

TOWNSHIP OF BLOOMFIELD  
PLANNING BOARD

IN THE MATTER OF: : TRANSCRIPT  
: :  
CBD Bloomfield Developer : OF  
Urban Renewal, LLC :  
675-699 Bloomfield Avenue, : PROCEEDINGS  
34-40 State Street, 14 State Street:  
Block 244, Lots 10,15,41,42 and 46 :  
\_\_\_\_\_ X

Tuesday, October 8, 2024  
Council Chambers  
1 Municipal Plaza, 2nd Fl  
Bloomfield, New Jersey 07003  
Commencing at 7:00 p.m.

B O A R D M E M B E R S P R E S E N T:

ALAN LaQUAGLIA, Chairman  
GREGORY BABULA  
RICHARD ROCKWELL, Councilman-at-Large  
DIANE HILL, PhD

A L S O P R E S E N T:

AMANDA WATERS, Board Secretary  
PAUL LASEK, Township Engineer  
ANTHONY MARUCCI, Board Engineer  
PAUL PHILLIPS, Board Planner

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1    A P P E A R A N C E S :

2

          MICHAEL RUBIN, ESQUIRE  
3           Attorney for the Board

4

          CHIESA SHAHINIAN & GIANTOMASI, PC  
5           BY: THOMAS J. TRAUTNER, JR., ESQUIRE  
          Attorneys for the Applicant

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1 CHAIRMAN LaQUAGLIA: Okay. Old business,  
2 675-699 Bloomfield Avenue, 34-40 State Street, 14 State  
3 Street, Block 244, Lots 10, 15, 41, 42 and 46.

4 Zone: Redevelopment Plan for Block 244,  
5 Lots 10, 15, 41, 42 and 46.

6 Applicant: CBD Bloomfield Developer Urban  
7 Renewal, LLC.

8 Owner: The Church of the Sacred Heart of  
9 Bloomfield.

10 Application: Seeking preliminary and final  
11 site plan approvals and any such other relief from the  
12 Township of Bloomfield ordinance to develop a  
13 six-story, mixed-use residential, commercial and event  
14 space in the redevelopment zone.

15 And we just have a memo we're reading from  
16 Mr. Marucci, which is a little lengthy so just be  
17 patient. Mr. Marucci is very thorough.

18 To Chairman and Members of the Planning  
19 Board, regarding 675-699 Bloomfield Avenue, 34-40 State  
20 Street and 14 State Street, Map 11 Block 244 Lots 10,  
21 15, 41, 42 and 46. CBD Bloomfield Urban Renewal LLC  
22 (applicant), The Church of the Sacred Heart, Bloomfield  
23 (owner). Zone: Redevelopment Plan for Block 244 Lots  
24 10, 15, 41, 42 and 46.

25 Dear Chairman Members of the Board, the

1 application proposes the redevelopment of lands  
2 currently occupied by the former Sacred Heart  
3 Elementary School, Nardiello Hall, and other accessory  
4 buildings and structures owned by The Church of the  
5 Sacred Heart, Bloomfield.

6 My office has reviewed the following plans  
7 and documentation for the preparation of this report:

8 Standard Development Application.

9 Redevelopment Agreement dated April 15,  
10 2024.

11 ALTA/NSPS Land Survey prepared by Control  
12 Point Associates, Inc., dated May 13, 2021, and revised  
13 to June 22, 2021.

14 Site Plans prepared by Bohler Engineering  
15 NJ, LLC dated June 12, 2024.

16 Architectural Plan prepared by Lessard  
17 Design dated June 12, 2024.

18 Stormwater Management Report and Operations  
19 and Maintenance Manual prepared by Bohler Engineering  
20 NJ, LLC, dated May 2024.

21 Traffic Impact Analysis prepared by  
22 Atlantic Traffic and Design dated June 12, 2024.

23 In addition to the plans and documentation  
24 provided by the applicant in this matter, my office  
25 also reviewed the Redevelopment Plan for Block 244 Lots

1 10, 15, 41, 42 and 46 prepared by Phillips, Preiss,  
2 Grygiel, Leheny, Hughes LLC, Planning and Real Estate  
3 Consultants, dated August 2023.

4 The application submission substantially  
5 complies with the Redevelopment Plan and is therefore  
6 appropriately before the Planning Board for Preliminary  
7 and Final Site Plan approval.

8 According to the project narrative, the  
9 applicant is seeking the following Class "C" Bulk  
10 variance relief, which can be granted by the Planning  
11 Board:

12 To permit an aisle width of 22 feet where  
13 24 feet is required pursuant to Section 315-30(0)(6) of  
14 the Specific Design Standards.

15 To permit a driveway and parking setback of  
16 zero (0) feet where 5 feet is required pursuant to  
17 Section 315-30(0)(13)(d) of the Specific Design  
18 Standards.

19 To permit a building overhang setback for  
20 certain balconies of 4.8 feet from Block 244 Lot 8  
21 where 10 feet is required pursuant to Section  
22 III.B(2)(b) of the Redevelopment Plan.

23 To permit a building overhang setback for  
24 certain balconies of 14.9 feet from Block 244 Lots 19,  
25 24 and 30 where 20 feet is required pursuant to Section

1 III.B(2) (f) of the Redevelopment Plan.

2 To permit 73 compact parking spaces where  
3 62 parking spaces are permitted pursuant to Section  
4 315-30(0) (6) of the Specific Design Standards.

5 To permit some lighting fixtures to not  
6 provide a shield where lighting is required to be  
7 shielded pursuant to Section IV.A.(4) of the  
8 Redevelopment Plan.

9 To permit canopies to extend into the  
10 Bloomfield Avenue right-of-way by 4.5 feet where zero  
11 (0) feet is required pursuant to Section III.B.(2) (a)  
12 of the Redevelopment Plan.

13 The applicant seeks a de minimis exception  
14 from the provisions contained in the Residential Site  
15 Improvements Standards (RSIS) where the applicant  
16 proposes 324 parking spaces (when combined with credits  
17 for electric vehicle spaces equates to 356 parking  
18 spaces) and RSIS requires 395 parking spaces.

19 The applicant also seeks the following  
20 design waiver relief:

21 A design waiver from the requirements of  
22 Section 315-29(F) (1) of the General Design Standards as  
23 no buffering is proposed adjacent to Block 244 Lot 45.

24 A design waiver from the requirements of  
25 Section 315-30(C) (1) (a) of the Specific Design

1 Standards as no buffering is proposed adjacent to Block  
2 244 Lot 45.

3 A design waiver from Section 315-30(C) (2)  
4 of the Specific Design Standards as the applicant is  
5 not proposing to plant evergreen shrubs.

6 A design waiver from Section 315-30(L) (7)  
7 of the Specific Design Standards to permit less street  
8 trees than required.

9 A design waiver from Section 315-30(O) (4)  
10 of the Specific Design Standards as no buffering is  
11 being proposed adjacent to Block 244 Lot 45.

12 A design waiver from Section  
13 315-30(F) (2) (g) (8) of the Specific Design Standards to  
14 permit a foot-candle illumination of 9.8 along the  
15 westerly property line where 0.1 foot-candle is  
16 permitted.

17 A design waiver from Section  
18 315-30(F) (2) (a) of the Specific Design Standards to  
19 permit certain proposed lighting fixtures to not  
20 provide a shield.

21 Existing condition - Property Survey. The  
22 subject property fronts on Bloomfield Avenue and on  
23 State Street.

24 The site contains an area of 96,922 square  
25 feet or 2.225 acres.

1                    Lot 10 contains the former Sacred Heart  
2 Elementary School fronting along Bloomfield Avenue.

3                    Lot 15 contains an accessory detached  
4 garage.

5                    Lot 46 contains the former Nardiello Hall  
6 fronting along State Street.

7                    Lots 41 and 42 contain a residential  
8 structure fronting along State Street.

9                    Lots 10, 15, 41, 42 and 46 are owned by The  
10 Church of the Sacred Heart Bloomfield.

11                   The site, in the existing condition, is  
12 essentially covered with impervious materials including  
13 buildings, structures, sidewalks, and pavements.

14                   All existing structures and pavements will  
15 be demolished and removed for the construction of this  
16 proposed redevelopment project.

17                   Proposed condition, architectural plans.  
18 Sheet A.001. The plan proposes a six-story, 69.6 feet  
19 high building with 200 residential apartment units on  
20 floors two through six, with Commercial Event space,  
21 Lobby/Leasing and Amenity space, and parking on the  
22 ground floor, and additional parking on the second  
23 level.

24                   The breakdown of the apartment sizes is as  
25 follows:



1 spaces are compact, six handicapped spaces, three  
2 van-accessible handicapped spaces, three electric  
3 vehicle (EV) handicapped spaces, and 40 EV standard  
4 spaces.

5           The Commercial/Event space contains an area  
6 of 4,289 square feet. The Lobby/Leasing and Amenity  
7 space has an area of 5,606 square feet. The  
8 handicapped access (ramps) to the Event Space and  
9 Lobby/Leasing areas appear to encroach onto the public  
10 right-of-way (the sidewalk) on Bloomfield Avenue. The  
11 building is accessed by three elevators, and three  
12 staircases. There are two interior trash rooms, and an  
13 exterior loading area accessed from State Street.

14           Sheet A.102. This is the second level  
15 parking garage, indicating the three elevators and  
16 three staircases.

17           Sheet A.103. This is the first residential  
18 level (third floor) together with an enclosed amenity  
19 area of 4,500 square feet, and an open amenity deck  
20 (courtyard).

21           Sheet A.104. This is the second  
22 residential level (fourth floor).

23           Sheet A.105. This is the third residential  
24 level (fifth floor).

25           Sheet A.106. This is the fourth

1 residential level (sixth floor).

2 Sheet A.107. This is the roof level. A  
3 proposed roof deck is indicated. The roof deck appears  
4 to be accessed from two staircases only. No amenities  
5 are indicated on the proposed roof deck.

6 Sheet A.108. These are the exterior  
7 materials proposed for the building. The proposed  
8 building exterior finishes shall be explained and  
9 discussed by the architect.

10 Sheets A.201, A.202, A.203, and A.204.  
11 These are the building elevations. The total building  
12 height is 69 feet, 7 and one-fourth inches (69.6 feet).

13 Sheets A.205, A.206 and A.207. These are  
14 the building renderings, perspective views.

15 Sheet A.301. This is the cross-section of  
16 the proposed building.

17 Existing Condition, Engineering Site Plans.  
18 Sheet C-201, Demolition Plan. All existing buildings,  
19 dwellings, accessory structures and pavements will be  
20 removed. Note: The site is virtually covered with  
21 impervious materials in the existing condition.

22 Proposed Condition, Engineering Site Plans.  
23 Sheet C-301, Site Layout Plan. The proposed six-story  
24 building will front on Bloomfield Avenue, and the  
25 footprint will occupy most of the site, except for the

1 two surface parking lots accessed from State Street.  
2 The front yard setback on Bloomfield Avenue ranges from  
3 a minimum of 1 foot to 5 feet. The southerly side yard  
4 setback is 10 feet, and the northerly side yard setback  
5 is 19.8 feet.

6 The ground floor consists of a Commercial  
7 Event space, and a Lobby/Amenity space, with grade  
8 level parking.

9 The parking garage is accessed from  
10 Bloomfield Avenue and also from State Street.

11 It should be noted that handicapped access  
12 to the Event space and Lobby/Amenity space apparently  
13 encroaches onto the right-of-way (sidewalk) of  
14 Bloomfield Avenue.

15 There are two surface parking lots with  
16 access from State Street. One lot consists of 20  
17 spaces for the residential occupants and the other  
18 parking lot 44 spaces for church activity purposes.

19 A sidewalk is proposed along the southerly  
20 side of the building connecting the Bloomfield Avenue  
21 sidewalk to the State Street sidewalk.

22 A loading area is proposed between the rear  
23 of the building and the 20-space parking lot for  
24 delivery and moving truck purposes.

25 Sheet C-401, Grading Plan. The event space

1 finished floor is proposed at Elevation 135.00 and the  
2 accessible ramp begins at Elevation 134.00.

3 The lobby/amenity space is proposed at  
4 Elevation 134.75 and the accessible ramp begins at  
5 Elevation 132.32.

6 Sheet C-402, Drainage Plan. The  
7 application proposes an underground stormwater  
8 management system consisting of infiltration  
9 basin/tanks, interconnected and directed to an outlet  
10 control structure, all within the interior of the  
11 building below the parking garage.

12 The overflow for the system is designed to  
13 discharge into the existing inlet/storm sewer on State  
14 Street.

15 The 44 space surface parking lot will have  
16 an independent stormwater conveyance system to control  
17 stormwater and direct the discharge into the State  
18 Street storm sewer system.

19 Sheet C-501, Utility Plan. This plan  
20 proposes potable water and sanitary sewer connections  
21 to the existing utilities under Bloomfield Avenue.

22 The potable water connection is shown  
23 tapped into the existing 6-inch water main.

24 The sanitary sewer connection proposes a  
25 doghouse manhole to be constructed over the existing

1 10-inch clay sewer main under Bloomfield Avenue.

2 Sheet C-601 and C-602, Soil Erosion and  
3 Sediment Control Plan. Soil erosion control measures  
4 are required to be in place prior to any demolition or  
5 soil movement. A permit will be required to be  
6 obtained from Hudson-Essex-Passaic Soil Conservation  
7 District.

8 Sheet C-701, Landscape Plan. Shade trees  
9 are proposed along the Bloomfield Avenue frontage and  
10 the State Street frontage. The Bloomfield Avenue  
11 frontage has a brick paver pattern between the curb and  
12 sidewalk. The north and south sides of the building  
13 are buffered with landscaping, as well as the  
14 perimeters of the surface parking lots.

15 Sheet C-703, Lighting Plan.  
16 Building-mounted light fixtures are proposed along the  
17 Bloomfield Avenue frontage, and the southerly side of  
18 the building to illuminate the proposed sidewalk, and  
19 along the rear portion of the sidewalk.

20 Four individual light poles, with fixtures  
21 at 20 feet mounting height are located in the 20 space  
22 surface parking lot.

23 The 44 space surface parking lot is  
24 illuminated with a 25-foot high, twin fixture system.

25 Stormwater Management Report. Stormwater

1 Management Facility/Operations and Maintenance Manual.

2 The project is considered a major development due to  
3 the proposed disturbance greater than one acre.

4 The proposed improvements decrease  
5 impervious coverage and motor vehicle surface area on  
6 the site.

7 The proposed development must meet NJDEP  
8 stormwater quantity reductions, water quality, and  
9 groundwater recharge.

10 In the existing condition, the site is  
11 developed with buildings, structures, sidewalks and  
12 pavements. Drainage runoff sheet flows onto Bloomfield  
13 Avenue and onto State Street.

14 The proposed stormwater conveyance system  
15 will collect runoff from the proposed building into an  
16 underground infiltration basin.

17 The proposed improvements decrease  
18 impervious coverage by 0.429 acres and decrease motor  
19 vehicle surface area by 1.044 acres.

20 According to the report, drain time is for  
21 the 100-year future adjusted storm. Permeability tests  
22 have been completed in the area of the basin and an  
23 infiltration rate of 4.3 inches per hour has been  
24 observed. The maximum design volume to be infiltrated  
25 is the Water Quality Storm Design Volume, with larger

1 storms being discharged via outlet control structures.

2 Roof runoff does not need to be pretreated.

3 The proposed development of the site will  
4 result in a net decrease of 1.044 acres of new motor  
5 vehicle surfaces, and therefore water quality controls  
6 do not apply.

7 The design provides groundwater recharge  
8 which exceeds NJDEP requirements.

9 Regularly scheduled maintenance inspections  
10 of the stormwater facilities should be performed at  
11 least four times per year. Maintenance of the  
12 facilities shall be both functional and aesthetic.  
13 (Preventive and Corrective.)

14 Traffic Impact Analysis. The analysis  
15 concludes that the proposed development would not  
16 significantly impact traffic conditions in the vicinity  
17 of the site.

18 The report indicates that discussions were  
19 held with Essex County, and that the provision of left  
20 turns at the proposed Bloomfield Avenue driveway will  
21 require a supporting Gap Analysis.

22 The project meets the parking requirements  
23 based on the Redevelopment Plan, the bicycle parking  
24 requirements, and the ADA-compliant sidewalk  
25 connectivity between Bloomfield Avenue and State

1 Street.

2 Comments and Recommendations. Testimony  
3 shall be provided in support of the requested variance  
4 relief and design waiver relief.

5 Testimony shall be provided as to the need  
6 for ADA accessibility (handicapped ramps) to be  
7 proposed within the Essex County right-of-way  
8 (sidewalk) of Bloomfield Avenue for both the Commercial  
9 Event space and the Lobby/Amenity space areas.

10 Testimony shall be provided as to the  
11 specific amenities proposed for the ground floor, the  
12 first residential level, the amenity deck on the first  
13 residential level, and the proposed roof deck.

14 Testimony shall be provided with respect to  
15 the exterior building finish materials.

16 The architectural plans show balconies on  
17 both the northerly and southerly sides of the proposed  
18 building. The engineering site plans only show the  
19 balconies on the northerly side of the proposed  
20 building. The balconies on the south side are located  
21 above the proposed sidewalk leading from Bloomfield  
22 Avenue to State Street.

23 Discussion/testimony shall be provided as  
24 to the potential for left turns into the site from the  
25 Bloomfield Avenue access.

1           There are various types of existing fences  
2 along the sides of the subject property. New uniform  
3 fencing should be proposed, either PVC or  
4 Board-on-Board wood fence, to buffer all side yards and  
5 rear yards of the adjoining/abutting properties.

6           All existing water and sanitary sewer  
7 connections servicing the existing buildings shall be  
8 capped and abandoned prior to any building or structure  
9 demolition.

10           The engineering site plans state that  
11 permeability testes shall be performed for the  
12 infiltration basin design (Sheet C-102), while the  
13 Stormwater Management Report states that the  
14 permeability tests have been completed. Testimony  
15 shall be provided as to where the tests were performed  
16 since the existing buildings have not been removed.

17           A note shall be added to indicate that all  
18 building roof drains will be connected internally into  
19 the infiltration basin system.

20           Sheet C-501 shows the sanitary sewer  
21 connection proposed over the 10-inch diameter clay  
22 sewer pipe. This section of sanitary sewer main from  
23 the upstream manhole to the downstream manhole shall be  
24 inspected by CCTV to determine its structural  
25 integrity. If found to be structurally defective, the

1 section of main from manhole to manhole shall either be  
2 lined or replaced.

3 Lots 10, 15, 41, 42 and 46 shall be  
4 consolidated into one metes-and-bounds description, and  
5 a lot consolidation deed shall be filed, with a new lot  
6 number be designated by the Tax Assessor.

7 Approval shall be subject to performance  
8 and maintenance guarantees and engineering inspection  
9 fees pursuant to Article VII of the current zoning  
10 ordinance.

11 Planning Board approval shall be  
12 conditioned upon outside agency reviews and approvals:

13 Hudson-Essex-Passaic Soil Conservation  
14 District Permit.

15 Essex County Planning Board.

16 New Jersey Department of Environmental  
17 Protection (NJDEP).

18 Treatment Works Approval (TWA).

19 Flood Hazard Verification.

20 Flood Hazard Individual Permit.

21 Passaic Valley Sewer Commission.

22 Bloomfield water and sanitary sewer  
23 connections.

24 My office has no further comment or  
25 engineering issues at this time. However, my office

1 reserves the opportunity for further comments pending  
2 testimony received during the hearing process.

3 Respectfully submitted, Anthony Marucci,  
4 Planning Board Engineer.

5 That being said, could I have a motion to  
6 adjourn this meeting? (Laughter.) You're up, sir.

7 MR. TRAUTNER: Thank you, Mr. Chairman. My  
8 name is Tom Trautner, Chiesa, Shahinian and Giantomasi.  
9 I'm here tonight on behalf of the Applicant CBD  
10 Deeloper Urban Renewal.

11 CHAIRMAN LaQUAGLIA: Is the mic on? Amanda  
12 is the mic on?

13 SECRETARY WATERS: It should be.

14 MR. TRAUTNER: Shall I get a little closer?

15 CHAIRMAN LaQUAGLIA: That's better.

16 MR. TRAUTNER: Okay. Again, I'm Tom  
17 Trautner from CSG Law here on behalf of the Applicant.  
18 Thank you all for coming out. I appreciate your time  
19 and your courtesy.

20 The Applicant is the long-term lessee of  
21 the property and as will be explained by a  
22 representative of the Applicant tonight, this project  
23 is the result of a partnership between the Applicant  
24 and the Church of the Sacred Heart which owns the  
25 property.

1           As was illustrated in Mr. Marucci's comment  
2 letter, the property is located in the Sacred Heart  
3 Redevelopment area and is subject to the provisions of  
4 the Sacred Heart Redevelopment Plan. The Applicant's  
5 been designated as the redeveloper of the property and  
6 has entered into a redevelopment agreement with the  
7 Township to Bloomfield with respect to this property.

8           Again, we're here tonight seeking  
9 preliminary and Final Major Site Plan approval, along  
10 with the a few deviations from the Redevelopment Plan  
11 and a few variances and design waivers from  
12 Bloomfield's Land Development Ordinance.

13           With respect to these deviations and  
14 variances and waivers you'll hear from our civil  
15 engineer and architect regarding -- but I wanted to  
16 just sort of set the table. The size and the massing  
17 of the building complies with the requirements of the  
18 Redevelopment Plan. So the limited number of  
19 deviations, variances and waivers that you will hear  
20 tonight are not required as a result of trying to build  
21 a larger building or somehow cutting corners, rather we  
22 believe in what you'll hear in testimony is that we're  
23 trying to provide an opportunity for an improved  
24 project. And in numerous instances as we address the  
25 testimony that perhaps most importantly try to benefit

1 the church in terms of the ability to provide more  
2 dedicated parking for use by the church.

3 As will also be addressed in the testimony  
4 tonight the deviations, variances, and waivers being  
5 requested don't have an impact on the size, massing or  
6 constructability of the building itself. We have  
7 previously to tonight have submitted an Affidavit of  
8 Mailing and Proof of Publication and we're in receipt  
9 of the comment letter from Mr. Marucci. We'll address  
10 his comments as part of the testimony.

11 So in term of the overall presentation, we  
12 have five witnesses. First we have Jack Tycher. He's  
13 a representative of the Applicant. He'll just talk a  
14 little bit about how we got here, the relationship with  
15 the church. We have Alex Lomei from Bohler  
16 Engineering. We'll have him -- he's our Civil Engineer  
17 and he'll testify with respect to our site civil plans.  
18 We have Christopher Boone from Lessard Design. He is  
19 our Architect and will provide testimony regarding the  
20 same. We have Paul Going of Atlantic Traffic and  
21 Design. He's our traffic expert. And Beth McManus is  
22 here from Kyle and McManus Associates. If we get to  
23 her tonight she will testify as a Professional Planner  
24 in support of the deviations, variances and waivers  
25 requested.

1           So Mr. Chairman with your permission, I'll  
2     have Jack Tycher come up. I'll seek to have him sworn  
3     in but not qualified because he's not testifying as an  
4     expert.

5           CHAIRMAN LaQUAGLIA: And just as a note  
6     before you begin, possibly the traffic engineer we  
7     might bump to the next meeting when our traffic  
8     engineer is here.

9           MR. TRAUTNER: Understood.

10          CHAIRMAN LaQUAGLIA: Okay. But that's  
11     common sense. Okay.

12          SECRETARY WATERS: Do you swear that the  
13     testimony you're about to give is the truth, the whole  
14     truth, and nothing but the truth?

15          MR. TYCHER: I do.

16          SECRETARY WATERS: Please state your first  
17     and last name for the record and spell the last name  
18     for me.

19          MR. TYCHER: Jack Tycher, T-Y-C-H-E-R.

20          J A C K   T Y C H E R, having been duly  
21     sworn, testifies as follows:

22          THE WITNESS: Good evening. Appreciate the  
23     opportunity to present this project to you guys. I'm  
24     with the firm -- a Partner with the firm Canoe Brook  
25     Development. I'll just give you a little bit of

1 background on us. Feel free to ask any further  
2 questions, but we're a family-owned, privately-owned  
3 company. We have extensive history in New Jersey and  
4 we've built over 15,000 apartments in the northeast  
5 with a strong focus in New Jersey. We take a lot of  
6 pride in being collaborative in this process and  
7 meticulously designing and operating our buildings and  
8 building what we say we're going to do.

9           We have extensive history in both downtown  
10 transit-oriented communities and also in the suburbs.  
11 Some examples of some properties being built, a  
12 6,000-unit Master Plan, multiple-building community on  
13 the Hudson Waterfront in partnership with New York  
14 Waterway, and we've built buildings in Jersey City.  
15 Similarly, we've built buildings in suburban towns like  
16 Verona and Short Hills and Livingston. We were part of  
17 the redevelopment of Morristown 500 units across four  
18 buildings. So we have an extensive experience with all  
19 types of projects and municipalities.

20           So I want to just give you a brief  
21 background as to how we got here and the process with  
22 the church. As Tom's mentioned, this has been a  
23 collaborative process and partnership with the church.

24           The Archdiocese in Newark with the Sacred  
25 Heart Parish issued an RFP back in 2018, and they were

1 seeking to transact this space of land with the goal of  
2 using a largely unused piece of property to help secure  
3 the financial security of the Parish for generations to  
4 come. So we responded to that RFP. We are really  
5 excited about the opportunity and the possibility to  
6 build in Bloomfield and in this location.

7           And after being selected we worked with the  
8 Parish to sign a long-term ground lease. The idea  
9 being if we buy the property that's a one-time payment,  
10 but if we sign the ground lease that's annual income  
11 for more than a hundred years for them to cover their  
12 bills and to maintain their premises in the future.

13           So the property that we ground leased as  
14 described before it primarily consists of the school,  
15 the old school building which is obsolete, largely  
16 unused at this point. It's deemed too expensive and  
17 too large for the church to maintain, as well as  
18 Nardiello Hall which as you may be aware has been  
19 damaged in the past, has been stripped down to the  
20 studs and the church has chosen not to repair that  
21 building. So they felt that the best way forward for  
22 their financial security was to put those properties  
23 out for RFP to see if they could come up with a plan  
24 for the future.

25           The goal of the RFP in addition to cash

1 flow was to secure the money necessary upfront to do a  
2 renovation of the convent which is across the street  
3 right behind the rectory and the church, and the idea  
4 is they would move the remaining religious education  
5 and some administrative services in the back of the  
6 house and office into that convent.

7           They also asked the Respondees to build  
8 them event space, which as we've been designing our  
9 project we proposed would be best located on the first  
10 floor on Bloomfield Avenue. And that would be just for  
11 general post-religious service gatherings and meetings  
12 and their operations.

13           Lastly, the church asked that we use our  
14 best efforts to maximize the amount of surface parking  
15 that we were able to provide for them once we were done  
16 with the design of the apartment building.

17           So we worked hand-in-hand with the Parish  
18 throughout this process. I meet with Father Nelson and  
19 with the Leaders of the Parish Board regularly. They  
20 were part of the design process to make sure they're  
21 happy with the building that we're delivering, as well  
22 as making sure that we're meeting their objectives.

23           So one thing I'll note -- thank you for  
24 playing out the details of the project really clearly.  
25 One thing I'll note is the Nardiello Hall lot that is

1 being converted to a parking lot solely for the benefit  
2 of the church and is not a part of the apartment  
3 development.

4 MR. TRAUTNER: For the event space?

5 THE WITNESS: I'm sorry, for the event  
6 space, correct.

7 CHAIRMAN LaQUAGLIA: Say that again?

8 THE WITNESS: For the event space, but it's  
9 not for the residential use. Prior to this submission  
10 to this Board we did respond to questions and  
11 communicated back and forth with the Advisory  
12 Committee. I believe members of this Board and the  
13 Township Committee were part of that process. That  
14 created the Redevelopment Plan. It sets forth the  
15 massing, the design, the setbacks for the buildings,  
16 and of course the circulation and how the site  
17 functions.

18 I think it was a great process I think  
19 resulting in a good Redevelopment Plan and I look  
20 forward to hopefully bring this project to fruition.  
21 I'm here throughout the hearing to answer any questions  
22 about us as an applicant, about the project in  
23 relationship with the church and anything about the  
24 future operations.

25 CHAIRMAN LaQUAGLIA: Thank you, sir. Any

1 questions, Board? None. Any questions from the  
2 audience for this gentleman? But only regarding what  
3 he just spoke about. Ma'am? You have to come up to  
4 the microphone and identify yourself. No, this lady's  
5 first.

6 MS. BRADY: Hi. My name is Liz Brady and I  
7 own 28 State Street. I don't live there, but I do own  
8 it. And I have a concern about the church parking  
9 spaces. They're too close to the property.

10 CHAIRMAN LaQUAGLIA: Well, no, that would  
11 be for the engineer.

12 MS. BRADY: Okay. So he just mentioned the  
13 property.

14 CHAIRMAN LaQUAGLIA: He's representing the  
15 company.

16 MS. BRADY: Overall picture.

17 CHAIRMAN LaQUAGLIA: Yeah, but when the  
18 engineer comes up or the architect that would be the  
19 appropriate time --

20 MS. BRADY: Then I will save my other  
21 question.

22 CHAIRMAN LaQUAGLIA: You're more than  
23 welcome but only what he just talked about.

24 MS. BRADY: I thought he talked about the  
25 parking. That's why I --

1 MR. RUBIN: You have to ask questions,  
2 Ma'am. This is the time for questions.

3 CHAIRMAN LaQUAGLIA: Plus you have to have  
4 a question, too. All right, sir. Again, his  
5 testimony, of course, for the question.

6 MR. SUTARIA: Absolutely. Good evening.  
7 Norm Sutaria 99 --

8 CHAIRMAN LaQUAGLIA: How do you spell your  
9 last name?

10 MR. SUTARIA: Sutaria, S-u-t-a-r-i-a, 99  
11 Berkeley Avenue. So I'm very happy to hear that you  
12 collaborated with the church and worked hand-in-hand  
13 with them. Did you collaborate with any of the  
14 neighbors within the 200-foot radius?

15 THE WITNESS: No, not yet.

16 MR. SUTARIA: All right. Are there plans  
17 to?

18 THE WITNESS: Based on the many  
19 conversations through this process, yes.

20 MR. SUTARIA: Sorry. Can you repeat your  
21 answer again?

22 THE WITNESS: Yeah, based on this process.

23 CHAIRMAN LaQUAGLIA: Are you talking in the  
24 mic, sir?

25 THE WITNESS: Yes. I'm happy to based on

1 this process.

2 MR. SUTARIA: Okay. Excellent. So the  
3 collaboration will happen in regards to that.

4 THE WITNESS: I'm happen to discuss.

5 MR. SUTARIA: Working with the neighborhood  
6 and working with the adjacent residential owners?

7 THE WITNESS: Generally speaking, yes.

8 MR. SUTARIA: Very good. I think this  
9 question is for the civil engineer.

10 CHAIRMAN LaQUAGLIA: You'll have time to  
11 speak to him then.

12 MR. SUTARIA: Are there plans for weekend  
13 construction?

14 THE WITNESS: Typically we only do --  
15 depends on the hours that the town allows. Typically  
16 we try to keep it to five construction only. There's  
17 probably plans for Saturday construction in limited  
18 cases.

19 MR. SUTARIA: Thank you. I appreciate it.

20 CHAIRMAN LaQUAGLIA: Thank you. Any  
21 others?

22 MR. GRECO: Brian Greco, 40 Park Street.

23 CHAIRMAN LaQUAGLIA: Spell your last name.

24 MR. GRECO: G-r-e-c-o.

25 CHAIRMAN LaQUAGLIA: And what's the

1 address?

2 MR. GRECO: 40 Park Street.

3 CHAIRMAN LaQUAGLIA: 40 Park Street?

4 MR. GRECO: Park Street. My question for  
5 you is when you first got commissioned in 2018 were you  
6 aware that this property was a part of the commercial  
7 district and had there been a discussion about how to  
8 get around the provision to have a commercial space as  
9 part of this?

10 THE WITNESS: Yes. We officially got  
11 engaged in 2020, but yes we were aware. That was part  
12 of the conversation with the Parish they preferred to  
13 not have ground retail.

14 MR. GRECO: And then how did you get around  
15 it?

16 THE WITNESS: It was part of the  
17 Redevelopment Plan.

18 MR. GRECO: So the one that was put forth a  
19 year ago by --

20 CHAIRMAN LaQUAGLIA: Excuse me, you have to  
21 speak a little louder. We have to hear.

22 MR. GRECO: I'm sorry. So the  
23 Redevelopment Plan that was put forth one year ago, the  
24 Sacred Heart Redevelopment Plan was how you got around  
25 the provision to not have commercial space?

1 THE WITNESS: On the first floor?

2 MR. TRAUTNER: I'm going to just ask you to  
3 you rephrase when you say "got around."

4 MR. GRECO: Well, there had been a  
5 requirement for any properties built on this location  
6 to be mixed-use residential with commercial space.  
7 That was true even as of 2021 when Mayor Venezia sent  
8 it to the Planning Board. So when you were initially  
9 creating this plan there was a requirement for  
10 commercial space. Was that in your initial drawing?

11 MR. TRAUTNER: Well, so again, I'm going to  
12 object because there's a Redevelopment Plan that we  
13 submitted an application to comply with. So if your  
14 question is are we complying with the Redevelopment  
15 Plan he can answer that.

16 THE WITNESS: We are complying with the  
17 Redevelopment Plan. We were -- the church requested in  
18 this process that no retail be on the first floor. We  
19 offered to build the event space on the first floor and  
20 that's what the Redevelopment Plan was drafted for.

21 MR. GRECO: But the Redevelopment Plan was  
22 changed a year ago.

23 MR. TRAUTNER: Well, there's the Sacred  
24 Heart Redevelopment Plan for which we're here tonight.

25 MR. GRECO: Mr. LaQuaglia, am I incorrect

1 in saying that there was a Redevelopment Plan --

2 CHAIRMAN LaQUAGLIA: Mr. Rubin will explain  
3 exactly.

4 MR. RUBIN: Let me explain. The  
5 Redevelopment Plan was adopted in August of 2023. It  
6 superceded by its expressed terms the previous Zoning  
7 and Redevelopment Plans that govern this site. So --  
8 and that Development Plan is adopted by the governing  
9 body not by this Board.

10 MR. GRECO: This Board didn't allow public  
11 comment on that Redevelopment Plan.

12 MR. RUBIN: We did -- we're not here to do  
13 public comment. The public hearing is for the  
14 governing body. We're here to review it to determine  
15 consistency. There is -- this redevelopment plan is  
16 adopted by ordinance by the governing body. The public  
17 hearing with respect to this Redevelopment Plan  
18 occurred before the governing body and not before this  
19 Board.

20 MR. GRECO: That never happened.

21 MR. RUBIN: I don't know. I don't  
22 represent the governing body, so I can't tell you what  
23 they did. We have a council member here who can tell  
24 us, I guess, but I assume that there was by law there  
25 was required to be a public hearing on this ordinance

1 just as there is on any other ordinance.

2 MR. GRECO: Mr. Rockwell, was there a  
3 public hearing?

4 MR. RUBIN: You don't have a right to ask  
5 him questions, I'm afraid. You do not have the right  
6 to ask him questions. If he wishes to intercede to  
7 provide information that's his prerogative but you do  
8 not have the right to ask Board members questions. You  
9 have the right to ask general questions about the  
10 process of the Board, but not individual Board members  
11 questions about things that occurred outside the  
12 province of this hearing, okay?

13 MR. GRECO: Understood.

14 CHAIRMAN LaQUAGLIA: Do you have any other  
15 questions for the gentleman here, sir?

16 MR. GRECO: Not at this time.

17 CHAIRMAN LaQUAGLIA: Thank you. Anybody  
18 else? I see no hands. Thank you, sir.

19 MR. TRAUTNER: Thank you, Mr. Chairman.  
20 With that I'll ask that Alex Lomei from Bohler  
21 Engineering be sworn in and I'll seek to have him  
22 qualified as an expert in civil engineering.

23 MR. LOMEI: Good evening.

24 SECRETARY WATERS: Do you swear that the  
25 testimony you're about to give is the truth, the whole

1 truth, and nothing but the truth?

2 MR. LOMEI: I do.

3 SECRETARY WATERS: Please state your first  
4 and last name for the record and spell your last name  
5 for me.

6 MR. LOMEI: My name is Alexander Lomei,  
7 last name is L-o-m-e-i.

8 SECRETARY WATERS: Thank you.

9 A L E X A N D E R L O M E I, having been  
10 duly sworn testifies as follows:

11 BY MR. TRAUTNER:

12 Q. Mr. Lomei, could you just give the Board a  
13 brief overview of your educational and professional  
14 experience, with an eye towards seeking to have you  
15 qualified as an expert in civil engineering?

16 A. Sure. I graduated with a Bachelors or  
17 Science in Civil Engineering from the University of  
18 Delaware. I'm licensed in the state of New Jersey  
19 since 2016. I am a senior project manager with Bohler  
20 Engineering for about 13 years now with an office  
21 located at 30 Independence Blvd., Suite 200, in Warren,  
22 New Jersey. And I've testified in front of 20 Boards  
23 between New Jersey and New York in my tenure.

24 CHAIRMAN LaQUAGLIA: We're good with him.

25 MR. TRAUTNER: Thank you, Mr. Chairman.

1 BY MR. TRAUTNER:

2 Q. Mr. Lomei, you're familiar with the  
3 application that's the subject of tonight's hearing?

4 A. I am.

5 Q. And you were involved in the preparation of  
6 the civil engineering plans that were submitted in  
7 support of the application?

8 A. That's correct.

9 Q. And if you would, could you I guess give  
10 the Board an overview of the existing conditions at the  
11 site?

12 MR. TRAUTNER: And Mr. Chairman and Alex,  
13 we have a exhibit which has been premarked if it can be  
14 brought up on the screen. Exhibit A-1, it's an aerial  
15 of this site which Mr. Lomei may use to orientate the  
16 existing conditions at this site.

17 (Exhibit A-1 is received and marked.)

18 THE WITNESS: Thank you. So up on the  
19 screen right now you'll see the Aerial Exhibit which  
20 was prepared by Bohler. It's dated -- you can't see  
21 the date but it's dated October 8th, of 2024, and we'll  
22 mark this as Exhibit A-1 even though it's been  
23 premarked.

24 North is to the top of the page just so the  
25 Board can orient themselves with the Exhibit. The

1 site's been identified on the tax map as Block 244, Lot  
2 10, 42 and 46, but I believe formally known as Lots 10,  
3 15, 41, 42 and 46, or 675-699 Bloomfield Avenue, and 14  
4 and 34 through 40 State Street.

5 The surrounding area includes Bloomfield  
6 Avenue along the frontage to the west with residential  
7 beyond. Residential to the north State Street and  
8 residential to the east and commercial to the south.  
9 The existing condition and the proposed condition of  
10 the site is 2.23 acres. It's situated in the  
11 Redevelopment Plan for Block 244 Lots 10, 15, 41, 42  
12 and 46 where a multifamily residential with a  
13 nonresidential event space is a permitted use.

14 Currently on-site is the Sacred Heart  
15 Church Building, as well as the Nardiello Hall Building  
16 as well. In the existing condition there are separate  
17 ingress and egress access points from Bloomfield Avenue  
18 and an access point to State Street for ingress and  
19 egress.

20 For the proposed conditions, Alex, if you  
21 wouldn't mind going to A-2. Thank you. What you see  
22 on screen now is a colorized site plan exhibit which  
23 was also prepared by Bohler dated August 8th of 2024.  
24 It's been pre-marked as Exhibit A-2 with north towards  
25 the I'll call it the top left section of the page.

1 (Exhibit A-2 is received and marked.)

2 THE WITNESS: The development as I think  
3 it's been stated --

4 MR. RUBIN: Let me ask, how is this  
5 different from the plans that were submitted to the  
6 Board that they have before them?

7 THE WITNESS: This is a colorized version  
8 of the same site plan that was submitted to the Board.  
9 It has the landscape kind of shown on the site layout  
10 plan as well with some color added to just demonstrate  
11 it.

12 MR. RUBIN: So this is Sheet C-301 that's  
13 in the plans that was submitted with the application?

14 THE WITNESS: That's correct.

15 MR. RUBIN: But in addition to that it's  
16 adding some landscaping to it, correct?

17 THE WITNESS: Correct.

18 MR. RUBIN: Okay. Thank you.

19 THE WITNESS: The development proposes a  
20 six-story, multifamily residential building with a  
21 nonresidential event space and front facade facing  
22 Bloomfield Avenue for exclusive use by the church in  
23 compliance with the Redevelopment Plan.

24 A few points just regarding the building,  
25 the building will have no residential units on the

1 ground floor, the building will have pedestrian access  
2 from Bloomfield Avenue which includes ADA ramps for  
3 access to the event space and the residential lobby.

4           These access ramps are partially within the  
5 Bloomfield Avenue right-of-way just given the proximity  
6 of the building to the property line which is in  
7 compliance with the Redevelopment Plan.

8           The nonresidential event space is  
9 approximately 4,289 square feet which complies with the  
10 4,000 square foot minimum in the Redevelopment Plan and  
11 the building includes parking on the first two levels  
12 with various amenity spaces which also complies with  
13 the Redevelopment Plan.

14           I do want to touch on a few variances  
15 related to the building setback from the Redevelopment  
16 Plan. The variances really are due to the balconies on  
17 the north and south side and the overhang on the west  
18 side along Bloomfield Avenue. The minimum building  
19 setback from Bloomfield Avenue is zero feet permitted  
20 and there's a canopy that goes over the property line  
21 by four and a half feet. Without the canopy the  
22 building itself would comply with the setback  
23 requirements of Bloomfield Avenue.

24           Similarly, the building setback from Block  
25 244, Lot 8 to the south where 10 feet is permitted and

1 4.8 feet is proposed from the balcony; however, to the  
2 building itself not including the balcony the setback  
3 is 10 feet which complies with the Redevelopment Plan.

4 And lastly from a building setback  
5 perspective the variance for setback from Block 244,  
6 30, 31, and 32 where 20 feet is required and from the  
7 balcony 14.9 feet is proposed, but the rest of the  
8 building itself the setback is 20.2 feet, which  
9 complies with the Redevelopment Plan.

10 The other -- the remaining setback  
11 requirements for the building are in compliance with  
12 the Redevelopment Plan. The building does have a  
13 varying finished floor elevations along the site from  
14 the garage entrance, the residential lobby, and the  
15 event space. This is due to proximity to the Second  
16 River to the west. The site's not located in the  
17 floodplain maps for FEMA or the DEP, but DEP is  
18 recently undergoing some changes for their floodplain  
19 management for the flood hazard regulations. And we  
20 have an application in with the DEP right now to verify  
21 the floodplain even though the mapping doesn't show it  
22 on the property with a flood study and some engineering  
23 behind establishing a floodplain elevation for the  
24 site. So the varying elevations for the finished  
25 floors, for the event space, and the residential is in

1 line with what we anticipate potential flood hazard  
2 elevations being along the frontage of the property.

3           The building height is 69.6 feet which  
4 complies with the Redevelopment Plan's maximum height  
5 of 70 feet. From a parking perspective we are  
6 proposing 324 parking spaces which satisfies the  
7 requirements of the Redevelopment Plan. There are 260  
8 residential parking spaces inside the building and  
9 there are 20 residential parking spaces and the surface  
10 lot off of State Street for a total of 280 residential  
11 spaces for parking.

12           There are 44 event space parking spaces  
13 which are dedicated for the church located to the  
14 northeast of the site with access from State Street.  
15 It's actually the southeast of the site with access  
16 from State Street.

17           The parking does include 73 compact spaces.  
18 Eighteen compact spaces are within the event space  
19 parking and 55 compact spaces are within the parking  
20 levels of the residential building. We are requesting  
21 variance relief for the max allowable compact spaces  
22 where 62 spaces are allowed which is 20 percent of the  
23 required parking. Just as a note, if we are isolating  
24 only the residential parking and the compact spaces for  
25 that and the requirements for the residential parking

1 we actually will comply with the Redevelopment Plan.

2 We would be allowed up to 56 compact spaces and we have  
3 55 for the residential.

4           The parking includes nine ADA accessible  
5 parking spaces and three of which are van accessible  
6 spaces all inside the building. The parking also  
7 includes 43 electric vehicle parking spaces located  
8 within the parking levels of the building and complying  
9 with the Redevelopment Plan and the state requirements.  
10 And just wanted to note that the electric vehicle  
11 parking spaces in the garage or in the parking levels  
12 of the building are located towards the center of the  
13 building. They are not located along I'll say the  
14 outside walls of the building or the parking along the  
15 building walls. So the intent was to get all of the EV  
16 chargers to be kind of located more in the central of  
17 the parking of the parking vehicles.

18           We are requesting a variance from the  
19 underlying zoning code for parking setback along State  
20 Street for the event parking to allow for zero feet  
21 where 5 feet is required. This, and I think we've --  
22 Mr. Trautner had mentioned it before, we are trying to  
23 maximize and get as much parking for dedication to the  
24 church as possible in the current Nardiello Hall  
25 section. So that's what drives kind of having the

1 zero-foot setback where five is required.

2 We're going to be reviewing some options  
3 for the seven spaces that are along the sidewalk on  
4 State Street just to provide a little bit more  
5 separation for potential car overhang. So I think that  
6 will be something we would explore and probably look to  
7 put on the site plans in the future so that we can  
8 prevent car overhang into the public sidewalk.

9 BY MR. TRAUTNER:

10 Q. Alex, I'm sorry. Can you just give the  
11 Board there's possibly two options that --

12 A. Currently there are two options. We could  
13 put some wheel stops short of the curb so the wheels  
14 have to stop 2 or 3 feet short of the curb so the  
15 overhang doesn't go over the curb, or we could explore  
16 doing kind of a curb island that would be in the  
17 right-of-way but a nice way to have cars be able to  
18 overhang. We can plant some grass there, and just be  
19 able to protect pedestrians from car overhang or people  
20 parking in that lot.

21 Q. And Alex, the intent would be if we are  
22 coming back for another meeting we would report back in  
23 terms of what we would be doing?

24 A. Yes. Relative to bicycle parking we are  
25 proposing eight outdoor bicycle spaces located along

1 the building on Bloomfield Avenue between the entrance  
2 for the event space and the entrance for the  
3 residential lobby.

4 The Redevelopment Plan required five  
5 outdoor bicycle spaces. We are proposing eight. There  
6 are bike racks between the two entrances. The  
7 Redevelopment Plan requires them to be 50 feet from the  
8 residential entrance. The way it's shown on the plan I  
9 think it's 60 feet or 65 feet, so we will be moving  
10 them. We'll shift them to the plan right or to the  
11 south so that they are within 50 feet of the  
12 residential entrance to comply with the Redevelopment  
13 Plan. We're also proposing 20 indoor bicycle parking  
14 spaces as well for the building and the residents.

15 We are proposing concrete sidewalk along  
16 the west, south, and southeastern portions of the  
17 building to service the both surface-car parking lots,  
18 the monument plaza, as well as provide pedestrian  
19 access to State Street and to Bloomfield Avenue in  
20 compliance with the Redevelopment Plan.

21 From a streetscape perspective we will have  
22 a combination of street trees, brick pavers, some  
23 concrete scoring proposed along Bloomfield Avenue to  
24 comply with the Redevelopment Plan.

25 For vehicular access to the site that's

1 proposed from both Bloomfield Avenue and from State  
2 Street into the ground floor parking level of the  
3 building. We are proposing two-way circulation within  
4 the surface parking areas for both off of State Street  
5 for the residential and for the event space parking.

6           Similar to other variances we are  
7 requesting a variance from the underlying zoning codes  
8 to allow for 22-foot wide driving aisles with the event  
9 space parking where 24 is required. Again, it's more  
10 about spacing for the church space trying to maximize  
11 the number of parking spaces that we can have for the  
12 church, but a 22-foot drive aisle for a small parking  
13 lot like this still allows for proper circulation and  
14 appropriate parking maneuvers and cars to circulate the  
15 parking area.

16           Relative to deliveries and loading and  
17 trash as well, we'll have trash and recycling stored  
18 inside the building in compliance with the  
19 Redevelopment Plan and we'll have regular pickup from a  
20 designated loading area in the northeast corner of the  
21 building.

22           Similarly, for deliveries we'd expect, you  
23 know, small box trucks and things like that. We'll  
24 have deliveries enter and exit off of State Street as  
25 required by the Redevelopment Plan and access the

1 loading area in that northeast corner of the building.

2           Quickly, to touch on the drainage aspects  
3 of the project. We have stormwater management proposed  
4 on site which is designed in compliance with the NJDEP  
5 stormwater management regulations. The stormwater for  
6 the site is generally captured in underground  
7 infiltration basin under the building and through an  
8 outlet control structure to ultimately discharge into  
9 the conveyance system on State Street. There's also  
10 some surface -- the surface parking for the event space  
11 has its own pipes and conveyance system to collect  
12 water in that area.

13           We have done infiltration testing  
14 throughout the site prior to the design. We anticipate  
15 doing additional infiltration testing as well during  
16 the wet season between January and April just to get a  
17 little more testing within the proposed basin to  
18 confirm infiltration rates from a design perspective.

19           From a lot coverage and an impervious  
20 coverage perspective, the proposed lot coverage is 87.8  
21 percent which complies with the Redevelopment Plan's  
22 maximum allowable of 90 percent. There's a reduction  
23 of impervious coverage by .21 acres. I know in the  
24 Marucci letter it noted I think .4 acres. That may  
25 have been based on a typo in our stormwater management

1 report. But just to set the record straight the  
2 reduction of impervious coverage is about 9,000 feet or  
3 .21 acres.

4 From a utility perspective -- before I go  
5 to utilities we are also reducing the motor vehicle  
6 surface area on site by a little over an acre as well.  
7 So there's currently a lot of asphalt in parking and  
8 car areas which will have a lot more kind of roof area  
9 and building area.

10 From a utility perspective we'll have gas  
11 service connection from Bloomfield Avenue. We'll have  
12 electric coming from Bloomfield Avenue as well. Water  
13 connection from the water main on Bloomfield Avenue,  
14 and sanitary tying into the existing sanitary main on  
15 Bloomfield Avenue as well. All of the utilities will  
16 be run underground in compliance with the Redevelopment  
17 Plan and relative to the sanitary sewer during the  
18 CCTV. We would have no objection to performing that  
19 and investigating the existing sewer line on Bloomfield  
20 Avenue the way it's outlined in Mr. Marucci's report.

21 From a landscape perspective, we have a  
22 combination of canopy and evergreen trees and deciduous  
23 and evergreen shrubs throughout the site in areas where  
24 there's no parking, there's no building, no walkways  
25 per the Redevelopment Plan. We do have landscaping

1 around the perimeter of the property where feasible.  
2 Evergreen trees along the north side of the building  
3 bordering the adjacent multifamily and single-family  
4 residential properties. We have evergreen shrubs along  
5 the north and south of the residential surface parking  
6 off of State Street which borders the adjacent  
7 residential properties, and we have a mix of shrubs and  
8 grasses along the south side of the building bordering  
9 the parking lot and the commercial properties.

10 We also have street trees proposed in the  
11 right-of-way on Bloomfield Avenue and on State Street,  
12 and the ones on Bloomfield Avenue are in kind of  
13 above-ground planters just given the amount of  
14 underground utilities that are running on Bloomfield  
15 Avenue.

16 I'd like to touch on some of the landscape  
17 waivers that we have from the underlying zoning. We  
18 are requesting waivers for landscape buffering to Lot  
19 45. Again, that's due to space and constraints to  
20 maximize the parking for the church, just a point  
21 there, which it would be a common theme for a kind of  
22 buffering and landscaping in that area.

23 The site currently has a mix of chain-link  
24 fence and maybe some taller solid fences. We have  
25 areas where we were proposing solid fencing but I think

1 based on the comment in Mr. Marucci's report there was  
2 a suggestion to maybe just propose solid fencing,  
3 either PVC or wood board-on-board fencing around the  
4 perimeter where we're bordering and in the other  
5 residential properties, which we would agree to do so  
6 we can help provide screening even in areas where we're  
7 asking for waivers from a landscape buffering  
8 perspective.

9 We're also requesting a waiver for  
10 evergreen plantings. While we are proposing evergreen  
11 trees and shrubs throughout the property there's a  
12 section for the property to the south of the commercial  
13 property Lot A where we were proposing more deciduous  
14 shrubs but we would revise the landscape plan to try  
15 and intermix additional evergreen shrubs there as well.

16 We are also requesting a waiver for the  
17 amount of street trees along Bloomfield Avenue and  
18 State Street just by the letter of the law doing 40  
19 feet on center of street trees along both State Street  
20 and Bloomfield Avenue. If you do the count for that we  
21 are deficient in terms of the number by two on  
22 Bloomfield Avenue and I believe one on State Street,  
23 but the Redevelopment Plan, the underlying zoning, they  
24 have a provision for separation from existing  
25 streetlights as well. So we're complying with the

1 separation of 25 feet from existing street lights. We  
2 obviously have openings for driveway ingress and  
3 egress. So we're requesting a waiver for the number  
4 but that really is due to kind of space and constraints  
5 relative to the existing lighting and the driveway  
6 ingress and egress on both streets.

7           So if the Board, or if it was requested I  
8 think we could maybe add some more street trees. We  
9 just have to -- we have to look at the existing  
10 location of the streetlights and make sure we're  
11 providing proper separation trying to fit as many as we  
12 can on State Street and on Bloomfield Avenue.

13           I touched on it earlier because I thought  
14 it was important related to some of the landscape  
15 waivers, but we had currently proposed certain sections  
16 of a 6-foot tall fence around the property, but again  
17 Mr. Marucci's report had recommended just doing a solid  
18 fence where we were abutting residential on the  
19 property line, which we can comply with.

20           Relative to lighting for the property, the  
21 proposed lighting on the building is proposed on the  
22 building and on pole-mounted lights within the surface  
23 parking lots for both the residential and the event  
24 space. The lights will be dark-sky compliant in  
25 accordance with the Redevelopment Plan. There is one

1 area light that's proposed in the center of the event  
2 space that does not have shielding so that we are  
3 asking for a variance for. The reasoning for no  
4 shielding is just limited on spacing of where we could  
5 put area lights. And if we put shields on that the  
6 parking lot is going to have some dark spots. So in  
7 order to promote safety and visibility at nighttime we  
8 will not have a shield on that, on the light in the  
9 center of the event space parking but we will work with  
10 the Board, work with the town to have it kind of dimmed  
11 in the overnight hours and maybe have a motion sensor  
12 on it to only illuminate back to a normal level if  
13 there's motion detected in the parking lot. Just in  
14 order to promote visibility we want to make sure that  
15 we have that for the parking lot, for the event space.

16 We're also -- we're requesting a design  
17 waiver for exceeding the .1 foot-candle maximum at the  
18 property lines. Again, also in the spirit of promoting  
19 visibility along the property lines for the event space  
20 parking and into the right-of-way at State Street.  
21 We're showing a plus or minus of one foot-candle or  
22 less which borders the commercial property and the  
23 commercial uses to the south and the right-of-way for  
24 State Street.

25 Along the property lines with the

1 single-family homes I'll say -- for all the  
2 single-family homes we're showing .5 foot-candles but  
3 again those lights will have shields to prevent glare,  
4 and once you get onto the residential property our  
5 lighting plan actually shows that it drops to zero.  
6 And I think with the installation of the fence as well  
7 that will help kind of keep the spillage closer to .1  
8 foot-candles along residential properties.

9           And then we also along Bloomfield Avenue we  
10 have 9.8 foot-candles along Bloomfield Avenue but that  
11 really is just the proximity of the building to the  
12 right-of-way on Bloomfield Avenue with the building  
13 mounted lights to light the building. So it is a bit  
14 higher on Bloomfield Avenue but that's just based on  
15 proximity of the building, how close it is to  
16 Bloomfield Avenue.

17           So that's my -- most of my testimony for  
18 the kind of direct -- the proposed conditions of the  
19 site. Mr. Trautner, I mean, there was comments in the  
20 Marucci Engineering Associates report relative to the  
21 civil engineering comments. There was no exception  
22 from our perspective on complying with that report, but  
23 if there's anything you wanted to go through we can --  
24 BY MR. TRAUTNER:

25           Q.     Yes. Could you just touch briefly, and it

1 may really be for our Architect, but the ADA ramps  
2 encroaching into the right-of-way. I know there was a  
3 comment Mr. Marucci made.

4 A. Yes, I had mentioned that. We do have the  
5 ADA access and the ramps encroaching into the  
6 right-of-way of Bloomfield Avenue, which really is just  
7 incidental to the closeness to the property line based  
8 on the Redevelopment Plan and the requirements to keep  
9 the building near the property line. May be something  
10 for the Architect to discuss potential options there as  
11 far as the building, but that is -- I had noted that in  
12 my testimony.

13 Q. And then with respect to the left --  
14 there's a left-turn in, there may be traffic testimony  
15 but --

16 A. Yes. I think the traffic engineer maybe  
17 can talk about this a little bit more, but they're in  
18 discussions with Essex County for left-turns in off of  
19 Bloomfield Avenue. I think there would be a gap study  
20 that would have to be performed to support promoting  
21 left turns and/or allowing left turns in off Bloomfield  
22 Avenue, but again I think that's maybe more for the  
23 Traffic Engineer.

24 Q. And then it's I guess a clarification.  
25 There was a question about the engineering plans with

1 balconies on the south side. Are those there?

2 A. Yes. The balconies are there. I had noted  
3 it when discussing the setback variance. We would be  
4 requesting relief for there -- but yes, there are  
5 balconies on the south side. They're pointed out on  
6 the civil engineering plans as overhangs but they are  
7 balconies. And we can update our plans to note them as  
8 such.

9 Q. And there was one question I know about the  
10 location where permeability tests were conducted.

11 A. I don't have the exact locations. It was  
12 in our stormwater report. There is a map from the  
13 geotechnical engineer of where the infiltration tests  
14 were taken but none were taken in the footprint of the  
15 existing building. They were interspersed throughout  
16 the existing parking lot in the pavement areas, and I  
17 had noted that. Now that we have a design done --  
18 because the infiltration testing was done before we had  
19 the design, now that we have the stormwater design done  
20 we would be doing additional infiltration testing in  
21 the areas of the infiltration basins to confirm the  
22 infiltration rates and the design.

23 MR. TRAUTNER: Mr. Chairman, I don't think  
24 I have any more direct questions but certainly  
25 available for questions from the Board and the public.

1                   CHAIRMAN LaQUAGLIA: Thank you. Couple of  
2 things and then I'll open to the Board for other  
3 questions. First of all, the lighting. The lighting  
4 has to be worked out with Mr. Marucci and Mr. Lasek,  
5 their approval. That's the final word. We always do  
6 that with the Board on a project of this size. So if  
7 they feel it has to be shielded or not shielded,  
8 overflow or whatever, you have to agree to work it out  
9 with Mr. Lasek and Mr. Marucci, that's number one.

10                   THE WITNESS: Okay.

11                   CHAIRMAN LaQUAGLIA: And the landscaping,  
12 or the zero setback you have for the parking, that's  
13 where the church parking is going to be?

14                   THE WITNESS: Yes, where the zero foot  
15 setback is.

16                   CHAIRMAN LaQUAGLIA: So that's by Nardiello  
17 Hall is by State Street?

18                   THE WITNESS: Correct.

19                   CHAIRMAN LaQUAGLIA: Why can't you have a  
20 setback maybe not 5 feet but 2 feet, and maybe put some  
21 shrubbery there? You have to remember, you're putting  
22 a very large project here. And aside from that, State  
23 Street and on up is a residential area. So is it  
24 possible, and I don't see why not, to have maybe a  
25 2-foot setback, whatever, and have some shrubbery there

1 just to dress it up a little bit for the neighborhood?

2 THE WITNESS: We can certainly look at  
3 that. The parking spaces they are all standard parking  
4 spaces, so if we converted those to compact spaces we  
5 can do a curb island with some plantings on the  
6 property, or if we did a curb island in the  
7 right-of-way, 2 feet into the right-of-way and we can  
8 plan it out in the right-of-way. So two options for us  
9 to consider.

10 CHAIRMAN LaQUAGLIA: Again, you'll agree  
11 then to work with Mr. Marucci and Mr. Lasek regarding  
12 this so we can soften this a little bit?

13 THE WITNESS: Yes.

14 CHAIRMAN LaQUAGLIA: Okay. Do you want to  
15 talk about the balconies or should we leave that up to  
16 the architect?

17 THE WITNESS: Probably better for the  
18 architect.

19 CHAIRMAN LaQUAGLIA: Okay. I'll give you  
20 off the hook on that.

21 THE WITNESS: Thank you. Appreciate that.

22 CHAIRMAN LaQUAGLIA: Questions, Board?

23 COUNCILMAN ROCKWELL: Can you point out  
24 where the lights are that you're asking for the  
25 variances for and explain again why you're asking for a

1 variance?

2 THE WITNESS: So, the real variance is the  
3 light -- there's a light pole in the center of the  
4 parking where Nardiello Hall is now. So the event  
5 space parking. That's just for shield. That's for a  
6 shield on that light. We have all the other lights  
7 throughout the surface parking for the residential,  
8 half shields. That variance is for the shield in the  
9 center of the Nardiello parking lot.

10 For the other variance related to the  
11 foot-candles we have area-like parking kind of in the  
12 grass areas bordering the parking that comes off State  
13 Street for residential. So those lights have shields.  
14 They're pole-mounted lights. But the nature of the  
15 throw of those lights at .1 foot-candles they are right  
16 along the property lines. So the throw is one  
17 foot-candle or half a foot-candle depending on where  
18 you are.

19 I think when we propose the solid 6-foot  
20 fence along the property lines those levels will come  
21 down and they might end up complying with the .1  
22 foot-candles but at this time with the way this is  
23 showing they do not.

24 COUNCILMAN ROCKWELL: And what's your  
25 rational for needing the higher foot-candle?



1 sheets for the lighting. They're just LED box lights  
2 that point directly down, but it is in our -- I don't  
3 know that exact sheet number but I believe it might be  
4 page 702.

5 COUNCILMAN Rockwell: So these are lights  
6 that point directly down?

7 THE WITNESS: Correct.

8 COUNCILMAN ROCKWELL: Isn't that a form of  
9 shielding?

10 THE WITNESS: Well, the LED lights, there  
11 are a lot of little tiny LED bulbs and they each have  
12 individual shields on the back side of them.

13 COUNCILMAN ROCKWELL: How high are they?

14 THE WITNESS: I believe the mounting height  
15 is 25 feet but I have to check the plan.

16 COUNCILMAN ROCKWELL: Okay. Thank you.

17 CHAIRMAN LaQUAGLIA: Just to touch on what  
18 the Councilman said, though, the lighting will be  
19 coordinated with Mr. Marucci and Mr. Lasek, okay.

20 THE WITNESS: Yes.

21 CHAIRMAN LaQUAGLIA: There's no overflow  
22 into the neighborhood, neighboring homes in residential  
23 areas?

24 THE WITNESS: Yes.

25 CHAIRMAN LaQUAGLIA: Okay. Just to make

1 sure of that. Anyone else? Councilman?

2 COUNCILMAN ROCKWELL: You said there was  
3 something off -- were you talking about the lighting on  
4 Bloomfield Avenue? Is that something -- were those --

5 THE WITNESS: So the building -- there's  
6 buildings -- there lights mounted on the building, kind  
7 of like sconce lights that point directly down. So the  
8 light levels on Bloomfield Avenue are 9.8 foot-candles  
9 at the highest because of how close the building is to  
10 the property line which is in compliance with the  
11 Redevelopment Plan.

12 COUNCILMAN ROCKWELL: And those also are  
13 pointing directly down?

14 THE WITNESS: Correct, yes.

15 COUNCILMAN ROCKWELL: Okay. Thank you.

16 THE WITNESS: And just since we're talking  
17 about lighting we can certainly put motion sensors on  
18 the lights to make them dim overnight after hours when  
19 no one's really in the parking lot, but if someone is  
20 in the parking lot a motion sensor would trip and the  
21 light would go back up to a proper illumination level  
22 in the dark.

23 COUNCILMAN ROCKWELL: Since you're bringing  
24 that go up, I'd like you to do that. I think that  
25 would be a good thing to do.

1 THE WITNESS: Yes. That's not a problem.

2 CHAIRMAN LaQUAGLIA: Anyone else? Mr.  
3 Babula?

4 BOARD MEMBER BABULA: Returning to the  
5 topic of the event space parking, so it looks like  
6 based on one of these Exhibits that was provided to us,  
7 Exhibit A-3, which is this photograph right here, it  
8 looks like the current state is that there's zero  
9 setback for the parking.

10 THE WITNESS: Roughly, yes. In the current  
11 condition.

12 BOARD MEMBER BABULA: And the parking lot  
13 is separated from the neighboring house by a chain-link  
14 fence, looks like to be about 4- or 5-feet tall?

15 THE WITNESS: Yes. It looks like might be  
16 6 feet. It's hard to tell from the photo, but yes.

17 BOARD MEMBER BABULA: So in your plan what  
18 were you proposing to separate the parking along that  
19 northern boundary of the event space parking from that  
20 adjacent residential property?

21 THE WITNESS: So based on a recommendation  
22 of Mr. Marucci's report I think what we would do is  
23 propose a solid fence, whether we do a PVC or a white  
24 vinyl or a board-on-board wood, we would propose a  
25 solid fence along there to help for parking headlights

1 and things like that to screen that from the  
2 residential to the north.

3 BOARD MEMBER BABULA: So that fence would  
4 be an improvement over the current situation. We have  
5 a chain-link fence that does not filter the light or  
6 any activity between the properties?

7 THE WITNESS: That is correct.

8 BOARD MEMBER BABULA: And what would be the  
9 impact of converting those to -- putting a 2-foot  
10 buffer, what would be the impact on the parking  
11 capacity?

12 THE WITNESS: Those parking spaces we would  
13 have to convert them to compact spaces. There's  
14 already 18 of the 44 that are compact in the church in  
15 the event space parking lot now. So you're talking  
16 there's ten spaces along the northern property there.  
17 So maybe those would have to become compact spaces as  
18 well.

19 BOARD MEMBER BABULA: And what's the  
20 difference from an engineering standpoint between a  
21 compact and a regular space?

22 THE WITNESS: A regular stall is 18 feet  
23 deep, and a compact space, at least one we would be  
24 proposing here, would go down to 16 feet.

25 BOARD MEMBER BABULA: Sixteen feet?

1 THE WITNESS: Yes.

2 BOARD MEMBER BABULA: All right. And this  
3 may be a question for the traffic engineer but would  
4 you have any insight into what the expected mix of  
5 vehicles are between compact and regular size? I guess  
6 what I'm getting at is, I don't see a lot of compact  
7 vehicles on the roads anymore. I mean, they don't seem  
8 to be making them anymore. It seems like half the  
9 vehicles you see, at least half are SUVs and trucks and  
10 everything else. So I just want to articulate my  
11 concern with respect to the Chairman's suggestion to  
12 put a 2-foot buffer, I just want to articulate my  
13 concern that we may have an adverse impact in terms of  
14 meeting what the actual parking requirement would be  
15 because you've got larger vehicles out there. And  
16 since you're already asking for a variance for an  
17 excessive exceeding the permitted number of compact  
18 vehicle spaces I'm concerned about adding to that.  
19 Because if we have more compact vehicle spaces than  
20 people who have compact vehicles are visiting the site  
21 then that would seem to lead to some sort of conflict  
22 where you don't have the parking capacity to meet the  
23 demand. So it's really a balancing act, but I just  
24 want to put it out there for consideration since it  
25 came up in previous questions.

1 CHAIRMAN LaQUAGLIA: Anyone else?  
2 Councilman?

3 COUNCILMAN ROCKWELL: Just to clarify. Are  
4 we talking about a buffer on the State Street side or  
5 the property side? I thought the Chairman was talking  
6 about State Street --

7 CHAIRMAN LaQUAGLIA: State Street.

8 COUNCILMAN ROCKWELL: So the Chairman was  
9 talking about State Street and Mr. Babula was talking  
10 about the property?

11 CHAIRMAN LaQUAGLIA: This side of the  
12 house.

13 COUNCILMAN ROCKWELL: The existing  
14 residence.

15 BOARD MEMBER BABULA: Okay. Then I  
16 misunderstood.

17 CHAIRMAN LaQUAGLIA: Yes, it's the State  
18 Street.

19 MR. RUBIN: That's not State Street?

20 CHAIRMAN LaQUAGLIA: No, but along State  
21 Street. That's State Street. Mr. Babula was talking  
22 about the fence by the house there.

23 THE WITNESS: That would be Lot 45.

24 CHAIRMAN LaQUAGLIA: I was talking about on  
25 State Street itself where the parking is and you said

1 for the church, correct?

2 THE WITNESS: Yes.

3 CHAIRMAN LaQUAGLIA: So that really  
4 wouldn't translate into having compact spaces. There  
5 is room for a buffer along State Street, the street  
6 itself.

7 THE WITNESS: It would be in the  
8 right-of-way, yes, but it could be provided.

9 CHAIRMAN LaQUAGLIA: Okay. Just to soften  
10 things up on State Street.

11 THE WITNESS: Correct.

12 BOARD MEMBER BABULA: Well then forget  
13 everything I just said about that.

14 THE WITNESS: And just to clarify. For  
15 compact spaces I agree with you, there are larger cars  
16 on the street and the traffic engineer could probably  
17 comment more on the intermix of compact versus standard  
18 size spaces. Typically, with the compact spaces the  
19 issue you have is the width of the space. You know, a  
20 normal space -- normal, sorry -- an industry standard  
21 space you would see is 9-foot wide, but compact space  
22 it could go down to eight and a half or even eight  
23 sometimes, so that's normally the bigger restriction  
24 instead of the depth of the space. But I agree with  
25 you, in terms of the mix of cars on the street for

1 compact versus not, I can't comment.

2 BOARD MEMBER BABULA: So based on what you  
3 just said then are the compact spaces in your proposed  
4 design the same width as the regular size spaces?

5 THE WITNESS: Not in every instance. Some  
6 of them are eight-and-a-half-feet wide, some of them  
7 are 9-feet wide but 16 feet in depth or 16 and a half  
8 feet in depth, but no, they're not all 9 feet. Some of  
9 them are eight and a half feet in width.

10 Yes, relative to the parking along State  
11 Street and the parking to the north along I believe  
12 that's Lot 45, if we turn them into compact they would  
13 be compact in the definition of the depth of the space  
14 and not the width. And again, for vehicle maneuvering  
15 usually the width is the more tougher thing for a car  
16 to maneuver in and out of a parking space, just to  
17 clarify -- point of clarification.

18 CHAIRMAN LaQUAGLIA: And again, on the  
19 State Street, along State Street not --

20 THE WITNESS: Yes.

21 CHAIRMAN LaQUAGLIA: -- what Mr. Babula was  
22 speaking about, doesn't that show it could be 2 feet?  
23 I would propose that you work this out with Mr. Lasek  
24 and Mr. Marucci. It could be a foot, a foot and a  
25 half, but just to put some buffer, some shrubbery there

1 to soften the look for State Street.

2 THE WITNESS: Sure.

3 CHAIRMAN LaQUAGLIA: Anyone else, Board?  
4 Mr. Lasek?

5 MR. LASEK: Hi. How are you doing? Could  
6 you elaborate a little bit more on the flood hazard DEP  
7 applications as to why you need them and how you're  
8 going to meet those requirements? Because as you said,  
9 it's technically not in the floodplain as of now. Can  
10 you just elaborate a little bit on that?

11 THE WITNESS: Sure. So the DEP came out  
12 with new regulations in July, I believe, relative to  
13 flood hazard areas. So you're seeing a lot of sites  
14 where flood mapping does not show that a site is in a  
15 floodplain. However, when you go through verification  
16 methods with the DEP you have to take either the state  
17 study and add 2 feet or the FEMA study and add 3 feet  
18 to set a residential first floor to be 1 foot above the  
19 flood hazard elevations. So the DEP's adding  
20 additional feet to elevation.

21 So while the mapping, because it hasn't  
22 been updated obviously, while the mapping doesn't show  
23 the floodplain on the site they asked you to look at  
24 cross-sections and profiles and add elevations to those  
25 -- to any nearby streams and project that onto your

1 site.

2           So what we elected to do was to do a flood  
3 site using the future adjusted storm data that was  
4 required by the DEP now since the July regulations  
5 changed. We've done a flood study and submitted that  
6 to the DEP. We're working with them to work through  
7 comments and identify a true flood hazard area and  
8 elevation relative to the site. So some of the varying  
9 first floor elevations we were seeing indications where  
10 the flood hazard elevations say near the residential  
11 entrance might be 133.5 so we wanted to elevate that  
12 residential entrance above that.

13           The unique thing is the Second River, that  
14 if you go back to Exhibit A-1, Alex, I'm sorry, to the  
15 west, about 500 feet to the west of our site down Clark  
16 Street near where it crosses under the railroad that's  
17 where Second River is. And it has a varying elevation,  
18 a flood hazard elevation it varies pretty  
19 significantly, just in the short distance even  
20 perpendicularly across the frontage of our site. So  
21 that's why when we're looking at the flood study we are  
22 anticipating a varying high flood elevation and working  
23 with the DEP to kind of figure out what that looks like  
24 and how it relates to the building.

25           MR. LASEK: We'll get a copy of that study,

1 right, when you get it done?

2 THE WITNESS: Of course you will. Yes.

3 MR. LASEK: And I guess just the general  
4 purpose of that is obviously we're trying to, or I  
5 guess the DEP in this state is just trying to predict  
6 larger storms in the future and make sure what we build  
7 is resilient to that.

8 THE WITNESS: Correct. And depending on  
9 how this study ultimately comes out with the DEP and  
10 where we land with flood elevations, if needed we would  
11 look at the building for EV options in order to help  
12 with resiliency and increase -- finish floor elevations  
13 and things like that, if needed.

14 MR. LASEK: Okay. Another question is, as  
15 you said this site right now is basically all  
16 impervious and there's no drainage structures at all on  
17 it as sheet flows. So anything sitting on it, you  
18 know, oils from cars, trash, whenever you get a  
19 rainstorm that's just washing to wherever it goes, it's  
20 either State Street or Bloomfield Avenue.

21 In the proposed, obviously we're putting in  
22 a stormwater facility and drainage so we're going to  
23 eliminate any of that kind of risk, I'm assuming.

24 THE WITNESS: Yes. And we are removing  
25 about an acre of motor vehicle surface area. So

1 parking where cars park, oil drips, things like that,  
2 we're removing about an acre of those areas and  
3 replacing it with building surface which the DEP looks  
4 at as clean water that doesn't need to be treated, and  
5 that will get filtered -- not filtered -- that will get  
6 conveyed directly into the underground basin and then  
7 ultimately conveyed to State Street. And there's an  
8 outlet control structure on that basin to meet  
9 reductions in compliance with the DEP's requirements.

10 MR. LASEK: And when all is said and done  
11 based upon the calculations and the factors thrown in  
12 as far as peak runoffs after this is developed we're  
13 going to see less runoff than we have right now; is  
14 that a true statement?

15 THE WITNESS: There's a slight reduction in  
16 the overall volume of the stormwater, and there is a  
17 reduction in the peak flow volumes. So the peak flow  
18 will certainly will be reduced to meet the reductions  
19 required by the DEP, and it is more slowly over time  
20 instead of more concentrated.

21 MR. LASEK: All right. Very good. Thank  
22 you.

23 CHAIRMAN LaQUAGLIA: Any other questions,  
24 Board?

25 MR. MARUCCI: Chairman?

1                   CHAIRMAN LaQUAGLIA: Of course. Do we have  
2 to -- you know what, you might as well swear Mr.  
3 Marucci in just to start off.

4                   SECRETARY WATERS: Do you swear that the  
5 testimony you're about to give is the truth, the whole  
6 truth, and nothing but the truth?

7                   MR. MARUCCI: I do.

8                   SECRETARY WATERS: Please state your first  
9 and last name for the record.

10                  THE WITNESS: Anthony Marucci.

11                  A N T H O N Y   M A R U C C I, is duly  
12 sworn.

13                  MR. MARUCCI: Just to follow up on Mr.  
14 Lasek's questions. You explained that you have already  
15 taken soil testing apparently around the former  
16 elementary school?

17                  THE WITNESS: Yes.

18                  MR. MARUCCI: But the infiltration basin,  
19 the proposed one is actually basically underneath where  
20 the school is. So we're going to need the percolation  
21 test there because they could be different. And so we  
22 won't know that until the school is actually removed.  
23 And I just want to make sure that that's a condition of  
24 approval.

25                  THE WITNESS: And part of the requirements

1 from a DEP perspective too is when we knock down the  
2 building and before we install the stormwater system  
3 that there are perk tests taken to comply.

4 MR. MARUCCI: Absolutely, but it has to be  
5 a condition of approval that I'm going to have to  
6 review with you also and with Mr. Lasek.

7 THE WITNESS: Yes.

8 CHAIRMAN LaQUAGLIA: And you'll agree to  
9 that, of course?

10 THE WITNESS: Yes.

11 MR. TRAUTNER: Yes.

12 CHAIRMAN LaQUAGLIA: Anything else, Mr.  
13 Marucci?

14 MR. MARUCCI: That's all for now.

15 CHAIRMAN LaQUAGLIA: Anyone else? Yes, Mr.  
16 Phillips.

17 MR. PHILLIPS: Thank you, Mr. Chairman.

18 CHAIRMAN LaQUAGLIA: Amanda, do you want to  
19 swear in Mr. Phillips?

20 SECRETARY WATERS: Do you swear that the  
21 testimony you're about to give is the truth, the whole  
22 truth, and nothing but the truth?

23 MR. PHILLIPS: I do.

24 SECRETARY WATERS: Please state your first  
25 and last name for the record.

1 MR. PHILLIPS: Paul Phillips.

2 SECRETARY WATERS: Thank you.

3 P A U L P H I L L I P S, having been duly  
4 sworn, testifies as follows:

5 MR. PHILLIPS: Actually, I have a question  
6 for Mr. Tycher first, if that's okay.

7 CHAIRMAN LaQUAGLIA: Can you come up, sir,  
8 and speak into the microphone?

9 MR. PHILLIPS: So I'm well aware of the  
10 accommodations made for the church and they're an  
11 important part of this plan, because I drafted as you  
12 know the Redevelopment Plan.

13 Do you have any idea, and you may not be  
14 able to answer this, but do you have any idea as to  
15 what the church's intention is in terms of how  
16 frequently they intend to use the event space and the  
17 parking associated with it, if you know?

18 MR. TYCHER: I honestly I don't. I mean  
19 they said it could be for -- I don't if -- they said it  
20 could be for gatherings post services.

21 MR. PHILLIPS: I mean, there's a whole list  
22 of things in the Redevelopment Plan which it can be  
23 used for, but I was just trying to get a sense of how  
24 frequently they would use that space and to what extent  
25 that space on Bloomfield would activate the street or

1 not. But if you don't know, you don't know.

2 MR. TYCHER: I don't. I don't think it  
3 will be consistent enough that it's constantly  
4 activating the street.

5 MR. PHILLIPS: I think that's pretty clear,  
6 but once a month, once a year, three times a year.

7 MR. TYCHER: I assume -- I'd have to ask,  
8 but I assume it's weekly, but I don't know for sure.  
9 I'd have to ask.

10 MR. PHILLIPS: I'm just curious and I  
11 thought the Board might be interested in the answer  
12 between now and --

13 MR. TYCHER: The one thing that we'll do --  
14 yes. We'll find out.

15 MR. PHILLIPS: I think it would just help  
16 that the Board have a sense and the public have a sense  
17 of how frequently they intended to use both the space  
18 and the parking that goes with it.

19 CHAIRMAN LaQUAGLIA: And church on Sunday,  
20 also.

21 MR. TYCHER: I believe that's like the  
22 typical use will be service, they want to have a lunch  
23 afterwards, a big celebration for confirmation, things  
24 like that.

25 CHAIRMAN LaQUAGLIA: There are services on

1 a Saturday night and Sunday morning, so that's at least  
2 two days we know it's going to be used a week.

3 MR. TYCHER: Also, for activation I just  
4 point out, we're planning, our technical firm I think  
5 it's approximately 6,000 feet of amenities of office on  
6 first floor. We will make sure that that's available.  
7 Trying to bring most of it to the front so you're not  
8 just looking at mailboxes in the lobby. You'll see the  
9 leasing office during the day with people in it and the  
10 amenities will be brought up as much as we can so it  
11 looks like an active used space by residents who will  
12 be there.

13 MR. PHILLIPS: You probably can answer my  
14 next question, too, while you're up here. So I just  
15 want to be clear that the 44 spaces in the area where  
16 Nardiello Hall currently exists are dedicated  
17 exclusively for the church. It's their use? No one  
18 else can use those spaces?

19 MR. TYCHER: It's dedicated to them in the  
20 sense that we can't use them, I'm assuming. It's  
21 dedicated to them. It's their use exclusively.

22 MR. PHILLIPS: And is there any signage  
23 markings that the public can't use that space to make  
24 sure that it's dedicated exclusively?

25 MR. TYCHER: We can do that.

1 CHAIRMAN LaQUAGLIA: I'm sorry?

2 MR. TYCHER: We'll add signage to make sure  
3 it's clear it's private property.

4 CHAIRMAN LaQUAGLIA: Because now that Mr.  
5 Phillips brought it up, there is a diner like a block  
6 away --

7 MR. TYCHER: Correct.

8 MR. PHILLIPS: Which doesn't have enough  
9 parking some of the time.

10 CHAIRMAN LaQUAGLIA: -- that's short on  
11 parking most of the time. I'm sure people are going to  
12 be parking there to go to the diner.

13 MR. TYCHER: We'll put signage up to be  
14 sure.

15 MR. PHILLIPS: The other thing is I just  
16 want to be clear that the church or anybody else have  
17 rights to the 20 surface spaces on the residential side  
18 for lack of a better description because those 20  
19 spaces are needed to comply with the parking  
20 requirement.

21 MR. TYCHER: The arrangement with the  
22 church, and I forgot what the exact count was, but the  
23 arrangement with the church is that we have to comply  
24 with the plan which is 1.4 spaces. That anything  
25 superfluous can be shared on the State Street side but

1 not exclusively the use.

2 MR. PHILLIPS: So just so I'm clear, there  
3 is or is not sharing contemplated for the 20 spaces?

4 MR. TYCHER: On the driveway? Alex, do you  
5 remember the count on what's needed in the driveway?

6 MR. TRAUTNER: I think you need everything.

7 THE WITNESS: Everything.

8 MR. TYCHER: Then they're not sharing.

9 MR. PHILLIPS: They're not sharing, which  
10 will allow you to satisfy the parking --

11 MR. TYCHER: Correct.

12 MR. PHILLIPS: That's critical. I think  
13 you should meet the 1.4 and you need that to meet the  
14 1.4.

15 MR. TYCHER: Yes.

16 MR. PHILLIPS: I think that's fine. A  
17 couple here. I assume we're going to hear more  
18 testimony from the architect and planner about the  
19 setback deficiency, vis-a-vis the balconies. You don't  
20 want any part of that, right?

21 THE WITNESS: Yes. I'll recuse myself from  
22 that.

23 MR. PHILLIPS: Okay. So just a couple of  
24 other things, and I just want to make sure we're  
25 dealing with all the items in the Redevelopment Plan in

1 compliance. And if you want to follow along from page  
2 nine and I can go quickly. You're clearly consistent  
3 with the use requirements. The setbacks you concur you  
4 meet putting aside the balcony issue; correct?

5 THE WITNESS: Correct.

6 MR. PHILLIPS: And then the height you  
7 clearly meet, the development yield you meet, the  
8 coverage you said you met. The parking you meet the  
9 parking. EV charging you meet the state standards?

10 THE WITNESS: Correct.

11 MR. PHILLIPS: Great. What about signage?

12 THE WITNESS: There's no site signage so  
13 I'll defer to the architect for any building related  
14 signage on that.

15 MR. PHILLIPS: So we'll wait on that. And  
16 then there's like two pages or a page and a half of the  
17 site planning considerations. I think you touched on  
18 some of it because it deals with lighting and  
19 landscaping and so forth, and you dealt with the  
20 outdoor bicycle racks, but if you could just briefly  
21 talk about -- and there's issues such as provision for  
22 delivery and moving and trash storage. If you can just  
23 touch on all those? And in particular I don't think  
24 you went into detail about the requirements with regard  
25 to the monument plaza, or on I don't know if the

1 architect can speak to that?

2 THE WITNESS: Yes, the architect will speak  
3 more to the monument plaza.

4 MR. PHILLIPS: And if you need to defer any  
5 of these to the architect or planner that's great, but  
6 if you can just briefly run through it. I just want to  
7 make sure that you're complying with everything in the  
8 plan. Some of this is discretionary, so that Board may  
9 have some say on some of the landscaping and so forth.

10 THE WITNESS: Yes. I believe I hit on  
11 everything in the site planning section except the  
12 monument plaza. I did touch on the deliveries and the  
13 loading being in the northeast corner of the building  
14 for box trucks and trash trucks coming in. The trash  
15 will come at the scheduled times. The trash will be  
16 stored inside the building.

17 I also touch on the streetscape  
18 improvements which we'll comply with the Redevelopment  
19 Plan for that. We touched on landscape and lighting.  
20 Pedestrian connections I touched on as well in terms of  
21 sidewalks from the surface parking areas through the  
22 monument plaza, to Bloomfield Avenue to service the  
23 front of the building and to service State Street which  
24 will be ADA compliant. And the street trees are part  
25 of the streetscape requirements to provide street

1 trees. Delivery we talked about. And utility  
2 connections will be all underground. I believe I hit  
3 on that as well in compliance with the Redevelopment  
4 Plan.

5 MR. PHILLIPS: And the landscaping, I think  
6 the Chairman and Mr. Rockwell made some comments.  
7 Again, it's subject to Planning Board approval and  
8 you're going to work with the Board Engineer and  
9 Township Engineer on satisfying some of those requests  
10 with regard to State Street and maybe some other areas.  
11 And I think you covered -- the rest of it is building  
12 design, which your architect, I assume, will cover. So  
13 I have no further questions, Mr. Chairman.

14 CHAIRMAN LaQUAGLIA: Board, one more time.  
15 Anyone else?

16 MR. RUBIN: Mr. Chairman?

17 CHAIRMAN LaQUAGLIA: Mr. Rubin?

18 MR. RUBIN: There was in the packet that  
19 was distributed by me to the Board there was an exhibit  
20 A-5 which is called the Landscaping Master Plan. Are  
21 you familiar with that?

22 THE WITNESS: My office did not prepare  
23 that exhibit. I am mildly familiar, yes.

24 MR. RUBIN: The reason I'm asking is  
25 because it shows landscape buffering between parking

1 spaces on the event space lot and the adjacent  
2 residential building that you indicated couldn't be  
3 there. And it also shows wheel stops that you  
4 indicated need to be added to the plan. And I'm just  
5 wondering that same goes for the 20 spaces on the other  
6 side of those three residential lots, and the buffering  
7 that's shown there on that landscape plan. Can you  
8 just give me a sense of who's right and who's not?

9 THE WITNESS: I'd have to work with the  
10 architect to bring those closer to compliance with one  
11 another. Seems like there's some discrepancies in  
12 terms of landscape shown, especially in the event space  
13 lot. So more with the architect to make sure that that  
14 gets rectified. But the landscape plan that we have  
15 put together, which is included in the site plan  
16 package, I believe is indicative of the landscaping  
17 that we can propose there in the current -- with the  
18 application in front of the Board right now.

19 MR. TRAUTNER: And Mr. Rubin, I'm sorry. I  
20 can speak to this a little bit just for purposes of  
21 clarification. So the exhibit that you're referring to  
22 was prepared by Linda Tycher and Associates. It was  
23 really prepared to kind of show the amenity spaces. I  
24 think Mrs. Tycher's office may have taken some liberty  
25 with showing more green than --

1 MR. RUBIN: But it's going to be part of  
2 the record and we can't have these kind of  
3 discrepancies.

4 MR. TRAUTNER: Absolutely, Mr. Rubin. And  
5 we will make sure that it's corrected for the next time  
6 we come.

7 MR. RUBIN: Great. And obviously if you  
8 make adjustments that allow for some landscaping  
9 here then --

10 THE WITNESS: It will be reflected.

11 MR. RUBIN: It will be reflected on that.  
12 Thank you.

13 CHAIRMAN LaQUAGLIA: Thank you, Mr. Rubin.  
14 And some of the conditions we brought up here as far as  
15 landscaping, next time we come in you can show that on  
16 the plans?

17 THE WITNESS: Yes.

18 CHAIRMAN LaQUAGLIA: Okay. Good. Mr.  
19 Phillips, Mr. Marucci, any more? (No response.)  
20 Board, anybody else? (No response.) Okay. We'll open  
21 it up to the public for questions but only questions  
22 regarding his testimony. And again, you have to state  
23 your name and address for the record.

24 MR. SUTARIA: Good evening. Norm Sutaria,  
25 99 Berkeley Avenue, Bloomfield. So first of all, sorry,

1 what's your name again?

2 THE WITNESS: It's Alexander Lomei.

3 MR. SUTARIA: Lomak? (Sic.)

4 THE WITNESS: Lomei.

5 MR. SUTARIA: Thank you so much for the  
6 comprehensive description of everything, civil  
7 engineering related. Could you tell us a bit more --  
8 I'm going to focus first on the front of Bloomfield  
9 Avenue. How wide is the driveway there?

10 THE WITNESS: Give me one moment.

11 CHAIRMAN LaQUAGLIA: Keep talking into the  
12 mic cause sometimes you drift away from it.

13 THE WITNESS: The driveway width is  
14 24 feet.

15 MR. SUTARIA: Got it. Could you tell us  
16 more about the crosswalk markings that you had in your  
17 detailed plans?

18 THE WITNESS: Sure. So for the crosswalk  
19 we show crosswalk striping and we show detectable  
20 warning surfaces which are an accessibility requirement  
21 in the right-of-way to have kind of small grooves or  
22 bumps on the surface to let a pedestrian know that  
23 they're entering a vehicular way.

24 MR. SUTARIA: Excellent. And at any point  
25 were zebra stripes wider crosswalk markings, the bars

1 considered?

2 THE WITNESS: They weren't considered.

3 MR. SUTARIA: Okay. Will they be?

4 THE WITNESS: They can be.

5 MR. SUTARIA: Okay. What are the other --  
6 are there any warning lights or speed bumps or mirrors  
7 or a stop sign coming out of the driveway?

8 THE WITNESS: That would probably be a  
9 better question for the architect. They can maybe  
10 speak to more controls or warning systems to allow a  
11 pedestrian to be notified that a car is coming out of  
12 the garage.

13 MR. SUTARIA: What about the flip in terms  
14 of notifying drivers that pedestrians could be  
15 crossing?

16 THE WITNESS: That might be something  
17 inside the building as well, but if there's discussion  
18 and recommendation from the Planning Board to do  
19 something maybe you can do a flashing signal or  
20 something. If there's a pedestrian crossing we could  
21 explore that option as well.

22 MR. SUTARIA: But as of right now there is  
23 no speed bump built into the plans?

24 THE WITNESS: Correct.

25 MR. SUTARIA: So the next question or the

1 next sort of area of focus, I know that you spoke about  
2 the underground utilities and the trees being in  
3 above-ground tree pits. Can you tell us more about  
4 these above-ground tree pits?

5 THE WITNESS: Sure. I believe they're  
6 4-foot-by-9-foot wide. I'd have to check the detail to  
7 be a hundred percent exact, but they're above ground  
8 tree pits that help contain kind of the root system and  
9 it's more of a root ball for the street trees to kind  
10 of be contained and not have overgrowth to heave  
11 sidewalks or disturb utilities and things like that.

12 MR. SUTARIA: And if you were to put those  
13 trees on the ground how deep could you go with  
14 utilities underneath?

15 THE WITNESS: Well, there's a lot of  
16 existing utilities. I think the more prevalent issue  
17 is there are existing utilities that are there now  
18 regardless of the proposed utility runs for the site  
19 itself.

20 MR. SUTARIA: Gotcha. How about deep are  
21 those existing utilities?

22 THE WITNESS: I don't know offhand but I  
23 can verify.

24 MR. SUTARIA: Were there any considerations  
25 or can you tell us what a bio-swale is or a rain garden

1 in design?

2 THE WITNESS: A rain garden is a term that  
3 promotes infiltration. There's specific plantings that  
4 are in compliance with what I would classy as a rain  
5 garden in accordance with the DEP. I don't know the  
6 specific plantings offhand, but it's kind of a  
7 smaller-scale version of what you see maybe a lot more  
8 often now a bioretention basin which has specific media  
9 -- specific soil and media that's required, specific  
10 tree plantings and shrub plantings that are required to  
11 help clean water as it infiltrates into the ground.

12 MR. SUTARIA: And have you designed those  
13 before or seen those on projects?

14 THE WITNESS: I've seen rain gardens on  
15 projects before, yes.

16 MR. SUTARIA: Were they considered for this  
17 project?

18 THE WITNESS: Not inherently. By nature of  
19 reducing the pavement area onsite, the motor vehicle  
20 surface area by about an acre, a little more than an  
21 acre there was no green infrastructure requirements.  
22 The building taking up more of the existing parking  
23 areas kind of meets that requirement from a DEP's  
24 perspective. And with the significant reduction of the  
25 motor vehicle surface area inherently with the site

1 you're going to have a lot more cleaner water that's  
2 being discharged from it than what happens today.

3 MR. SUTARIA: Gotcha. And let me ask this.  
4 The impervious coverage rate or the impervious coverage  
5 is what percentage?

6 THE WITNESS: The impervious cover on the  
7 site in the proposed condition is about 87 -- I have  
8 it -- I believe it's 87.6 percent of the lot. And the  
9 current condition I believe it's over 90 percent.

10 MR. SUTARIA: So I guess, there's a  
11 variation, or a break in terms of the architectural  
12 rendering versus the actual proposed sidewalk and brick  
13 banding that you have in your plans. You do have the  
14 brick banding in your plans?

15 THE WITNESS: Yes, we do. We have brick  
16 banding along the back of the curb on Bloomfield Avenue  
17 and then scored concrete behind that.

18 MR. SUTARIA: Okay. Is that pervious or  
19 impervious?

20 THE WITNESS: That's impervious.

21 MR. SUTARIA: Okay. Actually, let me just  
22 think for a second here. Thank you so much for that  
23 information. Could you tell us more about that  
24 stormwater retention system that's beneath the basin  
25 that's underneath the parking garage? How it works and

1 details about that.

2 THE WITNESS: It's an infiltration basin so  
3 it collects the stormwater there. It's an R-Tank  
4 system which for lack of a better descriptive term  
5 looks like egg crates so they can up-class an egg crate  
6 system that has voids and allows for the water quality  
7 storm to infiltrate into the ground.

8 MR. SUTARIA: And what's the capacity of  
9 that?

10 THE WITNESS: I don't know offhand the full  
11 capacity, but I do know that it handles the future  
12 adjusted hundred-year storm and can attenuate the flow  
13 out to the right-of-way to meet the DEP's requirements  
14 for stormwater.

15 MR. SUTARIA: And just briefly how does  
16 that work in terms of an intense storm happens then  
17 what?

18 THE WITNESS: Sure. So a storm happens,  
19 the basin will begin to fill up. There's a water  
20 quality storm which is one-and-a-quarter inches of  
21 rainfall. That is allowed --

22 MR. SUTARIA: In 24 hours?

23 THE WITNESS: In 24 hours. That's able to  
24 infiltrate into the ground. Anything more than up  
25 to the one-hundred year future adjusted storm, so the

1 DEP has multipliers and modifications to the current  
2 rainfall data for the year 2100 for future adjusted  
3 storms through an outlet control structure will control  
4 that discharge flow. It can hold the hundred-year  
5 future adjusted storm and can control the out -- the  
6 discharge through an outlet control structure to meet  
7 reductions as required by the DEP for the different  
8 levels of storms for discharging into the State Street  
9 system.

10 MR. SUTARIA: And what does maintenance  
11 look like for that system?

12 THE WITNESS: So there will be manholes and  
13 accessways to be able to maintain it. And we have an  
14 operations and maintenance manual which we are required  
15 to do based on DEP regulations to provide that with the  
16 system that goes with the property and runs with the  
17 land for the regular and routine maintenance of that  
18 system.

19 MR. SUTARIA: And who's responsible for  
20 that maintenance during the course?

21 THE WITNESS: The property owner, whoever  
22 is managing the building that is designated.

23 MR. SUTARIA: Okay. Excellent. The other  
24 question that I had -- just give me a second here.  
25 Sorry, a few questions. The bike racks in particular,

1 do you have a detailed picture of that bike rack design  
2 and what it looks like?

3 THE WITNESS: It will be in our detail  
4 sheets.

5 MR. TYCHER: Is there one?

6 MR. SUTARIA: I don't know. The question  
7 was that one that was used around town. I don't know.

8 MR. TYCHER: I'm happy to use one that the  
9 town prefers.

10 THE WITNESS: There is a detail in the  
11 plans that shows what the bike rack looks like. It  
12 will look like a cylindrical pole with two half circles  
13 on either side for someone to chain their bike up to.

14 MR. SUTARIA: And what's the clearance from  
15 the bike rack to the building?

16 THE WITNESS: I'd have to measure that but  
17 it's I would say plus or minus 3 feet, but I'd have to  
18 look.

19 MR. SUTARIA: And each bike rack holds two  
20 bikes?

21 THE WITNESS: Correct.

22 MR. SUTARIA: The other question that I  
23 had, did you have a hand in preparing the sheet -- hold  
24 on a second here. It's talking about the environmental  
25 impact statement, and the 315-20 -- there was an

1 exemption, or the applicant is seeking an exemption  
2 from the submission of the environmental impact  
3 statement that was created by Bohler Engineering, do  
4 you remember that?

5 MR. TRAUTNER: It's on the checklist.

6 THE WITNESS: Bit it wasn't an  
7 environmental impact statement prepared.

8 MR. SUTARIA: Sorry. Let me get the  
9 exact name, too.

10 I think it might have been -- yeah, it was  
11 the Preliminary Major Subdivision and Site Plan  
12 checklist?

13 THE WITNESS: So in filling out the  
14 checklist we requested the waiver, is that what you're  
15 asking for?

16 MR. SUTARIA: Yes.

17 THE WITNESS: Sure. So it's an  
18 environmental impact statement I believe that's at the  
19 discretion of the Board if they're seeking for that to  
20 be submitted. We had asked for the waiver in  
21 conversation with the applicant there providing that is  
22 something we would have to do. I think that's  
23 something that can be provided if required.

24 MR. SUTARIA: So what was the reasoning  
25 behind seeking the waiver?

1                   THE WITNESS: I don't know of any  
2 environmental issues that exist on site to my  
3 knowledge.

4                   MR. SUTARIA: Not existing on site. I  
5 guess part of the code -- part of the code indicates  
6 that the environmental impact statement is around  
7 construction, active dust, air, noise, that type of  
8 thing.

9                   THE WITNESS: Sure. I'm not going to speak  
10 to the construction, per se, but from the construction  
11 of a building, or the construction of the site we have  
12 to comply with soil conservation district standards as  
13 well which talks about dust control and particles in  
14 the air and things like that, so all the construction  
15 would have to comply with any state or local  
16 regulations relative to dust control, things getting  
17 into the air, things of that nature.

18                  MR. SUTARIA: Gotcha. For a construction  
19 project of this size do you anticipate weekend work?

20                  THE WITNESS: That's not for me to really  
21 speak to.

22                  MR. SUTARIA: Who would be speaking to  
23 that?

24                  THE WITNESS: I would say that would be  
25 something for the applicant to speak to. I believe

1 that question was asked at some point but --

2 MR. RUBIN: Asked and answered.

3 MR. SUTARIA: Yes. Absolutely. Let me  
4 just see if there was anything else.

5 CHAIRMAN LaQUAGLIA: You know, just to jump  
6 in there for a minute. As far as the construction and  
7 demolition, Mr. Lasek is completely in control of all  
8 of that.

9 MR. LASEK: Well, actually it's the  
10 Construction Department who will review that, the  
11 Inspections Department. Again, they got a soil erosion  
12 and sediment control application and they also go  
13 on-site and inspect to make sure dust is controlled and  
14 the sediment silk fencing is all in place, so it's  
15 taken care of from that point.

16 Also, with that we do have a noise  
17 ordinance that prohibits certain construction  
18 activities on weekends. So that's something that's  
19 going to be enforceable, too.

20 CHAIRMAN LaQUAGLIA: They just don't run  
21 haphazardly. It is controlled. Everything is  
22 controlled as far as demolition and construction to  
23 that point. So --

24 MR. SUTARIA: Yes. Understood. Thank you  
25 for that. I'll address that separately because that's

1 not a question for right now.

2 CHAIRMAN LaQUAGLIA: Okay. Sir, you either  
3 ask a question or I have to open it up to other people.  
4 There are other people here.

5 MR. SUTARIA: Okay. Could you show us an  
6 image of the driveway in relation to I believe it's  
7 Clark Street across the street, you know, like where is  
8 the 24-foot wide driveway entrance and exit on  
9 Bloomfield Avenue? Could you show us an aerial showing  
10 and zooming in showing where that entrance and exit is  
11 in relation to Clark Street?

12 MR. TYCHER: You might be able to see it.  
13 It's to the left of the driveway.

14 THE WITNESS: It's in the -- you see the  
15 bottom right corner of Exhibit A-2 --

16 MR. SUTARIA: Is it possible to zoom in on  
17 that?

18 THE WITNESS: -- Bottom right corner of the  
19 building is where the entrance driveway is.

20 MR. TYCHER: See that break in the street  
21 right there? One, two, three, four. Four trees from  
22 the left straight down, that's Clark Street.

23 MR. SUTARIA: Okay. And then the driveway  
24 is to the right of that?

25 THE WITNESS: Correct.

1 MR. SUTARIA: OKAY. And what's the current

2 --

3 MR. RUBIN: I don't know if anybody heard  
4 your answer.

5 MR. TYCHER: I was just verifying where  
6 Clark Street was.

7 MR. RUBIN: No one heard you. So we need  
8 the witness -- someone needs to identify themselves.

9 MR. TYCHER: I was just clarifying on the  
10 aerial where Clark Street was. It was approximately --

11 MR. RUBIN: Still can't hear you.

12 MR. TYCHER: I was just clarifying where  
13 Clark Street was.

14 MR. RUBIN: And what's your answer?

15 MR. TYCHER: It was directly across from  
16 the fourth tree from the left on the plan.

17 MR. SUTARIA: So slightly to the left of  
18 the driveway?

19 MR. TYCHER: Yes.

20 MR. SUTARIA: Okay. Just once the traffic  
21 engineer testifies that would be more of a question for  
22 that --

23 CHAIRMAN LaQUAGLIA: That will be a further  
24 time, yes.

25 MR. SUTARIA: And that's it. Thank you

1 very much.

2 THE WITNESS: Thank you.

3 CHAIRMAN LaQUAGLIA: Thank you, sir. Any  
4 other questions? Ma'am?

5 MS. GOLDENBERG: Hi. Helen Goldenberg, 2  
6 Clark Street.

7 CHAIRMAN LaQUAGLIA: What was your last  
8 name?

9 MS. GOLDENBERG: Goldenberg,  
10 G-o-l-d-e-n-b-e-r-g. So just a quick question for you.

11 CHAIRMAN LaQUAGLIA: Ma'am, talk into the  
12 mic.

13 MS. GOLDENBERG: Sorry. So just a quick  
14 question for you. So if I'm 2 Clark Street I can't  
15 quite tell, is the driveway directly across from my  
16 house? So my house is on Clark Street on the right on  
17 Bloomfield Avenue.

18 MR. RUBIN: You have to speak into the  
19 microphone.

20 CHAIRMAN LaQUAGLIA: You know what, hold  
21 on. Mr. Tycher, you're going to answer this?

22 THE WITNESS: I'm sorry. Where is your  
23 house located, 2 Clark Street?

24 CHAIRMAN LaQUAGLIA: Well, you have to say  
25 it publicly. We all have to hear what you're talking

1 about.

2 MS. GOLDENBERG: I asked him to indicate on  
3 the map where my house was in relation to the driveway.

4 THE WITNESS: Ms. Goldenberg, based on what  
5 you pointed out to me on Exhibit A-2 your house looks  
6 to be directly across from the entrance driveway into  
7 the building.

8 MS. GOLDENBERG: Okay. All right.

9 CHAIRMAN LaQUAGLIA: Entrance into the  
10 building?

11 THE WITNESS: Entrance and exit to the  
12 building from Bloomfield Avenue, yes.

13 MS. GOLDENBERG: Okay. So then my question  
14 has to do with the sewer facilities, because I'm mildly  
15 concerned about just the impact of all of these  
16 apartment buildings on the existing sewer systems. Is  
17 there the intent to update the sewer lines along  
18 Bloomfield Avenue?

19 THE WITNESS: So one of the comments in Mr.  
20 Marucci's report was to video a run of the sewer line  
21 that we're tying into. I believe from manhole to  
22 manhole is about 300 feet. The request is that we  
23 video the line and if we find any cracks or structural  
24 issues with that line that we either line it or replace  
25 it which we are agreeing to do.

1 MS. GOLDENBERG: Is there any suggestion  
2 that it will be increased? I'm just worried about  
3 specifically in relation to all of the rainwater we've  
4 been getting recently coupled with the sewerage. I'm  
5 worried that it's going to come up on to the streets.

6 THE WITNESS: From a rainwater -- a  
7 stormwater perspective I am speaking about it during my  
8 testimony during the questions. From a stormwater  
9 perspective we're meeting peak flow reductions. So the  
10 peak flow of the storm and the rain we are reducing  
11 that and the way it discharges it out to State Street,  
12 depending on which storm -- the more severe storm we  
13 have a higher level of reduction. So from a stormwater  
14 perspective that's what the design is put in place to  
15 do. From a sewer perspective we are -- we'll have to  
16 make an application to say Valley Sewerage Commission,  
17 to the town, and ultimately to the DEP for treatment  
18 works approval for the residential facility. So  
19 there's going to be more sewer flow into the contained  
20 sewer lines than what exists today, but we have to go  
21 through permits and applications for approvals.

22 MS. GOLDENBERG: Okay. In your experience  
23 with working with other projects like this do you  
24 typically have to increase the sewerage lines?

25 THE WITNESS: Not always. I haven't done

1 it. I've been doing civil engineering for 13 years  
2 with Bohler engineering. From an increasing of a  
3 public facility perspective I haven't done it but that  
4 doesn't mean it doesn't happen.

5 MS. GOLDENBERG: All right. Thank you.

6 CHAIRMAN LaQUAGLIA: Thank you, Ma'am. Any  
7 other questions? Sir, now, again, questions only for  
8 his testimony.

9 MR. GRECO: I've got it figure out. Sorry  
10 about the last time.

11 CHAIRMAN LaQUAGLIA: State your name and  
12 address.

13 MR. GRECO: Brian Greco, 40 Park Street,  
14 Bloomfield, New Jersey. My first question is, what is  
15 the lighting on the north side of the building, can you  
16 specify that as that lines up against park street for  
17 me?

18 THE WITNESS: Obviously there's properties  
19 that are between us and Park Street, but there is  
20 building-mounted lighting on the north side of the  
21 building bordering those residential properties,  
22 building-mounted lighting that shines straight down.

23 MR. GRECO: And how high are those lights  
24 mounted?

25 THE WITNESS: I believe it's 20 feet but I

1 can confirm for you.

2 MR. GRECO: And is that required by the  
3 township to have lighting on that side of the building?  
4 Because why would there be lighting if that's just in  
5 vacant space?

6 CHAIRMAN LaQUAGLIA: Speak up, sir, please.

7 MR. GRECO: I was asking why is there  
8 lighting placed on the north side of the building?

9 THE WITNESS: Let me correct that. There  
10 are not lights on that side of the building. So we  
11 have zero foot-candles at the building and at the  
12 property line along the north side of the building. So  
13 I apologize.

14 MR. GRECO: And I know we're getting into  
15 balconies with the next person, but are there lights on  
16 the balconies?

17 THE WITNESS: That's another question for  
18 the architect. Sorry to defer you.

19 MR. GRECO: What types of trees and shrubs  
20 are being proposed and what are the heights?

21 THE WITNESS: It's all outlined on our  
22 landscape plan, but generally you have a mix of  
23 evergreen shrubs, deciduous shrubs, evergreen trees  
24 proposed throughout the site. Evergreen trees I can  
25 verify a lot of the heights for you.

1 MR. GRECO: Yes. That would be of interest  
2 to me as a neighboring property, what would be the  
3 heights and how that's going to be organized.

4 THE WITNESS: For the evergreen trees the  
5 size when they go in are anywhere from 6 to 8 feet or 8  
6 to 10 feet, but for evergreen trees they can grow over  
7 a long period of time up to 40 or 50 feet.

8 MR. GRECO: But they'll be planted at  
9 between 6 or 8?

10 THE WITNESS: Six or 8, or 8 to 10.  
11 Depending on the evergreen tree.

12 MR. GRECO: And does the township still  
13 have the ability to dictate landscaping? I'm not  
14 allowed to ask them a question so I'm asking you.

15 THE WITNESS: In the Redevelopment Plan  
16 this Board with regard to the Redevelopment Plan has  
17 governance over the landscape plan, yes.

18 MR. GRECO: Okay. So there still could be  
19 corrections or additions changed?

20 CHAIRMAN LaQUAGLIA: Sir, they've already  
21 agreed to coordinate the landscaping with our  
22 engineers.

23 MR. GRECO: For landscaping on that side?

24 CHAIRMAN LaQUAGLIA: Yes.

25 MR. GRECO: Okay. Was a shadow study

1 completed, shadow cast study completed?

2 THE WITNESS: I did not complete a shadow  
3 cast study, but that is a question the architect can  
4 maybe answer.

5 MR. GRECO: Have you ever completed a  
6 shadow cast study in your career?

7 THE WITNESS: I have never, no.

8 MR. GRECO: Okay. That's an architect-type  
9 --

10 THE WITNESS: That's more of an  
11 architecture type of study that's done.

12 MR. GRECO: And then the issue with the  
13 left turn that's being discussed was there a  
14 consideration with lining up the driveway with Clark  
15 Street to allow there to be an easy light placed in  
16 that intersection?

17 THE WITNESS: Just with a building  
18 orientation for parking and everything like that it's  
19 not something I've been involved in consideration with.  
20 Perhaps the architect will consider just realigning  
21 that entranceway, but no. There would have to be a gap  
22 study also done which the traffic engineer will  
23 complete to determine if left turns in from Bloomfield  
24 Avenue are even appropriate.

25 MR. GRECO: In your expertise, though,

1 would it not make sense to try to line that up with a  
2 neighboring street to allow for there to be a light  
3 placed by the county?

4 THE WITNESS: Whether it makes sense or not  
5 is not -- I don't know if it makes sense or not. It  
6 depends on what perspective you're looking at it from.

7 MR. RUBIN: That might be better asked of  
8 the traffic engineer.

9 MR. GRECO: Understood. Thank you. That's  
10 all.

11 CHAIRMAN LaQUAGLIA: Thank you. Any other  
12 questions from the audience? Ma'am?

13 MS. BRADY: Can I ask the parking lot --

14 CHAIRMAN LaQUAGLIA: You have to come up  
15 first, please. You've got to talk into the microphone  
16 so you're recorded.

17 MS. BRADY: I don't want to ask the wrong  
18 person. Again, I'm Liz Brady and I own 28 State  
19 Street. I don't live there but I'm just concerned for  
20 my tenants. I have long-term tenants.

21 There's no buffer between the parking lot.  
22 There's no buffering, you're asking for no buffering  
23 from the adjacent property, my adjacent property on the  
24 church parking lot.

25 CHAIRMAN LaQUAGLIA: You're the house that

1 we were discussing before.

2 MS. BRADY: Yes. So what happens in the  
3 past is cars do park there and they push the chain-link  
4 fence into the walkway of the property and the tenants  
5 can't --

6 MR. RUBIN: Ma'am, you need to ask  
7 questions. You can't give testimony. You will have an  
8 opportunity later to give testimony.

9 MS. BRADY: I was wondering why you're  
10 asking for no buffering. I was asking for buffering.

11 THE WITNESS: So the proposed parking lot  
12 in order to service the church, try to maximize the  
13 number of parking spaces that the church and the event  
14 space can have. So while there will not be any  
15 landscape buffering there will be a curb because I  
16 don't believe there's a curb there now but there will  
17 be a curb. And we have agreed with a comment in Mr.  
18 Marucci's report to put up solid fencing as well. So  
19 even if cars are parked there with headlights that will  
20 help screen from shining onto your property.

21 MS. BRADY: Okay. And the other concern  
22 they had was the lighting which I think you addressed.  
23 You don't want to put a shield on it because that would  
24 take away from parking, the number of spaces you could  
25 put there?

1                   THE WITNESS: No. The shield for the  
2 parking -- for the light that's in the center of that  
3 church or the event space parking the shielding for  
4 that is not to keep parking spaces, the shield is  
5 installed on the actual light fixture itself. That's  
6 so that there are not like dark spots in that parking  
7 lot overnight.

8                   MS. BRADY: And that will be shining down  
9 so it won't be shining in the windows?

10                  THE WITNESS: It will shine straight down.  
11 Inherently there will be some glare. If you're on a  
12 second floor window I'm not going to tell you you can't  
13 see the light but it does shine down and it's dark-sky  
14 compliant. It just won't have a glare shield, but we  
15 have agreed and we'll work with the Board Engineer and  
16 the Town Engineer to do motion sensors, to dim that  
17 light overnight when there's no activity and if someone  
18 is -- if there is a motion that senses it it will light  
19 back up, but at least overnight while people are  
20 typically sleeping it will be in a dimmer level.

21                  MS. BRADY: Okay. And I don't know if this  
22 is a question for you but you mentioned the monument  
23 area back there.

24                  THE WITNESS: That's probably a better  
25 question for the architect.

1 MS. BRADY: I was just concerned. I will  
2 ask him. Thank you.

3 CHAIRMAN LaQUAGLIA: Thank you, Ma'am.  
4 Anyone else? Sir?

5 MR. MOSQUERA: Hello. Ricardo Mosquera, 42  
6 Park Street. Just two questions.

7 CHAIRMAN LaQUAGLIA: What was your last  
8 name, sir?

9 MR. MOSQUERA: Mosquera, M-o-s-q-u-e-r-a,  
10 Ricardo.

11 CHAIRMAN LaQUAGLIA: 22 Park Street?

12 MR. MOSQUERA: 42 Park Street. Just one  
13 question, is there any asbestos or mold in these  
14 buildings? And if there is how are you going to deal  
15 with it?

16 THE WITNESS: I don't know about that.  
17 That may be a question for the project architect.

18 MR. MOSQUERA: And with regarding the  
19 fencing around the entire perimeter of the project,  
20 with the size of it would you consider putting a more  
21 solid fence instead of just wood or vinyl? Because  
22 vinyl just dries out and wood just rots if it's not  
23 maintained properly.

24 THE WITNESS: We'll work with Mr. Marucci  
25 to find an appropriate fence material that is solid and

1 that will last so we'll work with Mr. Marucci and the  
2 Town Engineer as well, Mr. Lasek for the fencing.

3 CHAIRMAN LaQUAGLIA: They've agreed to  
4 coordinate that with both our engineers. Thank you,  
5 sir. Anyone else? Mr. Phillips, Mr. Marucci, anything  
6 else? Board? Councilman?

7 COUNCILMAN ROCKWELL: Did you say somebody  
8 else was going to discuss the ramps on Bloomfield  
9 Avenue, the ADA ramps?

10 MR. TRAUTNER: Our architect will.

11 COUNCILMAN ROCKWELL: Okay. Thanks.

12 CHAIRMAN LaQUAGLIA: Thank you, sir.

13 THE WITNESS: Thank you.

14 MR. RUBIN: Ma'am, do you need a break?

15 CHAIRMAN LaQUAGLIA: Short recess. We're  
16 going to take a recess.

17 (Whereupon, a recess is taken at 9:18 p.m.)

18 (Back on the record at 9:25 p.m.)

19 CHAIRMAN LaQUAGLIA: The Planning Board is  
20 back in session. Due to the fact of the time and that  
21 we're going to bring our traffic engineer at a further  
22 date I'm going to ask Mr. Trautner to expend the time  
23 or time constraints and we're going to adjourn this  
24 until our December meeting, which will be December 3rd.  
25 It's a Tuesday night. It's a regularly scheduled

1 meeting. So that said, can I have a motion to adjourn  
2 this to the December 3rd meeting?

3 MR. RUBIN: Let me just add a few things.  
4 This will be without further notice for the public.  
5 This is the notice of the adjournment. The adjournment  
6 will be December 3rd, 2024, at 7:30 p.m. -- 7 p.m. in  
7 this chamber. As the Chairman said that's a regularly  
8 scheduled meeting. There will be no further notice of  
9 the public. And you've agreed to extend the time  
10 constraints?

11 MR. TRAUTNER: That's correct.

12 MR. RUBIN: Okay. Thank you.

13 CHAIRMAN LaQUAGLIA: Motion then to adjourn  
14 the meeting to December 3rd? Anybody?

15 BOARD MEMBER BABULA: I'll move to adjourn  
16 this to the December 3rd meeting.

17 CHAIRMAN LaQUAGLIA: Mr. Babula. Do I have  
18 a second?

19 COUNCILMAN ROCKWELL: Second.

20 CHAIRMAN LaQUAGLIA: Councilman Rockwell.  
21 Amanda, poll the Board.

22 SECRETARY WATERS: Mr. Lasek?

23 MR. LASEK: Yes.

24 SECRETARY WATERS: Councilman Rockwell?

25 COUNCILMAN ROCKWELL: Yes.

1 SECRETARY WATERS: Dr. Hill?

2 BOARD MEMBER HILL: Yes.

3 SECRETARY WATERS: Mr. Babula?

4 BOARD MEMBER BABULA: Yes.

5 SECRETARY WATERS: Chairman LaQuaglia?

6 CHAIRMAN LaQUAGLIA: Yes. So moved. We  
7 will see you gentleman on December the 3rd, Ladies and  
8 Gentlemen.

9 MR. TRAUTNER: Thank you, Mr. Chairman.  
10 Thank you everyone.

11 (Whereupon, time is 9:27 p.m.)

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C E R T I F I C A T E

I, IRIS LA ROSA, a Notary Public and  
Certified Shorthand Reporter of the State of New  
Jersey, do hereby certify that the foregoing is a true  
and accurate transcript of the testimony 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.

\_\_\_\_\_

IRIS LA ROSA, CSR  
Certificate No. 30XI 00162800

Dated: \_\_\_\_\_

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