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TOWNSHIP OF MANALAPAN
PLANNING BOARD
THURSDAY, MAY 23, 2024
9:11 P.M.

IN THE MATTER OF:) TRANSCRIPT OF
Application No. PPS2319) PROCEEDING
Applicant: AAGWML - F Property, LLC)
Gaitway Farm Redevelopment - Phase 1)
Route 33 and Woodward Road)
Block 73, Lots 1 - 8)
Block 74 Lots 6-10 & 11.01)
Block 74 - Lots 1 - 8; Preliminary)
and Final Major Site Plan.)

B E F O R E:

- KATHRYN KWAAK, CHAIRWOMAN
- TODD BROWN, VICE CHAIRMAN
- STEVEN KASTELL, SECRETARY
- BARRY JACOBSON, MAYOR'S DESIGNEE
- JACK McNABOE, COMMITTEEMAN
- BRIAN SHORR, MEMBER
- BARRY FISHER, MEMBER
- RICHARD HOGAN, MEMBER
- JOHN CASTRONOVO, MEMBER
- NUNZIO POLLIFRONE, ALTERNATE MEMBER #1
- PASQUALE GIVELEKIAN, ALTERNATE MEMBER #2

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

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NANCY McGRATH, Recording Secretary

JORDAN RIZZO, P.E., CME ASSOCIATES

JENNIFER BEAHM, P.P., Leon S. Avakian, Inc.

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I N D E X

<u>WITNESS</u>	<u>SWORN</u>	<u>TESTIMONY</u>
MARK LESCAVAGE, PE	9	
Voir Dire Examination by Mr. Pape		9
Direct Examination by Mr. Pape		10
Board/Professional Questions		
Mr. Rizzo		15, 22, 27
Ms. Beahm		26

E X H I B I T S

<u>NO.</u>	<u>DESCRIPTION</u>	<u>IDENT/EVID</u>
A-1	Exhibit A of Executed Redeveloper's Agreement	12
A-2	Site Location Aerial	12
A-3	Refined Scale Site Location Aerial	12
A-4	Site Plan Color Rendering	12

1 CHAIRWOMAN KWAAK: PMS2319, AAGWML-F
2 Property LLC, Gaitway Farm Redevelopment - Phase 1,
3 Route 33 and Woodward Road, preliminary and final
4 major site plan, Block 73 - Lots 1-8; Block 74 -
5 Lots 6-10 and 11.01; Lots 75 -- Block 75, excuse me,
6 Lots 1-8.

7 Mr. Cucchiaro, who is the attorney
8 representing?

9 MS. McGRATH: Ken Pape.

10 MR. CUCCHIARO: Mr. Pape.

11 He may have just stepped into the hall
12 for a moment.

13 CHAIRWOMAN KWAAK: Okay. We'll give
14 him a minute.

15 MR. CUCCHIARO: Madam Chair, why don't
16 you just take a five-minute recess?

17 CHAIRWOMAN KWAAK: There they are.

18 MR. CUCCHIARO: There they are? Okay.

19 MR. McNABOE: College class, we would
20 have been gone.

21 CHAIRWOMAN KWAAK: Is Ken behind them?
22 Jack, did you see Ken out there?

23 Here he comes.

24 MR. PAPE: Good evening.

25 CHAIRWOMAN KWAAK: Good evening,

1 Mr. Pape.

2 MR. PAPE: Good evening, Madam Chair,
3 Members of the Board, Board's Professionals and
4 Public, my name is Kenneth Pape. I'm with the firm
5 of Heilbrunn Pape. I have the pleasure and privilege
6 of representing AAGWML-F Property, your applicant
7 this evening.

8 This application was -- jurisdiction
9 was taken by the board on May 9th and carried to this
10 evening.

11 Before we begin, it's 9:15, I
12 understand you have an executive session. We have 30
13 minutes to work with is that what the --

14 CHAIRWOMAN KWAAK: Yes.

15 MR. PAPE: Very fine.

16 So we appreciate the opportunity to
17 begin the presentation. There are a number of
18 witnesses who will testify before the application
19 concludes. The first witness is the design engineer,
20 Mark Lescavage. We'll begin with Mark.

21 There is an architect who will testify
22 who designed the building, Sean Naeger.

23 We have, Christine Cofone is the
24 planner, who will address the limited variance
25 relief.

1 And we also have a team of traffic
2 experts, Joseph Fishinger and John Jahr, who will
3 testify.

4 We also have an opportunity to present
5 Kevin McCormack who is a skating rink operations
6 person who's spent his entire career in that field of
7 operating skating rinks. His testimony will be
8 provided to the board before we conclude.

9 I think the board is fully aware that
10 we're presenting a property that is a portion of the
11 redevelopment area in the Route 33 corridor. It
12 isn't the entire parcel. It is -- we're calling it
13 the first phase. It's the first phase because it's
14 the first portion that we're showing to you. It does
15 not stand alone. It's very important that we
16 establish that we know that it does not stand alone.

17 The phase that we are showing to you is
18 a warehouse and the skating rink, skating facility.

19 The access to the highway, which
20 requires reconstructing the intersection, the traffic
21 signal and the intersection at Sawgrass is not part
22 of this application. I'm just going to put it right
23 out front so there's no ambiguity. This building
24 does not get built, ground does not get broken. This
25 is not -- other than an approval, this is not

1 something that will be built until those other
2 approvals are in place.

3 The redevelopment plan that was adopted
4 by the governing body had a number of obligations
5 imposed on the applicant. I think it's important to
6 just point out a couple of them to the board. We're
7 very mindful of each and every one of them.

8 We began with addressing the equine
9 facility relocation. In order to proceed with this
10 application, we needed to have a replacement location
11 for the stables. And we presented that to you.
12 That's in place.

13 We also have --

14 MR. CASTRONOVO: Well, preliminary
15 approval --

16 MR. PAPE: For preliminary approval,
17 yes.

18 MR. CASTRONOVO: Yes.

19 MR. PAPE: Yes.

20 We also have an obligation to preserve
21 90 acres, 40 percent of the site. We acknowledge
22 that. There's a design of the ultimate plan that
23 shows that.

24 We have an obligation to have the
25 skating rink facility. You'll see that design as

1 part of Mark's presentation.

2 We have an obligation to have no access
3 to Woodward Road. And our design is no access to
4 Woodward Road.

5 At the meeting with the fire bureau
6 earlier this week there was a request from the fire
7 officials that we try to have a fire emergency route
8 out to Woodward.

9 We're -- we defer to the board's
10 direction. We can, we actually have a way to do
11 that, slicing through the berm in a way that would
12 not be visible.

13 We have an obligation to rebuild the
14 intersection with Sawgrass.

15 We have an obligation to make sure that
16 the Marianne Manor is closed permanently.

17 These are all obligations that we're
18 mindful, and carry forward.

19 With 25 minutes that we have, and so
20 that Mark Lescavage doesn't have to talk fast, I'll
21 introduce him to you.

22 We'll go through just the description
23 of the property. We'll do an executive summary, and
24 go through some of the elements of the design.

25 We're not going to be in a rush to get

1 through them, knowing that we'll be back without an
2 opening act when we come on June 13th and, hopefully,
3 have an opportunity to present all the witnesses to
4 you.

5 With your permission, I'd like to
6 proceed by calling Mr. Lescavage.

7 CHAIRWOMAN KWAAK: Go right ahead.

8 MR. PAPE: Thank you.

9 MR. CASTRONOVO: Do you swear or affirm
10 the testimony you're about to provide this board is
11 the truth, the whole truth and nothing but the truth?

12 MR. LESCAVAGE: I do.

13 M A R K L E S C A V A G E, P.E.

14 101 Crawfords Corner Road, suite 3400, Holmdel,
15 New Jersey, having been duly sworn, testifies as
16 follows:

17 MR. CASTRONOVO: Please state, spell
18 your name for the record?

19 MR. LESCAVAGE: My name is Mark
20 Lescavage, spelled L-E-S-C-A-V-A-G-E.

21 VOIR DIRE EXAMINATION

22 BY MR. PAPE:

23 Q. And, Mr. Lescavage, for the record,
24 would you provide your professional and educational
25 background?

1 A. Yes.

2 I have a bachelor's in civil
3 engineering from New Jersey Institute of Technology.

4 I also have a master's in science from
5 -- also from New Jersey Institute of Technology in
6 environmental management.

7 I've been in the engineering industry
8 for 30 years. I've been a licensed professional
9 engineer since 1997, and my credentials are still
10 good to this day.

11 MR. PAPE: I think it's worth noting,
12 Mr. Lescavage previously had the opportunity and
13 privilege of serving the Township of Manalapan and
14 sat in a position very similar to Mr. Rizzo's before
15 the zoning board.

16 THE WITNESS: That's correct.

17 CHAIRWOMAN KWAAK: Your credentials are
18 sufficient.

19 Thank you.

20 THE WITNESS: Thank you.

21 DIRECT EXAMINATION

22 BY MR. PAPE:

23 Q. Mark, I think it would be best if you
24 could identify the exhibits that you intend to rely
25 upon, we'll get them marked into the record and begin

1 your substantive presentation.

2 A. Sure.

3 THE WITNESS: Is there a microphone?

4 CHAIRWOMAN KWAAK: Yes, we have a
5 handheld mic.

6 Now, do you have plans for the TV or
7 no? Digital?

8 THE WITNESS: Yes.

9 CHAIRWOMAN KWAAK: You do?

10 MS. McGRATH: Do you want me to put
11 them in?

12 But do you have your own laptop?

13 THE WITNESS: We do.

14 (Whereupon, a brief recess is held.)

15 THE WITNESS: Okay. I'll also put it
16 up on the easel here.

17 So the first exhibit, I guess it's
18 marked A-1. This is -- the background is the Exhibit
19 A from the redeveloper's agreement, that was signed
20 between the applicant and the township.

21 There's some notable markups on here to
22 make it clear to the board where this application is
23 and what we're asking for tonight. And this is scale
24 of one inch equals 200 (indicating).

25

1 (Whereupon, Exhibit A of Executed
2 Redeveloper's Agreement is marked as Exhibit
3 A-1 for identification.)

4 THE WITNESS: So then I'll move to what
5 will be A-2.

6 (Whereupon, Site Location Aerial is
7 marked as Exhibit A-2 for identification.)

8 THE WITNESS: And that is the site
9 location on an aerial. And the scale of that is an
10 inch equals 200 feet.

11 And, yes, that will be A-2.

12 Then I'll be referring to A-3, which is
13 the same aerial photo, but this time in a much more
14 refined scale of an inch equals 100 feet.

15 (Whereupon, Refined Scale Site Location
16 Aerial is marked as Exhibit A-3 for
17 identification.)

18 THE WITNESS: And then we'll be
19 referring to A-4, which is a color rendering of the
20 site plan.

21 (Whereupon, Site Plan Color Rendering
22 is marked as Exhibit A-4 for identification.)

23 THE WITNESS: I have more exhibits, but
24 I think -- for the purposes of tonight I don't think
25 we're going to get past this one.

1 BY MR. PAPE:

2 Q. With those exhibits, if you could begin
3 with A-1 and give the board, and establish on the
4 record, the properties, the location?

5 A. Yes.

6 Referring to A-1, what you see before
7 you, as I had mentioned, this is Exhibit A of the
8 redeveloper -- redevelopment plan, that's in the
9 redeveloper's agreement.

10 And what I've done is I've indicated
11 the entire extent of the redevelopment area so to
12 orient the board, Route 33 is to the north or towards
13 the top of the page. Woodward Road is to the right
14 or the east. Lamb Lane is at the very bottom. And
15 what you see there is the site plan for Lamb Lane,
16 which was granted preliminary approval a few months
17 back for the relocation.

18 What you see in the magenta is the
19 application that's before you tonight. And what we
20 have also indicated on here is -- in green is going
21 to be the preserved area that's required by the
22 redevelopment plan, the 90-plus acres to be
23 preserved. And what you see in the exhibit is that's
24 not part of this specific application.

25 The other thing of note is in the

1 concept plan for the redevelopment, there will be a
2 traffic signal at Sawgrass Road and the Gaitway
3 redevelopment area, which will also include a jug
4 handle within this property, which is not part of
5 this application, but this application cannot proceed
6 without the ability to construct that traffic signal.
7 And in all of the plans that are being presented to
8 you, this connection to the property is mandatory to
9 be able to proceed with this site plan.

10 So as Mr. Pape had mentioned, this is a
11 piece of the puzzle, but that required traffic
12 improvement must happen for this development to
13 proceed.

14 Q. Can we go to A-2, and maybe do a little
15 detailed description of our neighboring properties?

16 A. Yeah.

17 So A-2 is an aerial indicating the site
18 in question.

19 And in terms of the Gaitway
20 redevelopment plan, this is -- all of the lots that
21 are not Block 74, Lot 12, which is the Gaitway Farms
22 operation or most of the operation is on that lot.
23 It represents 65.8 acres altogether.

24 From what you can see, the site,
25 itself, is L-shaped with over 900 feet of frontage on

1 Route 33. The bottom right of the L is at Woodward
2 Road. There's over 1400 feet of frontage along
3 Woodward Road. You can see that it surrounds this C3
4 zone that's at the southwest corner of Woodward Road
5 and Route 33.

6 And just in terms of the uses to the
7 west, as I had mentioned, is Gaitway Farms.

8 To the south is two residences that are
9 along Champions Way. Really their backyard backs up
10 to the southern end of the site. To the southeast is
11 two residences along Marigold Drive.

12 Going a little further north, there's
13 an adult daycare center. And as I mentioned, going
14 further north is the C3 zone that has the Dollar
15 Store and the Andiron (phonetic) business. And then
16 across Route 33 is probably a familiar application,
17 it's the Manalapan Landing application. And at the
18 corner, northeast, across the way, is commercial
19 property that's involved in the Stavola application.
20 And to the northwest is the Knob Hill residential
21 development.

22 MR. RIZZO: Mr. Lescavage, can you talk
23 about the existing uses that are within the subject
24 property for this phase that would be removed as part
25 of this project?

1 THE WITNESS: Oh, thank you.

2 Yes, and the intent was to show an
3 aerial that depicts that better, and that was
4 referring to A-3.

5 MR. RIZZO: Okay, sorry.

6 That's fine.

7 THE WITNESS: That's okay.

8 Now, you can see at 100 scale, this is
9 the existing conditions of the property.

10 And just going along, you have the
11 Jake's Cree-mee Freeze. You have the novelty card
12 store.

13 And this is all in the northwest corner
14 of the property.

15 You have a residence that's there.

16 Towards the center north end is Manalapan Manor.

17 You have -- on the northeast corner,
18 you have the moving and storage company, which you
19 can see goes all the way back to the center of the
20 property.

21 Then moving to the south end, you'll
22 see that Gaitway Farm actually does have activities
23 from the farm that are -- that are on the western end
24 of the lot.

25 So there are paddocks for the Gaitway

1 Farm that are on that property. But then there is
2 also a farm field that's independent from that, from
3 the Gaitway Farms that's also farmed at that
4 location.

5 In terms of the topography, the center
6 of the property grades down to the southern end of
7 the property, is the Gander Brook, which there's both
8 a floodplain and a wetlands area associated with
9 that. And that Gander Brook runs from west to east,
10 across Woodward Road, at the very southeast end of
11 the property.

12 Also, in terms of the northern part of
13 the property that drains to Route 33, then it also
14 drains down to the northeast end along Woodward Road
15 where there is a flat area, a wetland area also at
16 that location and a culvert that moves water from the
17 west to the east.

18 So that's what we have on the existing
19 property.

20 Obviously in the development all of
21 those things will be demolished except for the wooded
22 wetland areas that are being preserved.

23 BY MR. PAPE:

24 Q. If we go to A-4 --

25 A. Sure.

1 Q. -- and begin presenting the actual site
2 plan.

3 I'll ask if you could, in an overview
4 statement, just describe what our client's
5 application is requesting.

6 A. Yes.

7 So what you see before you is really a
8 two-building development on the subject lot. The
9 warehouse is a 575,596-square-foot building, with the
10 allocation of 20,000 square feet of that being
11 office.

12 It does have loading bays on the north
13 and the south part of the building, with a total of
14 83 loading docks associated with that.

15 It has trailer storage on the north end
16 of 56 stalls for additional trailer storage.

17 It has parking fields on both sides of
18 the building.

19 Also being proposed is a skating
20 center, which satisfies the recreational use
21 requirement within the redevelopment plan. It is a
22 55,003-square-foot building with parking fields on
23 the north and the south and presently shows two ice
24 rinks within the building.

25 MR. PAPE: Before we go into the nuts

1 and bolts of the site plan, we want to share with
2 you, we have visited with the environmental
3 commission and gained their perspective. And most
4 recently met with the firemen and gained their
5 perspective. I know they rendered a report as
6 recently as today. They shared with us what would be
7 in the report and we were fine with all of their
8 recommendations, but wanted you to know we did go to
9 both of those before we were here this evening.

10 BY MR. PAPE:

11 Q. If you could begin, I think, let's go
12 through statutory elements of the site plan, just
13 nuts and bolts.

14 Grading, what's the nature of the
15 regrading of the site that's necessary to accommodate
16 these two uses?

17 A. Okay. The grading of the property, we
18 -- we start with the constraints. There are
19 freshwater wetlands, as I mentioned, both in the
20 southern end of the property and northeast end of the
21 property near Woodward Road.

22 And we do require general permits for
23 the filling -- some minor filling of those areas, but
24 getting the warehouse to grade required us, and when
25 you have a large warehouse, there's not a lot of

1 opportunity to try to balance cut and fill, so we --
2 but we've done that as much as we can.

3 We set the first floor of the warehouse
4 at the higher end of the farm field and tried to
5 minimize grading there, but there will be an import
6 to make the -- to make the grades work and also to
7 make the stormwater management system work.

8 Same thing with the skating center, we
9 tried to minimize fill as much as possible, but to
10 get the requirements of reducing the flow to Route 33
11 and to that wetland area, we needed to create basins
12 that would be able to attenuate that and with that
13 the requirement of bringing import to the site.

14 Q. So the grading, I think the first
15 element, the more important element is stormwater
16 management.

17 If I can begin with this question:
18 When you regrade the property to accommodate these
19 two buildings, do you change the direction of the
20 stormwater flow?

21 A. No.

22 So, I think I had mentioned that there
23 really is three points of analysis or three points of
24 where stormwater is going to on the property. One
25 being the Gander Brook in the south end where it

1 leaves Woodward Road, also in the northeast end where
2 the wetland area is and also flows towards Woodward
3 Road. And then also leaving the property towards
4 Route 33. We've mimicked the same flow patterns as
5 the existing. And we've provided water quality
6 recharge and also quantity control for all three of
7 those points.

8 Q. The engineering elements of stormwater
9 is something that you work out with Mr. Rizzo, but
10 there's some very important representations that I
11 would like you to make to the board.

12 The first one is, are you familiar with
13 the state's requirements with regard to stormwater
14 design?

15 A. Yes, I am.

16 Q. Did you design this to be consistent
17 with the current state requirements?

18 A. Yes, I have.

19 Q. Are you familiar with the township's
20 requirements for stormwater design?

21 A. Yes, I am familiar.

22 Q. Can you answer the same question, have
23 you designed this to be consistent that the
24 township's requirements?

25 A. Yes, I have.

1 Q. Is this a private system --

2 MR. RIZZO: Excuse me, Mr. Pape.

3 Mr. Pape?

4 CHAIRWOMAN KWAAK: Mr. Pape, hold on
5 one moment.

6 MR. RIZZO: When we say the current
7 state requirements, we're referring to the ones that
8 were adopted in 2023 that may not necessarily be
9 adopted by the township at this point.

10 Is that correct?

11 THE WITNESS: That's correct.

12 MR. RIZZO: Thank you.

13 BY MR. PAPE:

14 Q. If you could, confirm that the
15 stormwater system that you've designed would be a
16 private system, create no burden or responsibility on
17 the township, and be totally the responsibility of
18 the property owners?

19 A. The property owner will be responsible.
20 And we've created an Operation and Maintenance Manual
21 that will be filed with the property and ensure the
22 future maintenance of those facilities.

23 MR. PAPE: So for the record, I know
24 this board is familiar, the Operations and
25 Maintenance Manual or O&M manual will be -- will set

1 forth all of the requirements on the private property
2 owner in perpetuity. It'll be reviewed by Mr. Rizzo
3 when it's approved. It then becomes a recorded
4 document and follows the deed of whoever owns the
5 property.

6 We designed to the state standards,
7 designed to the township standards, a private system,
8 no burden on the town.

9 And there will be an O&M manual
10 recorded as part of any approval.

11 MR. RIZZO: And, Mr. Pape, this is one
12 owner for both uses for all the basins?

13 MR. PAPE: Not necessarily.

14 MR. RIZZO: That will be specified if
15 it is multiple parties responsible?

16 MR. PAPE: It's very feasible that at
17 some time the skating rink would be owned separately
18 than the warehouse.

19 MR. RIZZO: So you'll delineate which
20 basins and infrastructure is for which party?

21 THE WITNESS: I think, where
22 appropriate, if it was to be a separate entity, there
23 would be a subdivision.

24 And the subdivision -- within the
25 subdivision there would be the delineation of the

1 responsibilities of the stormwater facility.

2 MR. RIZZO: So until that point, we're
3 going to -- we'll assume it's one. Okay.

4 THE WITNESS: Correct.

5 MR. RIZZO: Thank you.

6 BY MR. PAPE:

7 Q. Landscaping and lighting go together,
8 if we could describe the landscaping plan that you've
9 designed, go through where the landscaping is and the
10 type of landscaping that's proposed.

11 A. Okay.

12 With the landscaping, the first thing
13 that I would point out is that along Woodward Road we
14 have an undulating berm and that berm could be
15 anywhere from 6 to 12 feet higher than the existing
16 pavement on Woodward Road.

17 It was designed to be a meandering
18 berm, so there would be a little bit more interest
19 than just the regular screening berm.

20 But then on top of that berm, we've
21 planted both deciduous and evergreens, along with
22 some understory shrubs to give it some interest. All
23 native plantings through that area.

24 We have received some comments from the
25 board's arborist, which we have no problem complying

1 with. Just a couple of the different species, I
2 think all in all appeared pretty satisfied with the
3 plan. But what the changes that she did indicate, we
4 will make to the plan.

5 We also have the same thing along
6 Route 33, same undulating berm, very similar
7 landscape package to give that 100-foot separation
8 along both Woodward Road and Route 33.

9 Also, in the landscape package, we have
10 street trees along the entrance drive and the loop
11 road. The only two spots where we don't have trees
12 along the road is the two areas where we border on
13 wetlands. And the reason why we can't do that is at
14 that location we do have a wall, at both locations.
15 That's also the reason why the warehouse, you can see
16 that it's chamfered in the southwest corner to allow
17 for that wetland area to exist.

18 We also have a landscape package within
19 the parking areas, the vehicular parking areas, both
20 in the skating center and on both sides of the
21 warehouse.

22 We also have some screening vegetation
23 around all of the basins. The two larger basins, you
24 can see at the center of the property, in the
25 southern end of the property, there's quite a bit of

1 screening material around those basins. So all in
2 all there's a significant package. I just wanted to
3 --

4 MR. PAPE: I'm going to ask, so we had
5 a TRC with your professionals approximately 10 days
6 ago.

7 And at that TRC there were some
8 comments that we took back. When we see you the next
9 time, we'll incorporate those comments into the
10 plans, but we didn't have an opportunity to do that
11 as quickly as this hearing, but I do --

12 BY MR. PAPE:

13 Q. If you could quantify --

14 A. Yeah.

15 Q. -- the materials that will be planted
16 and this is going to be going up as a result of your
17 arborist recommendations, but do you have --

18 A. So --

19 Q. -- the quantification?

20 A. -- all in all we have 353 deciduous
21 trees, 263 evergreens, 56 flowering trees, 1,641
22 shrubs and 166 reed grasses being installed in all
23 those areas that I had mentioned.

24 Q. And that will be going up.

25 MS. BEAHM: So, Mr. Pape, if I can just

1 jump in.

2 MR. PAPE: Sure.

3 MS. BEAHM: You do still require the
4 variance for the landscape buffer between Lot 5 and
5 your property, correct?

6 MR. PAPE: Yes, we do.

7 MS. BEAHM: And then our letter, which
8 I know that there was an ordinance change, talks
9 about 200 feet of buffer from Woodward Road, which
10 was changed, but the plans do need to be revised to
11 reflect the change?

12 MR. PAPE: Correct.

13 MS. BEAHM: And then the last item I
14 have with respect to landscaping is the width of the
15 buffer may be reduced to less than 50 feet, but it
16 looks like the buffer between the northeastern
17 property line Basin B2A, B2C, B3A are less than
18 50 feet. Is that still the case?

19 THE WITNESS: That is.

20 MS. BEAHM: So you're still seeking
21 that relief?

22 THE WITNESS: We're seeking relief for
23 that.

24 MS. BEAHM: Okay.

25 MR. RIZZO: And just a couple more,

1 Mr. Pape.

2 One is tree replacement plan, which
3 hasn't been provided yet. Will you provide that as
4 part of your next submission?

5 THE WITNESS: Not the next submission,
6 but we would -- since we're asking for preliminary
7 approval, we would defer that to final site plan.

8 MR. RIZZO: So you're not going to be
9 seeking relief from providing that?

10 THE WITNESS: No.

11 MR. RIZZO: And then decorative
12 landscaping at the base of the monument sign, is that
13 something you would comply with, to eliminate the
14 need for relief?

15 THE WITNESS: Yes.

16 MR. RIZZO: Thank you.

17 MR. PAPE: We're past the witching
18 hour.

19 Do we continue? I mean it's up to you.

20 I think if we did lighting, we can come
21 to, kind of, a natural cutoff.

22 CHAIRWOMAN KWAAK: Okay.

23 MR. PAPE: Is that acceptable, Madam
24 Chair?

25 CHAIRWOMAN KWAAK: Quickly, yes.

1 MR. PAPE: Okay. Quickly, lighting.

2 CHAIRWOMAN KWAAK: Because I'm sure
3 we're not going to remember it, so it's going to be
4 rediscussed at the next meeting.

5 Yes?

6 Ron, I'm sorry.

7 MR. CUCCHIARO: So we just need to make
8 an announcement.

9 CHAIRWOMAN KWAAK: No, Ron, I'm going
10 to let him do lighting quickly.

11 MR. PAPE: One more.

12 MR. CUCCHIARO: Oh, okay.

13 MR. PAPE: One more category.

14 CHAIRWOMAN KWAAK: Quickly, because
15 he's going to have to bring it back up, I'm sure, at
16 the next meeting.

17 BY MR. PAPE:

18 Q. Lighting --

19 A. So --

20 Q. -- the height of the fixtures, the kind
21 of lights that we're proposing and the temperature of
22 the lighting?

23 A. Yes.

24 So being proposed both in building
25 mounts and pole mounts are 25-foot-high poles with

1 Lithonia 30 LED fixtures, 4,000 kelvin, which are 54
2 watts.

3 All pole mounts adjacent to the
4 perimeter are proposed with house-side shields.

5 There's only one other type of light
6 that's there and that's for the skating center,
7 there's an 11-foot mount of a canopy light. That's
8 10 watts, just near the skating center entrance.

9 In terms of the lighting design, the
10 roadways were designed with an average footcandle of
11 1.2 with a minimum of 0.2.

12 The skate park area -- skate parking
13 area has an average of 1.1 footcandle with a minimum
14 of 0.4 footcandles.

15 The warehouse loading and parking area
16 at 1.6 for an average footcandle with a minimum of
17 0.3 footcandles.

18 And in terms of the entire perimeter,
19 there's zero footcandles at the property line, except
20 for one spot along Route 33 at the entrance where
21 there's a 0.2 footcandles there.

22 So we comply with the zero footcandles,
23 except for one spot.

24 MR. PAPE: I think that would be a
25 clear place to end our presentation to you this

1 evening.

2 CHAIRWOMAN KWAAK: Okay. So we're
3 going to carry this application?

4 MR. CUCCHIARO: Yeah. What's our next
5 meeting date?

6 MS. McGRATH: June 13th.

7 MR. CUCCHIARO: June 13th.

8 So the application of AAGWML-F
9 Property, LLC, Application PMS2319 will be carried to
10 the board's June 13, 2024 meeting. It is a live
11 meeting beginning at 7:30 here in the main meeting
12 room at town hall. There will be no further notice
13 to property owners.

14 MR. PAPE: Madam Chair, Members of the
15 Board, Board's Professionals, thank you all,
16 goodnight.

17 See you June 13th.

18 CHAIRWOMAN KWAAK: Thank you.

19 (Whereupon, this matter is continuing
20 at a future date. Time noted: 9:46 p.m.)

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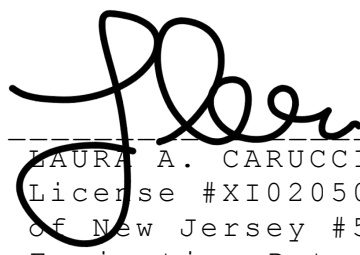
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I, LAURA A. CARUCCI, C.C.R., R.P.R., a Notary Public of the State of New Jersey, Notary ID. #50094914, Certified Court Reporter of the State of New Jersey, and a Registered Professional Reporter, hereby certify that the foregoing is a verbatim record of the testimony provided under oath before any court, referee, board, commission or other body created by statute of the State of New Jersey.

I am not related to the parties involved in this action; I have no financial interest, nor am I related to an agent of or employed by anyone with a financial interest in the outcome of this action.

This transcript complies with regulation 13:43-5.9 of the New Jersey Administrative Code.



LAURA A. CARUCCI, C.C.R., R.P.R.
License #XI02050, and Notary Public
of New Jersey #50094914, Notary
Expiration Date December 3, 2026

Dated: May 30, 2024