	29:12 37:3	cetera 30:15	26:18, 19
behalf 4:11	15:22	48:16	Chair 30:12	26:22, 24
believe 5:24	BRUNSWICK	50:10	33:21	34:1 49:5
20:9, 10	1:1	51:10	46:22 47:5	CHESTER 1:15
46:20	building 5:4	businesses	52:6	Chick 37:17
best 5:1	5:14, 16	11:4, 5	chair's	CHRISTINE
better 21:19	6:1 7:9, 16	busy 10:4	51:15	1:14
beyond 43:20	7:18, 23		CHAIRPERSON	circulation
50:21	8:6, 11, 12		1:14 4:2	25:2
big 45:2	8:18, 23	C	4:12 6:8	circumst...
bigger 23:18	9:4, 21	C 2:1 55:1, 1	6:15 13:5	27:12
bit 7:7 9:25	10:23	55:3, 23	13:12 16:1	clarify 36:5
10:5 14:20	11:18, 20	calculat...	19:25	clear 29:10
44:9	12:2, 4, 7	8:4	30:16 36:9	40:19
Blessing	12:10 13:6	call 16:11	37:12	clearly 45:1
1:21 46:19	13:9 14:15	21:4	46:15, 23	CLINE 1:20
		call-in 52:7		

clock 48:22	16:8	48:25	13:3 16:14	describing
closed 53:7	comments	construc...	16:16,25	13:15
CLR 55:23	52:15	6:20 22:22	25:1 31:18	DESCRIPTION
code 31:3	commercial	consumer	34:15	3:17
Colleen 1:20	32:21,23	24:4	currently	designed
26:2 28:5	33:17	consumer...	5:6,12 7:8	21:20
28:17	commuting	26:5	7:22 11:12	despite
30:17 31:1	13:17	contacted	14:12,18	44:25
31:11 34:4	Comnet 9:11	7:12	14:24 15:2	determin...
34:25	9:13 11:8	continue	15:4 16:23	35:19,23
35:12 38:6	completely	11:15	20:4,21	developing
40:13	40:19	26:22	25:8 36:2	40:4
43:11,18	compliant	47:10	36:5 42:3	development
46:8	30:25	continued	cushion 5:25	5:10 6:20
Colleen's	complying	47:7	cut 22:6	6:21 7:3
35:2	31:7	control 7:22	46:12	17:12 40:4
combined	component	8:7 10:9	cutting 45:6	40:12,19
7:14	24:4	18:24 29:1		developm...
come 10:4	computer	29:16 30:4	D	38:12
12:2 20:11	15:23	correct	D 3:1	differ 41:18
23:1,21,22	concern 28:2	10:16,17	daily 14:23	different
25:4,22	38:14	16:15	dance 23:19	11:11
26:5,13	43:12	17:23 19:6	26:7 28:7	22:16 27:9
27:11,24	concise 4:24	19:7,13	30:14	28:16,16
28:10 29:7	condition	20:6,7	date 55:12	31:18
32:25	10:11	23:7 25:15	Dated 55:25	44:24
33:22	27:14 29:5	28:20 35:9	deal 8:22	differently
35:19	29:10,25	35:25 38:7	decide 30:20	41:2
42:19	31:8 33:7	38:11,23	decided 7:5	direction
44:20	34:5 42:25	46:21 50:5	decision	43:21
45:23	45:11,14	Cotters 5:12	10:21 37:4	directly
52:25	conditions	16:18,19	50:10,15	39:15
comes 15:11	30:21	counsel 2:6	dedicate	DIRECTOR
31:11	conducive	55:14,17	46:3	1:19
34:17	12:8 19:10	count 18:25	DEEPAK 1:14	discussions
comfortable	Conference	COUNTY 1:2	default	9:6
10:18 29:8	2:1	couple 30:19	18:16	divide 39:12
32:3 34:6	confirm 20:2	Court 1:25	defer 28:17	doing 13:1
34:13 36:7	conscious	55:4,23	definitely	27:25 35:7
36:8 43:17	10:21	create 30:13	44:20	36:6 39:7
45:20	consider	creative	delibera...	40:10,24
47:22	27:6 30:20	30:8	27:7	46:14
coming 21:7	39:19,22	cross 49:25	delivery	door 19:21
38:16 39:7	40:17 41:3	crux 22:13	21:20	19:24
40:25	41:13	23:5	department	double 42:10
commence...	42:18	cumulative	22:23 31:3	44:2,21
55:6	44:22	29:18 32:5	depending	double-s...
COMMENCING	consistent	cumulati...	23:2	45:12
1:9	11:23	30:6 33:12	described	draft 48:7
comment 3:7	constraint	current 7:16	14:13	drive 2:3

14:10	16:24	exceed 17:21	21:12	48:18
21:22,23	17:15	27:17,20	fact 6:23	51:11
22:1 25:21	19:10,22	33:12	24:13	fit-up 39:20
25:24,25	24:1 27:21	exceeded	fair 48:23	five 5:5
drive-th...	end-cap	7:17	fairly 37:19	9:17,21
24:17	21:11	exceeding	fall 38:13	11:13
driven 12:10	24:13	32:6	familiar	20:14
18:9	energy 45:3	Excuse 15:6	12:9	fix 18:15
driveway	45:6	EXHIBIT 3:17	fans 45:2	flex 5:4
21:25	enforcement	existing 5:4	far 14:14	12:11
25:15,17	31:4,7	5:24 6:1	23:4 46:25	flexibility
dual 42:23	engineer	7:13 9:3	favor 53:20	5:19 9:25
due 43:16	1:20 6:7	10:15 13:2	favorably	10:19
duly 55:7	6:21,24	expand 7:6	45:11	flow 23:25
	ENGINEERING	16:19	FEBRUARY 1:9	24:14
	1:19	expansion	FedEx-type	flowers
E	ensure 17:19	7:4	12:3	24:24
E 2:1,1 3:1	entering	expect 29:4	feedback	fluctuates
3:14 8:25	25:21,23	expecting	15:9,11,16	24:5
55:1,1	entertain	14:18	15:20,21	folks 17:1,3
earlier 32:1	51:6	expense	feel 8:9	38:4
earmark	entity 7:2	39:13	18:22 34:7	follow 36:3
10:14	17:12	expenses	48:20,21	53:2
EAST 1:1	entrances	39:12	48:24	footage 34:2
easy 36:24	21:2	expiring	feet 5:5,9	foregoing
echo 5:1	especially	20:8	5:19 7:10	55:9
efficient	12:18 13:2	explain 6:6	10:22	foresee
4:23	18:25	9:3	16:20,21	13:25 17:9
elaborated	21:19	extensive	16:22	17:14
31:25	48:15	20:23	39:16	27:25
electric	ESQUIRE 1:19	21:11	felt 18:20	30:11
32:17	2:2	extent 8:15	field 14:21	form 35:3,8
37:23 39:9	essentially	39:21 42:6	figure 30:9	35:12
42:7,24	8:13 47:19	exterior	50:1,9	48:24
43:1,14	et 30:15	22:24	figured	forth 55:12
44:18 45:6	EVCS 41:13	24:25	12:25	Four 5:6
46:3	evening 4:9	40:24	fill 33:23	front 7:3
electrical	6:11	extra 10:19	34:1 35:7	19:11,12
38:3	evenings	12:23	filled 35:11	21:4,4,24
eliminating	28:4	49:19	fills 35:3	21:25
43:13	event 28:22	extreme 12:1	financially	25:17,18
Email:st...	everybody	extremely	55:17	25:22,23
2:5	53:23	29:10	find 8:19	25:24,25
emissions	everybody's		fine 27:23	30:10
45:7	50:16		36:6 43:8	full 7:15
employ 14:18	exactly 11:8	F 2:5 5:9,22	finish 36:13	51:4
employee	21:23	6:5 55:1	firm 4:10	further 8:4
55:14,16	example	facilities	firms 11:10	22:14 36:4
employees	23:16,19	23:20	first 4:15	52:22 53:4
10:24 14:7	28:8	facility	30:22	55:9,13
14:14				

future 5:20 22:19 39:23 43:22	21:13 22:19,23 24:1 25:20 27:18,19 27:20 29:1 29:2,3 30:25 32:18,25 35:14 36:10,16 37:2,5,22 38:5,9 40:21 42:15 43:20,22 44:2,11,15 44:21 46:16 47:9 47:20 53:24	Gurevich 1:15 11:3 11:19 12:14 20:1 20:2,18 22:3,6 23:10,13 24:9 26:4	home 16:25 17:1,2 honestly 38:2 hope 9:18 hopefully 29:23 50:16 hoping 37:4 horrible 5:1 hour 4:24 48:13,14 HUDSON 1:25 humongous 45:23	44:5 45:13 installing 41:13 instruct... 53:2 intensity 33:3 intent 17:17 17:19 33:24 38:24 40:20 49:7 interested 52:24 55:17 interior 4:4 22:21 interject 22:11 38:6 40:3 Interport 9:12,20 11:9 20:8 interpre... 41:19 42:15 44:24 issues 22:23 items 22:22 IVAN 1:17
<hr/> G <hr/>		Gurevich's 22:12,15	<hr/> I <hr/>	
game 27:23 general 26:7 37:7 generally 8:5 12:2 18:19 19:8 19:12 21:17 25:19 getting 4:13 32:22 37:6 47:14 50:15 give 28:5 49:18 given 4:24 16:25 17:15 24:13,14 glitch 11:21 20:21 Global 9:12 9:20 11:9 20:8 go 9:15 19:25 21:8 21:24 23:21 24:5 24:14 26:11 28:3 50:21 51:11 goes 24:4 48:17 going 4:14 7:14 8:23 10:5,22 11:15,23 12:5,7 14:1,2 15:22 16:6 16:19,21 17:10 19:1 19:13	Goldman 2:2 4:10 good 4:9 5:25 7:6 11:6 15:16 21:15 25:13 40:10 46:10 49:25 54:2 grant 41:6 granting 29:10 great 43:21 greater 8:17 Greek 5:9,22 6:5,20 7:2 17:12 grow 42:10 growth 14:18 guarantee 7:19 guess 20:18 20:19 33:4 33:6 36:23 37:2 41:2 42:14 45:22 guessing 34:23	guys 10:3 27:24 35:10,13 39:18 41:3 42:15 44:20,22 47:20 50:25 51:3 53:24 gym 26:8 gymnastics 26:8	idea 23:14 23:24 25:19 imagine 49:15 important 26:10 improvem... 25:1 increase 14:2 increases 26:20 increasing 40:6 indicate 49:5 indicated 48:13 49:2 indicates 10:1 individual 30:23 industrial 12:11 45:5 inside 7:9 install 37:22 39:10 45:12 installa... 45:4 installed	interject 22:11 38:6 40:3 Interport 9:12,20 11:9 20:8 interpre... 41:19 42:15 44:24 issues 22:23 items 22:22 IVAN 1:17
		<hr/> H <hr/>		<hr/> J <hr/>
		H 3:14 half 15:4 17:2 hand 6:10 16:7 handle 39:15 hands 52:5,8 happening 30:11 happy 42:16 he'll 52:16 headquar... 5:12,15 7:19,21 8:24 10:22 10:25 17:14 29:3 hear 4:21 8:3 16:6 53:15 HEARING 1:11 Hello 4:12 help 16:4 hereinbe... 55:12 history 13:5		J 2:2 JASON 1:20 JAY 1:19 Jersey 1:2 55:5 JOB 1:24 jotted 30:18 jump 49:20 jurisdic... 4:21 jurisdic... 22:17
		<hr/> K <hr/>		<hr/> K <hr/>
				keep 16:6 18:6 Keith 1:19 15:6,13,15

15:19 31:2	52:14	left 34:20	27:20	map 25:15
31:9	knowing	legal 41:18	32:14	Marc 19:9
key 19:22	18:22	Leon 1:15	35:21, 21	21:16
kids 23:20		23:7	35:22 42:1	47:15, 18
23:21 24:5	L	let's 44:3	43:10	49:11, 13
Kimberly 1:5	landlord	letter 33:23	44:17, 19	49:14, 17
1:6 4:3, 6	18:14	40:15	45:11	49:22, 23
5:3 7:1, 9	Lane 5:12	41:12	looked 12:10	50:3
13:7 16:22	language	44:25	looking 7:8	March 47:3
17:11	31:1 32:8	47:21	7:12	49:23
Kipp 1:19	large 14:19	lettering	lot 1:5 4:7	52:21 53:3
7:12 15:6	larger 12:1	45:16	5:10, 11	53:9 55:25
15:13, 15	12:12	License 1:22	8:14 12:18	margin 10:18
15:19 31:9	late 4:13, 24	55:24	14:12 17:1	market 8:11
know 8:10, 13	53:24	light 28:9	18:9 19:14	20:13
8:21 9:16	lease 7:23	28:10	20:15	Matt 5:22
9:24 11:7	8:18 9:22	32:16	21:25	6:4, 14, 18
11:7, 15, 17	10:10, 23	48:15	23:17	6:18 9:2
11:21, 24	12:7 17:11	likelihood	27:22	15:6, 6
12:12 13:2	18:13	43:22	36:14	16:13
13:19 14:6	20:12 25:3	limits 33:8	37:24	28:25 29:8
15:14 16:5	25:10, 12	line 37:16	40:24	32:2, 10
16:17 18:8	27:15	lined 47:1	lots 24:23	45:20
19:22	29:11, 13	listen 53:2	lower 41:7	47:13, 24
20:24, 24	29:14, 15	listeners		matter 22:18
21:2, 6	29:17, 21	52:7	M	Matthew 3:4
22:7 23:16	31:5, 10, 14	listening	M 8:25	maximum 42:4
23:19	32:19 33:9	52:20	Madam 4:18	McGURK 1:20
24:22, 23	33:11, 13	little 7:7	30:12	26:15 27:4
24:23 25:4	leases 7:23	9:25 10:2	33:21	28:20
26:6, 10, 21	8:8 17:20	10:5 14:20	46:14, 22	30:12
27:23 28:6	20:14	living 13:13	47:5 52:6	33:21 34:7
28:6 30:24	30:23 31:5	LLC 1:5 4:4	52:18	35:9, 25
31:7 32:17	leasing 11:7	loading	maintain	38:11, 18
33:16	30:3 33:8	12:22 22:1	24:22	38:23
34:14, 16	leave 10:6	located 4:6	maintaining	40:18
34:24, 25	24:17	location	5:24	41:21
37:5, 15, 16	leaves 10:15	8:20	making 7:15	42:19 46:9
37:21 38:2	Leber 5:22	logistics	7:20 10:20	47:5
39:12	6:6, 23 8:4	11:10	21:20	mean 13:14
41:14, 18	16:11	long 33:9	28:25 37:3	18:6 19:8
42:12	37:10, 13	long-term	50:14	28:2 34:22
43:10, 13	46:13	11:17	managers	34:24
44:10, 11	48:18 49:3	longer 17:8	14:22	36:12
44:17, 24	49:14, 17	longer-term	Manalapan	37:13, 16
45:2 46:12	49:23	20:16	49:17	40:24 42:1
47:17, 17	Leber's	look 9:23	mandated	44:8, 9
48:18	36:11	12:20	44:1	45:22
49:21	37:19	14:10	manufact...	46:11, 15
50:15	46:17	25:14	32:16	49:17 50:8

meaning 31:22 32:11	modifica... 24:21 40:25	53:1	O 8:25	51:16 52:9
means 23:8	modify 25:1	needed 12:21	O-I 26:24	53:5,22
meeting 1:4 36:17 37:1 37:8 46:19 47:2,12 48:16 49:4 49:14 51:2 51:3,7,10 52:13 53:3 53:8,11 54:5	moment 52:8 money 45:25 monitoring 28:4 motion 53:10 53:13 mouth 23:8 move 5:15 6:6 11:11 16:22 26:25 35:6 39:22	needing 17:10 needs 7:7 8:16 13:4 14:24 36:2 neither 52:7 55:13,16 never 13:9 44:10 new 1:2 31:11 34:17 38:12,21 39:15,20 39:22 40:4 40:11,19 44:14 55:4 nice 19:15 24:24 36:24 Nick 35:3 night 47:2 49:18 54:3 NJ 2:4 55:23 normal 51:11 normally 47:6 Notary 55:3 noted 4:1 notice 18:15 19:2 43:7 52:22,23 53:4 noticed 20:3 notices 4:17 4:20 number 7:24 8:14 9:15 14:2,9,17 14:19 17:9 18:23 29:18 32:6 numbers 8:9 13:15 14:4 14:5,6 17:6	O/I 4:7 obviously 4:13 10:3 10:9 14:15 18:14 19:23 20:13 22:20 25:4 29:13 37:3 42:2,3,12 50:11 occupied 5:6 occupy 7:14 8:24 9:5 12:4 14:16 20:17 32:18 35:16 occupying 7:8 14:15 office 4:5 5:4,20 7:5 7:14,15,16 7:19 8:6 8:24 10:1 10:2,6,22 13:17 14:1 14:22 17:4 17:15 23:25 32:11,22 32:23 33:17 39:6 39:8,10 50:12 office/w... 31:23 offices 5:15 Oh 32:13 35:1 48:1 49:24 53:14 okay 6:8,15 22:4 27:19 27:25 39:4 44:19 46:11 48:11 51:8	old 51:9 one-third 14:20 one-way 21:6 21:21 25:16 ones 12:5 14:8 open 37:14 37:15 46:18 51:23,24 52:1 opening 49:6 operates 5:10 operating 16:18 opinion 41:6 opportunity 4:19 52:15 opposite 13:10 option 9:17 order 19:9 51:11,15 ordinance 5:22 7:12 26:23 38:12,20 38:24 39:2 40:3,18 41:5,17 ordinarily 13:20 outgrown 5:13 outside 20:25 24:24 overall 34:3 overflow 13:7 owned 13:9
meetings 51:1,4	movements 12:9 mulch 24:24 mute 15:18 15:24,25 16:3,7 muted 15:20	N	office 4:5 5:4,20 7:5 7:14,15,16 7:19 8:6 8:24 10:1 10:2,6,22 13:17 14:1 14:22 17:4 17:15 23:25 32:11,22 32:23 33:17 39:6 39:8,10 50:12 office/w... 31:23 offices 5:15 Oh 32:13 35:1 48:1 49:24 53:14 okay 6:8,15 22:4 27:19 27:25 39:4 44:19 46:11 48:11 51:8	opening 49:6 operates 5:10 operating 16:18 opinion 41:6 opportunity 4:19 52:15 opposite 13:10 option 9:17 order 19:9 51:11,15 ordinance 5:22 7:12 26:23 38:12,20 38:24 39:2 40:3,18 41:5,17 ordinarily 13:20 outgrown 5:13 outside 20:25 24:24 overall 34:3 overflow 13:7 owned 13:9
meets 42:24	megawatts 45:3	N	office 4:5 5:4,20 7:5 7:14,15,16 7:19 8:6 8:24 10:1 10:2,6,22 13:17 14:1 14:22 17:4 17:15 23:25 32:11,22 32:23 33:17 39:6 39:8,10 50:12 office/w... 31:23 offices 5:15 Oh 32:13 35:1 48:1 49:24 53:14 okay 6:8,15 22:4 27:19 27:25 39:4 44:19 46:11 48:11 51:8	opposite 13:10 option 9:17 order 19:9 51:11,15 ordinance 5:22 7:12 26:23 38:12,20 38:24 39:2 40:3,18 41:5,17 ordinarily 13:20 outgrown 5:13 outside 20:25 24:24 overall 34:3 overflow 13:7 owned 13:9
member 11:3 11:19 12:14 15:12,14 15:18 17:25 18:2 18:5,8 19:3,18 20:2,18 22:3,6 23:10,13 24:9 34:14 34:19,22 53:1,12,17	MEMBERS 1:13 53:21	N	office 4:5 5:4,20 7:5 7:14,15,16 7:19 8:6 8:24 10:1 10:2,6,22 13:17 14:1 14:22 17:4 17:15 23:25 32:11,22 32:23 33:17 39:6 39:8,10 50:12 office/w... 31:23 offices 5:15 Oh 32:13 35:1 48:1 49:24 53:14 okay 6:8,15 22:4 27:19 27:25 39:4 44:19 46:11 48:11 51:8	opposite 13:10 option 9:17 order 19:9 51:11,15 ordinance 5:22 7:12 26:23 38:12,20 38:24 39:2 40:3,18 41:5,17 ordinarily 13:20 outgrown 5:13 outside 20:25 24:24 overall 34:3 overflow 13:7 owned 13:9
mentioned 6:25 20:4 31:11 40:15	message 47:15	N	office 4:5 5:4,20 7:5 7:14,15,16 7:19 8:6 8:24 10:1 10:2,6,22 13:17 14:1 14:22 17:4 17:15 23:25 32:11,22 32:23 33:17 39:6 39:8,10 50:12 office/w... 31:23 offices 5:15 Oh 32:13 35:1 48:1 49:24 53:14 okay 6:8,15 22:4 27:19 27:25 39:4 44:19 46:11 48:11 51:8	opposite 13:10 option 9:17 order 19:9 51:11,15 ordinance 5:22 7:12 26:23 38:12,20 38:24 39:2 40:3,18 41:5,17 ordinarily 13:20 outgrown 5:13 outside 20:25 24:24 overall 34:3 overflow 13:7 owned 13:9
MIDDLESEX 1:2	minutes 37:11 50:21	N	office 4:5 5:4,20 7:5 7:14,15,16 7:19 8:6 8:24 10:1 10:2,6,22 13:17 14:1 14:22 17:4 17:15 23:25 32:11,22 32:23 33:17 39:6 39:8,10 50:12 office/w... 31:23 offices 5:15 Oh 32:13 35:1 48:1 49:24 53:14 okay 6:8,15 22:4 27:19 27:25 39:4 44:19 46:11 48:11 51:8	opposite 13:10 option 9:17 order 19:9 51:11,15 ordinance 5:22 7:12 26:23 38:12,20 38:24 39:2 40:3,18 41:5,17 ordinarily 13:20 outgrown 5:13 outside 20:25 24:24 overall 34:3 overflow 13:7 owned 13:9
missing 33:19	mixed-use 23:16	N	office 4:5 5:4,20 7:5 7:14,15,16 7:19 8:6 8:24 10:1 10:2,6,22 13:17 14:1 14:22 17:4 17:15 23:25 32:11,22 32:23 33:17 39:6 39:8,10 50:12 office/w... 31:23 offices 5:15 Oh 32:13 35:1 48:1 49:24 53:14 okay 6:8,15 22:4 27:19 27:25 39:4 44:19 46:11 48:11 51:8	opposite 13:10 option 9:17 order 19:9 51:11,15 ordinance 5:22 7:12 26:23 38:12,20 38:24 39:2 40:3,18 41:5,17 ordinarily 13:20 outgrown 5:13 outside 20:25 24:24 overall 34:3 overflow 13:7 owned 13:9
		O	office 4:5 5:4,20 7:5 7:14,15,16 7:19 8:6 8:24 10:1 10:2,6,22 13:17 14:1 14:22 17:4 17:15 23:25 32:11,22 32:23 33:17 39:6 39:8,10 50:12 office/w... 31:23 offices 5:15 Oh 32:13 35:1 48:1 49:24 53:14 okay 6:8,15 22:4 27:19 27:25 39:4 44:19 46:11 48:11 51:8	opposite 13:10 option 9:17 order 19:9 51:11,15 ordinance 5:22 7:12 26:23 38:12,20 38:24 39:2 40:3,18 41:5,17 ordinarily 13:20 outgrown 5:13 outside 20:25 24:24 overall 34:3 overflow 13:7 owned 13:9
			office 4:5 5:4,20 7:5 7:14,15,16 7:19 8:6 8:24 10:1 10:2,6,22 13:17 14:1 14:22 17:4 17:15 23:25 32:11,22 32:23 33:17 39:6 39:8,10 50:12 office/w... 31:23 offices 5:15 Oh 32:13 35:1 48:1 49:24 53:14 okay 6:8,15 22:4 27:19 27:25 39:4 44:19 46:11 48:11 51:8	opposite 13:10 option 9:17 order 19:9 51:11,15 ordinance 5:22 7:12 26:23 38:12,20 38:24 39:2 40:3,18 41:5,17 ordinarily 13:20 outgrown 5:13 outside 20:25 24:24 overall 34:3 overflow 13:7 owned 13:9
			office 4:5 5:4,20 7:5 7:14,15,16 7:19 8:6 8:24 10:1 10:2,6,22 13:17 14:1 14:22 17:4 17:15 23:25 32:11,22 32:23 33:17 39:6 39:8,10 50:12 office/w... 31:23 offices 5:15 Oh 32:13 35:1 48:1 49:24 53:14 okay 6:8,15 22:4 27:19 27:25 39:4 44:19 46:11 48:11 51:8	opposite 13:10 option 9:17 order 19:9 51:11,15 ordinance 5:22 7:12 26:23 38:12,20 38:24 39:2 40:3,18 41:5,17 ordinarily 13:20 outgrown 5:13 outside 20:25 24:24 overall 34:3 overflow 13:7 owned 13:9
			office 4:5 5:4,20 7:5 7:14,15,16 7:19 8:6 8:24 10:1 10:2,6,22 13:17 14:1 14:22 17:4 17:15 23:25 32:11,22 32:23 33:17 39:6 39:8,10 50:12 office/w... 31:23 offices 5:15 Oh 32:13 35:1 48:1 49:24 53:14 okay 6:8,15 22:4 27:19 27:25 39:4 44:19 46:11 48:11 51:8	opposite 13:10 option 9:17 order 19:9 51:11,15 ordinance 5:22 7:12 26:23 38:12,20 38:24 39:2 40:3,18 41:5,17 ordinarily 13:20 outgrown 5:13 outside 20:25 24:24 overall 34:3 overflow 13:7 owned 13:9
			office 4:5 5:4,20 7:5 7:14,15,16 7:19 8:6 8:24 10:1 10:2,6,22 13:17 14:1 14:22 17:4 17:15 23:25 32:11,22 32:23 33:17 39:6 39:8,10 50:12 office/w... 31:23 offices 5:15 Oh 32:13 35:1 48:1 49:24 53:14 okay 6:8,15 22:4 27:19 27:25 39:4 44:19 46:11 48:11 51:8	opposite 13:10 option 9:17 order 19:9 51:11,15 ordinance 5:22 7:12 26:23 38:12,20 38:24 39:2 40:3,18 41:5,17 ordinarily 13:20 outgrown 5:13 outside 20:25 24:24 overall 34:3 overflow 13:7 owned 13:9
			office 4:5 5:4,20 7:5 7:14,15,16 7:19 8:6 8:24 10:1 10:2,6,22 13:17 14:1 14:22 17:4 17:15 23:25 32:11,22 32:23 33:17 39:6 39:8,10 50:12 office/w... 31:23 offices 5:15 Oh 32:13 35:1 48:1 49:24 53:14 okay 6:8,15 22:4 27:19 27:25 39:4 44:19 46:11 48:11 51:8	opposite 13:10 option 9:17 order 19:9 51:11,15 ordinance 5:22 7:12 26:23 38:12,20 38:24 39:2 40:3,18 41:5,17 ordinarily 13:20 outgrown 5:13 outside 20:25 24:24 overall 34:3 overflow 13:7 owned 13:9
			office 4:5 5:4,20 7:5 7:14,15,16 7:19 8:6 8:24 10:1 10:2,6,22 13:17 14:1 14:22 17:4 17:15 23:25 32:11,22 32:23 33:17 39:6 39:8,10 50:12 office/w... 31:23 offices 5:15 Oh 32:13 35:1 48:1 49:24 53:14 okay 6:8,15 22:4 27:19 27:25 39:4 44:19 46:11 48:11 51:8	opposite 13:10 option 9:17 order 19:9 51:11,15 ordinance 5:22 7:12 26:23 38:12,20 38:24 39:2 40:3,18 41:5,17 ordinarily 13:20 outgrown 5:13 outside 20:25 24:24 overall 34:3 overflow 13:7 owned 13:9
			office 4:5 5:4,20 7:5 7:14,15,16 7:19 8:6 8:24 10:1 10:2,6,22 13:17 14:1 14:22 17:4 17:15 23:25 32:11,22 32:23 33:17 39:6 39:8,10 50:12 office/w... 31:23 offices 5:15 Oh 32:13 35:1 48:1 49:24 53:14 okay 6:8,15 22:4 27:19 27:25 39:4 44:19 46:11 48:11 51:8	opposite 13:10 option 9:17 order 19:9 51:11,15 ordinance 5:22 7:12 26:23 38:12,20 38:24 39:2 40:3,18 41:5,17 ordinarily 13:20 outgrown 5:13 outside 20:25 24:24 overall 34:3 overflow 13:7 owned 13:9
			office 4:5 5:4,20 7:5 7:14,15,16 7:19 8:6 8:24 10:1 10:2,6,22 13:17 14:1 14:22 17:4 17:15 23:25 32:11,22 32:23 33:17 39:6 39:8,10 50:12 office/w... 31:23 offices 5:15 Oh 32:13 35:1 48:1 49:24 53:14 okay 6:8,15 22:4 27:19 27:25 39:4 44:19 46:11 48:11 51:8	opposite 13:10 option 9:17 order 19:9 51:11,15 ordinance 5:22 7:12 26:23 38:12,20 38:24 39:2 40:3,18 41:5,17 ordinarily 13:20 outgrown 5:13 outside 20:25 24:24 overall 34:3 overflow 13:7 owned 13:9
			office 4:5 5:4,20 7:5 7:14,15,16 7:19 8:6 8:24 10:1 10:2,6,22 13:17 14:1 14:22 17:4 17:15 23:25 32:11,22 32:23 33:17 39:6 39:8,10 50:12 office/w... 31:23 offices 5:15 Oh 32:13 35:1 48:1 49:24 53:14 okay 6:8,15 22:4 27:19 27:25 39:4 44:19 46:11 48:11 51:8	opposite 13:10 option 9:17 order 19:9 51:11,15 ordinance 5:22 7:12 26:23 38:12,20 38:24 39:2 40:3,18 41:5,17 ordinarily 13:20 outgrown 5:13 outside 20:25 24:24 overall 34:3 overflow 13:7 owned 13:9
			office 4:5 5:4,20 7:5 7:14,15,16 7:19 8:6 8:24 10:1 10:2,6,22 13:17 14:1 14:22 17:4 17:15 23:25 32:11,22 32:23 33:17 39:6 39:8,10 50:12 office/w... 31:23 offices 5:15 Oh 32:13 35:1 48:1 49:24 53:14 okay 6:8,15 22:4 27:19 27:25 39:4 44:19 46:11 48:11 51:8	opposite 13:10 option 9:17 order 19:9 51:11,15 ordinance 5:22 7:12 26:23 38:12,20 38:24 39:2 40:3,18 41:5,17 ordinarily 13:20 outgrown 5:13 outside 20:25 24:24 overall 34:3 overflow 13:7 owned 13:9
			office 4:5 5:4,20 7:5 7:14,15,16 7:19 8:6 8:24 10:1 10:2,6,22 13:17 14:1 14:22 17:4 17:15 23:25 32:11,22 32:23 33:17 39:6 39:8,10 50:12 office/w... 31:23 offices 5:15 Oh 32:13 35:1 48:1 49:24 53:14 okay 6:8,15 22:4 27:19 27:25 39:4 44:19 46:11 48:11 51:8	opposite 13:10 option 9:17 order 19:9 51:11,15 ordinance 5:22 7:12 26:23 38:12,20 38:24 39:2 40:3,18 41:5,17 ordinarily 13:20 outgrown 5:13 outside 20:25 24:24 overall 34:3 overflow 13:7 owned 13:9
			office 4:5 5:4,20 7:5 7:14,15,16 7:19 8:6 8:24 10:1 10:2,6,22 13:17 14:1 14:22 17:4 17:15 23:25 32:11,22 32:23 33:17 39:6 39:8,10 50:12 office/w... 31:23 offices 5:15 Oh 32:13 35:1 48:1 49:24 53:14 okay 6:8,15 22:4 27:19 27:25 39:4 44:19 46:11 48:11 51:8	opposite 13:10 option 9:17 order 19:9 51:11,15 ordinance 5:22 7:12 26:23 38:12,20 38:24 39:2 40:3,18 41:5,17 ordinarily 13:20 outgrown 5:13 outside 20:25 24:24 overall 34:3 <

P.E 1:20	22:14	plan 6:3	potential	14:22
p.m 1:9 4:1	39:19	7:11 12:11	22:15 24:2	promise
48:14 54:5	participate	15:1 19:9	43:23	36:21
P.P 1:20	52:25 53:2	22:25	potentially	37:10
PAGE 3:3, 8	particular	24:10, 21	9:23	properties
3:17	18:10	41:1	pre-COVID	5:10 7:2
paint 18:18	parties	planner 1:20	16:15	17:11 26:6
pandemic	55:15	6:7, 23	precedent	property 1:5
13:24	people 13:17	26:15 27:4	47:6	4:4 5:3
parents	13:25	28:20	preference	7:1 8:2
23:22	14:19, 19	30:12	20:15 41:8	38:15
park 8:3, 14	19:4, 5	33:21 34:7	prerogative	39:11
17:2 19:11	24:17	35:9, 25	51:15	proposed 4:4
19:13 45:5	27:15 30:2	38:11, 18	present 1:13	26:14
parking 4:5	33:13	38:23	1:18 52:8	43:18
7:17, 20, 22	PEPE 1:16	40:18	president	proposing
8:7, 10, 17	15:12	41:21	6:20	24:20, 25
8:23 10:12	percent 30:9	42:19 46:9	pressured	32:9
10:24	period 23:23	47:5 50:2	48:20, 21	provide 8:8
11:13, 20	permanently	50:3	prior 55:6	8:17 10:24
12:16, 23	27:16	planning 1:1	probably	14:5 37:24
13:3, 10, 15	permit 35:5	1:19 7:4	12:23 13:1	39:6 50:2
13:21 14:4	permitted	20:21 23:2	14:11, 20	provided
14:12, 24	25:3, 6	31:3 48:6	15:4 16:4	14:4, 9
15:3 17:14	26:11, 19	48:8, 9	16:23 17:2	43:2
17:21 19:4	26:23 27:8	50:7	21:19	provides
19:14, 17	28:8, 11	play 27:22	25:10, 11	5:25
20:20 21:3	29:14	please 23:7	41:1 45:17	providing
21:25	30:14, 15	plus 42:5	47:17	6:22
23:16, 25	31:19	point 19:3	49:20	prudent 13:1
24:3, 11, 23	32:15, 23	28:24	problem 7:20	public 1:11
25:9, 11	33:2, 8, 10	30:11	8:23 10:24	3:7 37:14
26:20	33:10, 18	31:13	13:10	37:15
27:11, 16	33:22	45:16	18:13, 21	43:19
27:22 28:9	personal	46:13 49:7	35:12, 14	46:18 49:7
28:16, 22	33:21	policy 43:19	35:16	51:25 52:1
29:16	perspective	48:15	45:23	52:2, 20
30:13, 22	8:16	portfolio	procedural	53:1, 7
31:21 33:1	Philips 1:16	8:20	47:18	55:3
33:11, 24	15:13, 14	portion 31:1	proceeding	pull 21:7, 8
34:3, 9, 15	15:18	52:1 53:7	55:10	21:23
35:14, 21	17:25 18:2	position	PROCEEDINGS	push 47:9
37:24	18:5, 8	38:20	1:10	put 8:6
39:17 40:5	19:3, 18	possible	process 35:3	15:25
42:4, 7	pick 49:3	4:24	36:8	18:12, 16
43:13 46:2	pictures	post-COVID	professi...	23:8 24:24
parking- ...	14:11	14:6 17:6	6:21 55:5	28:7 29:5
16:23	pivot 49:25	17:8	professi...	32:24 33:7
part 5:18	place 24:15	posting	40:14	34:11
15:1 19:15	55:12	20:12	project	39:13, 19

40:9 42:2	50:18 51:5	records 36:1	1:22	28:10
42:7 48:2	51:13,24	referring	Reporter	52:25
48:25	52:9,13	35:2,2	55:4,5	right 6:9
putting	53:5,14,18	regarding	Reporting	13:14,22
14:17	53:22 54:2	20:19	1:25 55:23	15:15 16:1
41:24	rarity 12:1	regardless	represen...	16:18 20:5
	ratio 7:17	29:12	4:8	21:6 23:12
	10:12	31:19	requesting	26:15 37:3
Q	30:22	Registered	33:25	45:4 46:20
question	ratios 8:7	55:5	require 5:23	51:13,25
11:6 16:13	31:15	REGULAR 1:4	9:10,21	52:10,23
17:25	re-stripping	reject 34:8	22:21,25	Road 1:6 4:6
20:19	12:22	relative	34:19 40:1	5:3 13:7
21:15	re-tenant	55:14,16	required	ROB 1:17
22:13,15	8:12 10:7	releasing	17:4 28:16	rolling 12:6
23:6,14	readdress	10:1	35:22,24	50:20
24:6,12,20	27:11	relet 9:23	41:11,12	rooftops
27:1,2	reading 41:4	relief 10:11	41:15	45:4
33:24 41:8	41:17	40:11	42:16,23	room 12:18
42:21	reads 38:12	41:10,14	42:24	46:24
questions	ready 46:13	45:24	44:23,25	routinely
11:2 16:11	50:16	relocate	requirement	14:21
25:13 36:5	real 25:14	50:12	8:17 34:6	24:22
46:18	28:14	rely 27:18	39:25	RPR 1:22
47:19 49:8	really 5:13	remaining	52:22	55:23
52:2	11:25 12:5	8:1 17:20	requirem...	running
quick 25:14	13:16	17:21 30:5	25:9 28:17	18:17
28:14	16:15	remotely	requiring	
37:20	18:17	13:22	4:5	S
48:19	22:16 40:3	14:21	reserve 5:18	S 2:1 3:14
quickly 9:2	42:16	renew 9:19	residence	S-C-H-L-...
9:4 22:11	47:10	renewal 9:17	24:7	6:19
quote/un...	53:25	20:9	resolution	saw 13:16
17:4	rear 25:15	renewing	48:8	saying 32:5
	25:21	11:15	respect	36:2 44:6
R	reason 18:20	renovate	43:17	44:20 46:1
R 2:1 55:1	23:10,13	20:21	respectf...	47:19
racing 48:21	reasonable	renovation	39:5 41:2	says 40:19
raise 16:7	8:10	4:4 20:23	42:13	41:12
raising 6:9	reasons	renovations	result 32:5	Schindwein
52:4,8	41:10	22:21	return 31:20	3:4 5:21
RAMPOLLA	recall 40:20	24:15	review 4:19	6:5,9,14
1:14 4:2	recommen...	rent 8:21	28:19,21	6:18,19
4:12 6:8	37:22	reopened	31:12	11:2 30:24
6:15 13:5	reconsider	38:15,16	35:20	31:25
13:12 16:1	32:25	reopening	41:12	36:13,16
19:25	reconsid...	41:5	43:18	50:19 52:2
30:16 36:9	31:21	repave 24:23	reviewing	52:10
37:12	record 6:16	repeat 53:9	7:11 40:8	seat 4:16
46:15,23	48:3 52:19	REPORTED	revisit	second 15:7
49:16				

15:9,22	14:10	10:13,16	13:25 38:1	studio 26:8
24:12 34:5	22:24	10:19	42:9 47:12	28:8
40:3 53:16	24:21	11:13 12:6	48:18 49:2	studios
53:17	35:22 41:1	12:22,23	started	23:19
secondly	situation	12:24 13:3	13:25	30:15
31:17	12:21	13:21,23	50:20,22	subject
see 15:21	16:23,25	14:25 18:9	starts 15:17	38:20
23:17	18:18 22:8	18:19,24	15:20	substant...
26:18,19	27:19 29:4	19:19,20	state 1:2	48:3
26:23 31:5	30:7	23:18	43:20,20	sudden 23:21
31:10,14	small 7:7	27:17,17	52:19 55:4	suddenly
46:16	47:1	29:18 30:5	55:23	44:15
51:20 52:4	snow 22:7	30:6 32:6	stated 48:15	sufficient
seek 41:10	solar 45:3	34:16,20	statement	5:25 12:15
41:14 43:3	solution	38:8,9	44:9	suggest 45:9
selection	30:9	39:17 40:9	station	suggesting
17:20	somebody	42:4,8	37:23 38:8	42:17
send 18:14	18:13	43:13 46:2	43:2,15	suggestion
19:1,2	20:11 50:4	46:4	44:3,13	42:20
28:19	sorry 36:11	speak 20:22	45:12,13	suite 2:3
sends 35:3	53:8,14	speaker 15:9	stations	7:9 10:6
services	sort 23:15	speaking	39:3 42:24	19:12,15
33:22	24:4,10,16	12:3 16:3	statute	suites 5:5,8
session 52:2	sounded	21:17	45:10,17	5:20 9:5
set 19:8	15:15	25:19	stay 16:3	19:9
55:12	sounds 46:10	special 51:1	stead 50:4	superint...
shape 48:24	51:3 52:10	specific	steady 23:25	14:21
short-term	source 15:8	24:10	steered	supply 11:8
11:14	space 4:5	specific...	22:14	11:9 17:22
shorter-...	5:11,13	18:3 21:16	stenogra...	support 37:6
9:22	7:5,6,10	spell 6:17	1:22 55:11	supposition
shortly	7:13 8:18	spirit 39:1	Steve 1:16	23:5
47:11	8:19 9:16	Spitzer 2:2	1:16 15:8	sure 4:14,17
shot 37:11	9:22,23	4:11	15:13,21	6:18 9:8
show 19:9	10:1,2,2,6	spots 18:3	16:6 17:5	15:17,21
21:2	11:12,14	18:10	28:14 50:5	18:1 22:12
showing 20:4	12:15	square 5:5,8	Steven 2:2	23:9 24:8
side 21:21	17:11,13	5:19 7:10	4:10	25:5 26:9
significant	20:12,17	10:21	stop 49:7	33:16,18
8:14	27:15	16:20,21	stopped	34:2 38:12
similar	32:16,18	16:22 34:1	13:14	40:7,23
23:20	35:17	39:16	stopping	43:5 45:22
simply 8:19	37:24 38:2	stalls 33:25	50:14	49:18
8:21	39:6,10,20	stanchion	strange	surge 24:3
single 50:14	46:5	44:21	13:16	25:9 26:5
single-s...	spaces 5:23	stanchions	street 21:6	27:10,19
42:10	5:24 7:16	39:8	22:4	30:13
sir 34:24	7:24,25	standard	strict 45:16	surge-type
site 6:3	8:1,12 9:9	8:10	striped 13:3	23:15
12:10	9:13,21	start 4:25	25:16,17	surging

27:21	8:22 11:17	thing 5:17	45:14	36:7,9,21
suspect	17:20	7:6 10:8	46:17	37:9,18
25:10	18:10 20:5	39:24	48:25	40:2 41:9
swear 6:12	20:16	50:14	49:10,21	45:18,19
sworn 6:5	31:11	things 11:11	52:16	47:4,8,24
55:7	32:24	11:21,24	53:24	48:2,6
	34:17 35:6	26:7,8,11	55:11	49:11 50:6
	36:1,5	30:19 37:2	Time-out	51:18 54:1
T	38:3 39:20	50:20	35:13	truck 11:21
T 2:4 3:14	39:21,22	think 4:16	times 13:13	12:1,25
8:25 55:1		9:14 11:9	13:16	21:19
55:1	tenant's	12:3 13:13	told 35:15	25:20
take 37:22	8:16	14:9 16:2	tonight 6:22	trucks 11:23
47:6	tenants 5:7	21:18	8:4 29:24	12:3 20:25
taken 55:11	5:7,20 8:3	22:12 23:5	36:11	21:3
takes 45:1	8:8 9:3,4	26:24 28:5	47:10	true 55:10
46:7	9:12 10:15	28:12,13	topic 26:2	truth 6:12
talk 37:9	10:23 14:3	28:13,14	total 30:6	6:12,13
talked 9:2	17:21 18:3	28:25 30:8	town 40:14	55:7,8,8
16:14	18:23 19:5	30:18 31:9	43:19	try 4:23
talker 48:19	20:15	31:10,13	50:10	27:22
talking 26:2	21:12	35:1,6	township 1:1	trying 23:24
talks 40:4	22:16,18	36:10	5:11 25:5	28:25 33:6
targeting	23:15 29:1	37:18,19	trade-off	50:9,11,12
23:11	34:15	38:10,23	27:23	tune 53:1
technically	39:12,14	39:8,16	traffic	turn 4:15
5:23 7:17	42:6	40:9,10,13	11:23	24:17
40:7,11,16	terms 11:19	42:3 43:6	12:17,25	46:13
42:20	20:22,23	47:8,10,19	21:17,21	two 5:6,7,7
tele-work	20:24,25	48:14,22	24:14	9:4 11:4
17:5	24:6 32:14	49:1,6	25:16,18	19:5 21:2
telecom 11:8	testify 5:22	third 44:4	trailers	21:18
11:9	6:5 55:7	45:21 46:5	12:13	25:17
teleworking	testifying	third-party	transcript	26:19 39:9
14:8 16:24	6:7	11:10	1:10 55:10	40:9 41:7
17:9,18	testimony	thought	travel 13:20	41:25 42:2
tell 6:12	6:22 32:1	40:15	trigger 27:9	43:1,10
14:16 15:2	36:11,14	42:14	28:18,18	44:4,7
22:8 35:4	37:14,15	three 38:7	41:20	45:4,14,21
ten 17:10,13	37:19	39:2,25	Tripp 2:2	46:4,4
20:12 24:1	46:17 48:3	41:7 42:24	4:9,10,13	49:20 52:7
24:2 30:1	48:7,8,10	47:1	4:22 6:25	two-fold
37:11	48:18 49:9	THURSDAY 1:9	9:1 11:1	35:20
ten-year	49:19 50:3	time 4:1	16:12	two-way 22:3
20:14	50:7 52:3	11:11,12	17:24	25:18
tenancies	thank 4:22	15:10 16:9	28:12,15	type 5:11
25:9	6:15 17:24	23:3 34:15	28:21,24	11:4 12:17
tenancy	30:16 53:5	38:24 43:1	29:20	22:18,25
26:17	53:15,18	43:11,12	31:22 32:2	23:25 24:3
39:15	53:23 54:1	44:2,4	32:9 35:18	24:6 26:11
tenant 7:24	Thanks 54:2			

33:7,7	28:18 29:6	variance...	warehouse...	37:2,5
41:1 48:25	30:15	42:22	33:17	38:9 39:7
types 12:4,9	31:17,18	vehicle	wasn't 22:8	39:17 40:4
22:16 29:6	31:25 32:4	32:17	40:14	40:5,5,7,8
typically	32:5,16,23	37:23 38:3	41:11,15	40:10
31:12	33:2,22,25	39:9 42:7	42:16	42:13 44:2
	34:2 35:21	43:15 46:3	watch 53:3	44:20,21
	35:22 42:3	Video 1:25	way 12:24	45:2,5
U	42:5	2:1	16:8 19:8	46:2,16
ultimately	user 12:11	violates	21:18	47:9,20
30:20	27:20	35:13	30:23 31:6	48:17 50:9
51:14	users 12:4	violating	34:11	50:11,12
understand	12:24 25:3	18:13	39:11 40:6	50:20
40:23 47:9	25:6	VIRTUAL 1:11	41:17	we've 13:9
understa...	uses 6:1	visitors	47:16	50:10 53:7
13:19	9:13 10:15	14:23	48:21,24	website 20:3
understa...	25:6 26:4	17:15	50:25 51:2	weekend 28:3
38:7 40:8	26:11,23	19:11,23	ways 21:18	weekends
41:11	29:6,14	voting 47:22	we'll 9:15	27:21
44:23	30:12,14		19:21	Weiner 1:19
understood	32:10,10	W	24:24	4:15,18
41:15	32:15 33:9	waive 39:25	25:10	16:5 22:10
50:23	33:10,10	want 4:16	27:24 30:4	23:11 26:1
51:16	33:18 36:3	10:3,4	35:25	27:1,5
underuti...	38:3	12:5,7	37:24	28:2,23
13:11	utilize 8:11	16:7 18:18	43:10,11	30:18
undue 39:13	utilizing	22:10,11	43:18 50:8	31:15,24
unfair 48:14	10:21	22:13 23:4	51:17,18	32:7,21
unfortun...	11:22	23:7,9	51:20 52:1	33:20 34:4
48:10	20:24	26:9,22,25	we're 4:14	34:10 38:5
50:13	23:20	27:6 28:3	4:14 5:23	38:14,19
UNISON 53:21		28:5,6	7:8,13	39:1,24
unit 20:3,20	V	29:5 31:1	8:23 9:24	41:4,9,16
21:11	vacant 5:8	31:4 32:13	10:10,12	41:23 43:6
unmute 15:10	7:8 44:7	32:18,19	10:20,22	43:16,25
15:16,19	44:10	32:24	11:15	44:8,13
16:8	vague 44:9	33:15,15	13:13	45:8 46:8
unnecessary	vans 12:3	37:21	14:14,16	46:11
34:12	variance 4:6	39:13 42:3	14:17 16:3	48:12 51:9
upgrade	6:2 22:25	42:5,17	16:21,23	51:14,22
24:22	26:14	46:5 48:20	17:7 18:14	52:18
usage 5:21	27:12 28:9	48:23	19:1 20:12	went 51:10
9:9	28:10	wanted 19:14	23:11	Whoa 35:12
use 9:14	29:11,24	20:11 42:2	24:25 26:2	Wilentz 2:2
12:25	31:21 33:1	50:19	26:3 27:18	4:10
13:21	35:13	wants 52:24	27:19,23	willing
19:23 23:1	38:17,21	warehouse	29:24 30:2	10:10
25:2 26:13	40:1 41:7	4:5 5:5	30:3 33:9	39:18,21
26:16,19	43:3,4,7	23:18	35:7 36:7	40:8
26:20 27:8	45:15 48:4	32:12	36:8,10,12	wise 49:1
28:7,11,16				

witness 3:3 6:23 11:6 11:25 12:19 13:8 14:3 15:24 16:10 18:1 18:4,6,11 19:7,20 20:7 21:15 22:5,9 24:8,19 27:13 28:13 29:9 29:22 32:4 32:13 33:4 34:18,21 35:1,10 36:19,23 37:17 38:10 39:4 40:13,23 42:1 43:5 43:9,24 44:6,12,16 47:14 48:1 48:5,11 49:22,24 50:8,23 51:8,16,20 52:12,17 53:23 55:7	works 39:11 worried 45:25 46:1 worry 31:6 wouldn't 8:21 10:4 28:3 35:15 wrapped 49:19 write 10:10 writing 38:25 written 40:21 wrong 23:7 38:7 42:15 WYNTER 1:17	years-plus 50:11 Yep 35:18 51:20	12,000 16:21 120 5:24 27:17 29:18 32:6 38:9 14,000 7:10 10:21 39:16 14,500 16:22 14,640 5:8 15 19:5 150 5:23 18 1:9 9:14 14:11 18th 47:2 49:15,23 19 9:14 14:11	5 5 10:14 14:13 5.56 5:3 50 8:2 14:25 16:14,14 16:24 30:6 33:12 38:8 50:11 50-space 15:3 53-foot 12:13 53-footers 12:6
36:19,23 37:17 38:10 39:4 40:13,23 42:1 43:5 43:9,24 44:6,12,16 47:14 48:1 48:5,11 49:22,24 50:8,23 51:8,16,20 52:12,17 53:23 55:7	X X 3:1,14 8:25	zoning 1:21 22:17 29:24 35:20	2 2,400 5:19 20 10:19 34:23 50:21 2021 1:9 55:25 21550 1:24 25 9:13,15 10:14 14:9 14:13 29.01 1:5 4:6	6 60 23:22
Woodbridge 2:3,4 wording 40:20 45:9 words 23:8 work 8:9 13:20 14:21 16:25 17:1 17:4 34:13 35:5,7 39:20 43:11 50:17 workforce 13:20 working 13:21 17:1 18:23	Y yeah 12:14 12:19 16:17 22:9 22:10 23:13 24:19 27:4 27:13 28:23 29:22 31:24 32:4 36:21 44:8 46:9 47:8 49:24 53:12 year 9:17 20:10 year-to-... 11:16 20:17 years 7:5 9:17 17:10 17:13 20:12 30:2 45:21 46:5 years' 43:1 43:10 44:4 45:14	Zoom 11:21 20:21 Zuckerman 1:17 34:14 34:19,22 53:17,19	0 07095-0958 2:4	7 7- 16:19 7:30 1:9 50:22 70 7:25 10:13 14:17,19 14:25 17:7 17:16 19:4 39:16 42:5 732.726.... 2:5 732.855.... 2:4
		1 1 1:6 4:6 5:3 7:9 16:22 1-800-31... 1:25 1.4 45:3 10 2:3 10:00 4:1 10:30 36:12 48:17 10:48 46:16 10:56 54:5 100 10:15 30:9 103 20:3 104 20:3 105 20:20 11:00 48:14 50:21	3 3 38:9 30 14:12 30XI0023... 1:22 55:24 33 5:12 16:18,19 38,796 5:5	8 8,000 16:20 8/31 20:8 8:00 50:22
			4 4 3:4 55:25 43 1:5 4:7 4th 46:20 47:16 49:12 51:19,21 52:21 53:3 53:9	9 90 2:3 900 2:3