

TOWNSHIP OF MANALAPAN PLANNING BOARD
COUNTY OF MONMOUTH - STATE OF NEW JERSEY

- - - - -

REGULAR MEETING FOR:

MICHAEL AND JENNIFER ACQUAVIVA
BLOCK 1803, LOT 1
189 HIGHWAY 9

MINOR SITE PLAN

APPLICATION NO. PBE2504

- - - - -

MANALAPAN TOWN HALL
COURTROOM
120 ROUTE 522
MANALAPAN, NEW JERSEY 07726

- - -

THURSDAY, MAY 8, 2025

7:30 P.M.

- - -

TRANSCRIPT OF PROCEEDINGS
PUBLIC HEARING

AB COURT REPORTING, LLC
Certified Court Reporters
26 Algonquin Terrace
Millstone Township, New Jersey 08535
Tel: (732)882-3590
angelabuonocsr@gmail.com

BOARD MEMBERS PRESENT:

KATHRYN KWAAK, Chairperson
TODD BROWN, Vice-Chairperson
JOHN CASTRONOVO
PAT GIVELEKIAN
BARRY FISHER
BARRY JACOBSON
STEVEN KASTELL
JACK McNABOE, Committeeman
ERIC NELSON, Mayor

BOARD CONSULTANTS AND STAFF PRESENT:

RICHARD BRIGLIADORO, ESQUIRE, Acting Board Attorney
Weiner Law Group, LLP
JORDAN RIZZO, P.E., Board Engineer
CME Associates
JENNIFER BEAHM, P.P., AICP, Board Planner
Leon S. Avakian, Inc.
JANICE MOENCH, Acting Board Secretary
Township of Manalapan

STENOGRAPHICALLY REPORTED BY:

ANGELA BUONANTUONO, NJ-CCR, RPR
License 30XI00233100

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

HEILBRUNN PAPE, LLC

BY: KENNETH L. PAPE, ESQUIRE

516 State Highway 33

Millstone Township, New Jersey 08535

T: (732)-679-8844

F: (732)-679-6554

Email: kpape@hpnjlaw.com

--Counsel for the Applicant

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MICHAEL ACQUAVIVA

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ERIC BUCKMAN

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Route 9 Holdings, LLC

JAYESH PATEL, P.E.

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Crest Engineering Associates

JOHN REA, P.E.

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McDonough & Rea Associates, Inc.

PUBLIC COMMENTS/QUESTIONS:NAMEADDRESSPAGE

(None)

E X H I B I T S

<u>No.</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
A-1	Final Site Plan	*
A-2	Original Site Plan	*
A-3	Existing Conditions Aerial	*
A-4	Proposed Landscaping Plan	*
A-5	Deed dated October 1979	25
A-6	Deed dated January 1980	25
A-7	Deed dated November 30, 1979	25

(*) Exhibits marked prior to commencement.

1 CHAIRPERSON KWAAK: I would like to
2 call our meeting to order for the Manalapan Township
3 Planning Board on May 8th at 7:30.

4 Pursuant to Section 5 of the Open
5 Public Meetings Act, Notice of this meeting was sent
6 and advertised in The Asbury Park Press; a copy of
7 that notice was posted on the bulletin board where
8 public notices are displayed in the municipal
9 building.

10 In addition, a copy of this notice is
11 and has been available to the public and is on file
12 in the office of the municipal clerk.

13 Accordingly, this meeting is deemed to
14 be in compliance with the Open Public Meetings Act.

15 Can we please stand and salute the
16 flag.

17 [Pledge of Allegiance.]

18 John, can you please read the TV
19 Disclosures Statement.

20 MEMBER CASTRONOVO: The Township of
21 Manalapan Television Network will be videotaping
22 this meeting for rebroadcast on Cablevision Channel
23 77, Verizon Fios Channel 42, and Verizon Fios HD
24 Channel 2142.

25 By attending this evening, attendees

1 acknowledge this recording and allow their image to
2 be broadcast on the above-mentioned channels.

3 All attendees and participants agree to
4 conduct themselves in a manner appropriate for
5 public gathering. Inappropriate behavior or
6 gatherings creating a disturbance or safety hazard
7 are prohibited inside this meeting.

8 Individual speakers should be advised
9 that no right of privacy protects a citizen's public
10 comments made in a public forum.

11 Any statements made by members of the
12 public to promote or alter public opinion about a
13 candidate for political office, a political party,
14 or interest group, are inappropriate and in
15 violation of MTTN broadcast policies.

16 Accordingly, all participants bear
17 responsibilities for their own statements and
18 commentary.

19 CHAIRPERSON KWAAK: Thank you. Can
20 you do roll call, please?

21 MEMBER CASTRONOVO: Mr. Fisher?

22 MEMBER FISHER: Here.

23 MEMBER CASTRONOVO: Mr. Brown.

24 VICE-CHAIRPERSON BROWN: Here.

25 MEMBER CASTRONOVO: Castronovo is here.

1 Mr. Jacobson?

2 MEMBER JACOBSON: Here.

3 MEMBER CASTRONOVO: Chairwoman Kwaak?

4 CHAIRPERSON KWAAK: Here.

5 MEMBER CASTRONOVO: Committeeman

6 McNaboe?

7 COMMITTEEMAN McNABOE: Here.

8 MEMBER CASTRONOVO: Mr. Kastell?

9 MEMBER KASTELL: Here.

10 MEMBER CASTRONOVO: Mayor Nelson?

11 MAYOR NELSON: Here.

12 SECRETARY MOENCH: And Pat Givelekian?

13 MEMBER GIVELEKIAN: Here.

14 MEMBER CASTRONOVO: That's good

15 enough.

16 VICE-CHAIRPERSON BROWN: Getting

17 closer.

18 CHAIRPERSON KWAAK: Okay, thank you.

19 Mr. Brigliadoro, can you please swear in our

20 professionals.

21 ATTORNEY BRIGLIADORO: I will, Madam

22 Chair.

23 Ms. Beahm and Mr. Rizzo, do you swear

24 or affirm the testimony you are about to give before

25 this board is going to be the truth, the whole truth

1 and nothing but the truth?

2 PLANNER BEAHM: I do.

3 ENGINEER RIZZO: I do.

4 CHAIRPERSON KWAAK: Thank you.

5 - - -

6 (Whereupon, the board continues with
7 the posted agenda.)

8 - - -

9 CHAIRPERSON KWAAK: Application
10 PBE2504, Michael and Jennifer Acquaviva, Minor Site
11 Plan, 189 Highway 9, Lot 1803, Lot 1. A building
12 addition.

13 Mr. Pape, good evening.

14 ATTORNEY PAPE: Good evening,
15 Madam Chair, members of the board, board
16 professionals, and public. Kenneth Pape of the firm
17 Heilbrunn Pape on behalf of your applicants, Michael
18 and Jennifer Acquaviva.

19 Before we begin the substantive
20 presentation I'd ask if our notices have been
21 received, and if the attorney can confirm that the
22 board has jurisdiction?

23 ATTORNEY BRIGLIADORO: Yes, Mr. Pape.

24 ATTORNEY PAPE: Thank you.

25 ATTORNEY BRIGLIADORO: The board does

1 have jurisdiction to proceed tonight.

2 ATTORNEY PAPE: Thank you.

3 This is the presentation of an
4 existing building that is located on Highway 9 and
5 Plaza 9. It's a house that was many, many years ago
6 converted to an office. In fact, we found the 1979
7 and 1980 subdivision and site plan drawings.
8 Mr. Jay Patel actually has one of them with us this
9 evening.

10 When this property was approved for
11 office development some 45 years ago it also was --
12 part of the development included creation of
13 cross-access easements with this property and the
14 adjacent property.

15 I did bring the actual easements of
16 record to give to your attorney. There were three
17 easements that were created that established that
18 there was cross-access between Lots 1 and 2. They
19 were drawn in 1979, and then they were memorialized
20 again in a third document in 1980. And that was a
21 question that was raised in the staff report as to
22 whether those easements exist.

23 Our client is the contract purchaser
24 of the property and desires to purchase it for two
25 purposes. One is to relocate his business, which is

1 currently located in the building behind my office
2 on Route 33.

3 He has a specialty business. It has
4 the word "dentist" in it, but he's not a dentist.
5 He makes dental product. And he'll tell you about
6 what it is. He has three employees that he will
7 have at this location. They will be on the first
8 floor.

9 He's also going to ask for permission
10 to have a contractor, a fellow who does bathrooms
11 and kitchen cabinetry, to have his office and
12 showroom on the second floor.

13 We're also asking permission to add
14 approximately 425 square feet to the building.

15 There is bulk variance relief that has
16 existed at the site for decades. None of that bulk
17 variance relief is exacerbated.

18 There is identification of variance
19 relief for parking. That parking relief variance
20 will be eliminated.

21 One of the uses that we were
22 contemplating on the second floor was a massage
23 parlor, a spa, house spa. The parking for that
24 exceeded the parking that was available, so that has
25 been removed from the request.

1 What I would like to do, with your
2 permission, is to begin with a presentation from
3 Mr. Acquaviva, where he can tell you about himself
4 and his business, to give you a sense of what we're
5 asking this board to permit in the property.

6 And then to go to Jay Patel, the
7 engineer. There is not a lot of engineering
8 testimony because it's an existing building with
9 minor modifications.

10 And then Mr. Rea is here to go the
11 parking analysis.

12 Madam Chair, would that be acceptable?

13 CHAIRPERSON KWAAK: That is
14 acceptable. If we could just get you sworn in.

15 ATTORNEY BRIGLIADORO: Mr. Acquaviva,
16 please raise your right hand. Do you swear or
17 affirm the testimony that you are about to give
18 before this board is going to be the truth, the
19 whole truth, and nothing but the truth?

20 MICHAEL ACQUAVIVA: I do.

21 ATTORNEY BRIGLIADORO: Please tell us
22 your name and spell your last name for the record.

23 MICHAEL ACQUAVIVA: I'm sorry?

24 CHAIRPERSON KWAAK: You can sit.

25 ATTORNEY BRIGLIADORO: Tell us your

1 name and spell your last name for the record.

2 MICHAEL ACQUAVIVA: Michael Acquaviva.

3 CHAIRPERSON KWAAK: Pull the mic even
4 closer. There you go.

5 MICHAEL ACQUAVIVA: Michael Acquaviva.

6 ATTORNEY PAPE: Spell it, please.

7 MICHAEL ACQUAVIVA: A-C-Q-U-A-V-I-V-A.

8 - - -

9 E X A M I N A T I O N

10 - - -

11 ATTORNEY PAPE: Mr. Acquaviva, I'm
12 going to ask, are you the applicant before the board
13 this evening?

14 THE WITNESS: Yes.

15 ATTORNEY PAPE: And are you the
16 contract purchaser of the property that we're going
17 to present to the board?

18 THE WITNESS: Yes.

19 ATTORNEY PAPE: And is it your
20 intention to relocate your existing building -- your
21 existing business to this building?

22 THE WITNESS: Yes.

23 ATTORNEY PAPE: I'm going to ask if
24 you would take a few moments to describe what is
25 your existing business.

1 THE WITNESS: We own a dental
2 laboratory. We make dental prosthesis for the
3 professional dental community.

4 We have been in business since 1991.
5 We have made a few stops along the way. We started
6 in Old Bridge. We had a building for a period of
7 time in Jamesburg. And for the past 10 years we
8 have been in the building adjacent to Mr. Pape's
9 building in Millstone.

10 ATTORNEY PAPE: And during those
11 34 years of operation -- I have observed that you
12 had a very large business in the building behind us;
13 if you can describe what the business was and what
14 the business is today?

15 THE WITNESS: Sure. So one of the
16 reasons that we are moving is that we have downsized
17 over the past four years.

18 So, in 2021 we sold off the production
19 portion of our laboratory. At that point we had 24
20 employees.

21 It had been 30 years of operating that
22 large business, and we wanted to scale it back and
23 realized that there was one specialized niche of our
24 business, an implant prosthetic that we fabricate,
25 and we felt that we can get that done with just

1 myself and -- we really just have -- it's myself, a
2 secretary, and one helper/technician.

3 ATTORNEY PAPE: So is it your
4 representation to the board that you would have
5 three employees at this building for your business?

6 THE WITNESS: Yes, three including
7 myself.

8 ATTORNEY PAPE: It's your intention to
9 use the entire first floor for your business?

10 THE WITNESS: Yes.

11 ATTORNEY PAPE: Do you have
12 professionals -- clients, professionals -- who come
13 to your business?

14 THE WITNESS: No.

15 ATTORNEY PAPE: I think, to the
16 contrary, you go to them?

17 THE WITNESS: Yes. So we travel to
18 the dental offices and install these prosthetics.

19 ATTORNEY PAPE: So you would be three
20 people in the building, without clients visiting you
21 ever?

22 THE WITNESS: Ever, correct.

23 ATTORNEY PAPE: And your work day,
24 what's a typical workday?

25 THE WITNESS: We start at 7:30, and we

1 work until 4/4:30 p.m. Monday through Friday.

2 ATTORNEY PAPE: I'm going to imagine
3 that on the weekends you might go in to do
4 paperwork, but you don't go in to do work?

5 THE WITNESS: I try not to.

6 ATTORNEY PAPE: On the second floor,
7 in my opening statement I indicated that you would
8 like to have the fellow that is in the building now,
9 who is a kitchen and bath cabinet contractor, have
10 his office and have his showroom.

11 Is that your request of this board?

12 THE WITNESS: Yes, that's our request.

13 ATTORNEY PAPE: And you have spoken to
14 him. I understand he does not -- he's not open to
15 the public, he is open by appointment?

16 THE WITNESS: By appointment only,
17 yes.

18 ATTORNEY PAPE: So you would be on the
19 first floor and this cabinet contractor would be on
20 the second floor, and that fills the whole building?

21 THE WITNESS: That is correct, yes.

22 ATTORNEY PAPE: I have nothing further
23 of Mr. Michael Acquaviva. I wanted him to describe
24 his business and his plans for the building. I
25 thought it would be important as we go into

1 professional testimony.

2 But he is -- it happens to be one of
3 his favorite topics, so if you have questions about
4 what he does or what he intends to do with the
5 building, you can ask him.

6 CHAIRPERSON KWAAK: Professionals, do
7 you have questions for the gentleman.

8 PLANNER BEAHM: No.

9 ENGINEER RIZZO: Just to be clear,
10 this isn't going to morph into a traditional dentist
11 office over time; this is specifically going to be
12 limited employees, no patients.

13 THE WITNESS: Yes. Absolutely, yeah.

14 ATTORNEY PAPE: You're not a dentist?

15 THE WITNESS: I'm not a dentist. I
16 wouldn't be able to do that legally, anyway.

17 ATTORNEY PAPE: But this is no -- no
18 request for a dental office?

19 THE WITNESS: No, no. Dental
20 laboratory only.

21 ENGINEER RIZZO: Okay.

22 And then, Mr. Pape, in your intro I
23 know your parking requirement is going to be reduced
24 based on what you're proposing on the second floor,
25 but I still see that as a variance.

1 Do you agree, or do you think you can
2 eliminate the variance?

3 ATTORNEY PAPE: I don't think so.

4 PLANNER BEAHM: Definitely it requires
5 a variance. You are not -- you do not have the
6 number of parking spaces you need. Even at the
7 reduced parking you need 16; that's the reduced
8 parking. And you're at 14. So you definitely need
9 a variance for parking.

10 The way I reviewed it before you
11 changed the use, I was at 18 required, 14 proposed.
12 So you need a variance for that regardless.

13 You have 18, too, correct?

14 ENGINEER RIZZO: Yeah, I had 18
15 originally and then tonight I heard it changed from
16 a spa to the cabinetry, so I see it -- we both see
17 it as retail, which is a reduction of two required.

18 An improvement, it's still a variance.

19 PLANNER BEAHM: Yep.

20 ATTORNEY PAPE: If your professionals
21 say that we need a parking variance, then your
22 professionals guide the board.

23 Mr. Rea, when he's up, will describe
24 the parking demand that is created by these two
25 businesses, and we'll ask that you take that into

1 consideration.

2 CHAIRPERSON KWAAK: Okay. Is that it?

3 ENGINEER RIZZO: I guess do you have
4 any knowledge of the adjacent use of your lot, what
5 is on Lot 2; do you know what is there and what type
6 of hours they work?

7 The question is related to ultimately,
8 like, loading or trash pickup; if you are going to
9 be doing that in the drive aisle -- I'm kind of
10 leading into traffic, but I want to know what they
11 do, so if your trash truck is going to be blocking
12 their operation in any way, since you all share the
13 common drive aisle.

14 THE WITNESS: Okay. Well, they're a
15 dental office, traditional dental office. I am not
16 aware of their specific operating hours.

17 ENGINEER RIZZO: Okay. So if you have
18 someone who is going to address the trash, if they
19 can also discuss the dental office on the adjacent
20 lots, if there's any impacts?

21 THE WITNESS: Sure. And we know each
22 other, so we're friendly, and, you know, we could
23 probably work that out.

24 ENGINEER RIZZO: It can be scheduled
25 with them?

1 THE WITNESS: Sure, absolutely.

2 ENGINEER RIZZO: Thanks.

3 PLANNER BEAHM: The only other
4 question I have, and I'm not sure, Ken, if it's for
5 this witness; are you proposing any additional
6 signage?

7 ATTORNEY PAPE: We are proposing to
8 remove the sign that is on the building, just take
9 it off.

10 We're proposing to take the sign down
11 that is in the DOT's right-of-way.

12 And there is a new monument sign on
13 the plan that is conforming as to location, 10 feet
14 off of the right-of-way. It's on the internal road,
15 it's not on Route 9.

16 PLANNER BEAHM: No building-mounted
17 signage?

18 ATTORNEY PAPE: No. The
19 building-mounted signage that is there is coming
20 off, and we're not replacing it.

21 PLANNER BEAHM: Thank you.

22 ENGINEER RIZZO: Do you think you need
23 anything smaller to differentiate the two different
24 doors, which go to two different floors and two
25 different uses?

1 ATTORNEY PAPE: What was that?

2 ENGINEER RIZZO: Do you think that you
3 need any small signage that differentiates the two
4 uses?

5 Is it going to be clear that one door
6 goes to the second floor and one door goes to the
7 first floor?

8 PLANNER BEAHM: But, then, if you
9 have, like, signage on the door, that's still
10 signage.

11 ATTORNEY PAPE: I'm sure that there
12 will be signage on the door identifying the tenant's
13 occupancy.

14 PLANNER BEAHM: So you're going to
15 commit to comply with our sign requirements, or
16 we're going to see you back.

17 ATTORNEY PAPE: Yes.

18 PLANNER BEAHM: Okay. That's fine.

19 ATTORNEY PAPE: The goal is to remove
20 the offensive sign that is on the side; to remove
21 the sign that was built in the DOT's right-of-way;
22 build a new sign that is the correct size in the
23 correct location with external lighting.

24 It will be a ground-up lighting, and
25 some minor signage on the doors.

1 PLANNER BEAHM: Just keep in mind
2 you're entitled to one wall-mounted sign. That's
3 it, one.

4 ATTORNEY PAPE: Understood.

5 PLANNER BEAHM: So if you need two,
6 that is a variance, so.

7 ATTORNEY PAPE: Is a sign that is on
8 the doorway --

9 PLANNER BEAHM: Sign.

10 ATTORNEY PAPE: -- that's
11 wall-mounted?

12 PLANNER BEAHM: Yep.

13 THE WITNESS: What if it's stenciled
14 on the door?

15 PLANNER BEAHM: Sign.

16 ATTORNEY PAPE: Then with, again,
17 following the good guidance of your planner, I would
18 tell you that we would like to have a small sign on
19 each of the doors. And if that does require a
20 variance because there are two of them, we're asking
21 for that permission.

22 We would like to be able to identify
23 who is behind the door.

24 PLANNER BEAHM: I would request --

25 MEMBER FISHER: Should I close that

1 door?

2 CHAIRPERSON KWAAK: No, no.

3 PLANNER BEAHM: I would request, then,
4 Ken, you provide us -- I don't need the specific
5 tenant or whatever, but, like --

6 ATTORNEY PAPE: The size?

7 PLANNER BEAHM: -- the detail, how big
8 it is, and where it's located.

9 ATTORNEY PAPE: Sure.

10 PLANNER BEAHM: I would be fine with
11 dealing with that as a resolution compliance item,
12 if the board were to act in the affirmative on the
13 application.

14 CHAIRPERSON KWAAK: I'm good with
15 that.

16 ATTORNEY PAPE: Thank you.

17 PLANNER BEAHM: That's all I have.

18 ATTORNEY PAPE: Thank you.

19 CHAIRPERSON KWAAK: Are you guys done?
20 Okay, Rich.

21 ATTORNEY BRIGLIADORO: Yeah, just
22 quickly.

23 Mr. Pape, I know you said you were
24 providing three easements?

25 ATTORNEY PAPE: Yes.

1 ATTORNEY BRIGLIADORO: Okay, I think
2 one is a duplicate; I think you gave me two the
3 same. That's the January 1980 from Cohen Associates
4 to the Factors. I think they're both the same.

5 ATTORNEY PAPE: You're right.

6 ATTORNEY BRIGLIADORO: So I just want
7 to -- so since you have turned these in tonight
8 we'll mark them as exhibits.

9 ATTORNEY PAPE: Please.

10 ATTORNEY BRIGLIADORO: Madam Chair, so
11 what we can do is we can mark there's a deed,
12 October 1979, Cohen Associates, Inc., to David
13 Faktor and looks like Amnon Faktor.

14 We could mark that as A-1.

15 There's a second deed, January 1980
16 from Cohen Associates, Inc., to David Faktor and
17 Amnon Faktor.

18 We'll mark that as A-2.

19 And then the third instrument that was
20 just provided is looks like November 30th, 1979,
21 Cohen Associates, Inc., and this is to Elaine
22 Schulman, M.D.

23 And we'll mark that A-3.

24 I'm sorry, we're going to change the
25 numbers.

1 SECRETARY MOENCH: We listed the ones
2 that you had sent over earlier as A-1 through 4,
3 correct?

4 ATTORNEY PAPE: Yeah. So starting at
5 A-5?

6 SECRETARY MOENCH: A-5, A-6...

7 ATTORNEY BRIGLIADORO: A-5, okay.

8 So A-1 is A-5. The other one will be
9 A-6 and then A-7, okay.

10 Thank you.

11 SECRETARY MOENCH: You're welcome.

12 - - -

13 (Exhibit A-5, Deed, October 1979, was
14 marked.)

15 - - -

16 (Exhibit A-6, Deed, January 1980, was
17 marked.)

18 - - -

19 (Exhibit A-7, Deed, November 30th,
20 1979, was marked.)

21 - - -

22 CHAIRPERSON KWAAK: Is that it?

23 ATTORNEY BRIGLIADORO: Yes.

24 CHAIRPERSON KWAAK: Okay.

25 Mayor, do you have any questions right

1 now?

2 MAYOR NELSON: No.

3 CHAIRPERSON KWAAK: Jack?

4 COMMITTEEMAN McNABOE: I'm glad to see
5 the building will have a permitted use.

6 Any hazardous waste generated in your
7 business?

8 THE WITNESS: No.

9 COMMITTEEMAN McNABOE: So your trash
10 enclosure is strictly regular trash and recycling?

11 THE WITNESS: Yes.

12 COMMITTEEMAN McNABOE: Okay.

13 No, I'm glad to see the building going
14 up here.

15 Are there any other variances that we
16 talked here, other than the ones that we just added
17 on?

18 PLANNER BEAHM: Not that I saw.

19 COMMITTEEMAN McNABOE: That's what I
20 got out of it, too.

21 PLANNER BEAHM: There's the buffer.

22 COMMITTEEMAN McNABOE: Parking to the
23 perimeter?

24 ENGINEER RIZZO: The parking is
25 existing condition.

1 COMMITTEEMAN McNABOE: Correct.

2 ENGINEER RIZZO: Parking to the side,
3 parking to the rear, the number of parking spaces,
4 the buffer, the size of the parking spaces, which is
5 basically existing but you're re-striping them --

6 PLANNER BEAHM: Yeah, I have...

7 ENGINEER RIZZO: So essentially
8 creating a variance again.

9 Yeah, and then there's curbing and
10 sidewalk which is design waivers. The trees you
11 said that you would comply with?

12 ATTORNEY PAPE: Yeah, we're doing the
13 trees.

14 ENGINEER RIZZO: Okay.

15 And then there's the curbing and the
16 sidewalk which is on there. I don't think that was
17 discussed yet.

18 COMMITTEEMAN McNABOE: As much as I
19 hate the 9-by-18 spots, I think they're becoming the
20 new standard.

21 ATTORNEY PAPE: But these are 9 feet 7
22 inches.

23 COMMITTEEMAN McNABOE: Oh, that will
24 save me, not that I'll be parking in it.

25 I'm good, thanks.

1 CHAIRPERSON KWAAK: Okay. Thank you
2 for fixing up the building. I don't have any
3 questions at this time, but if I think of any I will
4 let you know.

5 Barry?

6 MEMBER JACOBSON: Do you get any
7 deliveries?

8 THE WITNESS: Just like typical small
9 UPS.

10 MEMBER JACOBSON: Okay. That's all I
11 had.

12 Thank you.

13 CHAIRPERSON KWAAK: John?

14 MEMBER CASTRONOVO: Once you fabricate
15 the appliances are they mailed out, or do you have
16 an employee that delivers it to the dentist?

17 THE WITNESS: So it's done on-site at
18 the dental office. So we fabricate in our
19 laboratory, ship to the dental office, and then I
20 meet the patient there and then we install it at the
21 dental practice.

22 So we ship the work out.

23 MEMBER CASTRONOVO: I was thinking
24 that maybe, you know, because it's a parking
25 situation that one employee would be on the road

1 most of the time and not in the space but...

2 THE WITNESS: Pretty much, yeah,
3 that's me. I'm mostly on the road.

4 MEMBER CASTRONOVO: Okay. Could
5 consider that as part of the parking situation.

6 THE WITNESS: Yeah, so there would be
7 one -- I would be out on the road, for the most
8 part.

9 MEMBER CASTRONOVO: Okay.

10 THE WITNESS: Thank you.

11 MEMBER CASTRONOVO: That's all I have.

12 CHAIRPERSON KWAAK: Scott.

13 VICE-CHAIRPERSON BROWN: From your
14 manufacturing process any obscene smells or
15 anything?

16 THE WITNESS: No. So the industry has
17 gone digital over the past 10 years or more, so as
18 it went digital like a lot of those, you know,
19 acrylics and things like that, are not used anymore.
20 So it's a lot of CAD design.

21 VICE-CHAIRPERSON BROWN: Thank you.

22 THE WITNESS: Thank you.

23 CHAIRPERSON KWAAK: Barry.

24 MEMBER FISHER: One of the questions
25 was one of the cars would be on the road. That

1 would be you?

2 THE WITNESS: Correct.

3 MEMBER FISHER: And the other question
4 was, the adjoining property, is there any way to do
5 a, you know, like a joint parking, you know, make a
6 deal with them and see if they have extra parking;
7 did you look into that?

8 THE WITNESS: I haven't looked into
9 that, but, like I said, we're friendly with them so.

10 MEMBER FISHER: Just suggesting it.

11 ATTORNEY PAPE: Mr. Fisher, after
12 Mr. Rea describes the parking demand, I think that
13 we can get the board comfortable with what's there.

14 What there is, those easements that I
15 presented to your counsel, those were easements
16 created in 1979 when these two lots were actually
17 created, and they show a cross-circulation
18 arrangement for the two properties.

19 It's one great big horseshoe that
20 starts in Lot 2, that goes around the back, and
21 comes out on Lot 1.

22 MEMBER FISHER: That's it.

23 CHAIRPERSON KWAAK: Steve.

24 MEMBER KASTELL: Yes. This is city
25 water and sewage. And you had said that there's

1 nothing harmful or anything in the products?

2 THE WITNESS: No.

3 MEMBER KASTELL: That's all I have.

4 THE WITNESS: Thank you.

5 CHAIRPERSON KWAAK: Pat.

6 MEMBER GIVELEKIAN: Nothing.

7 Thank you.

8 CHAIRPERSON KWAAK: Okay. I

9 remembered my question.

10 PLANNER BEAHM: Madam Chair, I just
11 have one question.

12 So when there was a question from
13 Board Member Brown about deliveries, you only
14 discussed your deliveries. However, you're here for
15 the entirety of the site.

16 So what kind of deliveries, how
17 frequently, and what mechanism does the kitchen and
18 bath contractor get deliveries?

19 How often and how, in what kind of
20 vehicle?

21 THE WITNESS: I actually can't speak
22 to the kitchen and bath. That would have to be
23 something that would be determined.

24 ATTORNEY PAPE: Other than I can tell
25 you it is the existing tenant on the first floor

1 that is going to the second floor.

2 PLANNER BEAHM: I understand that, but
3 now you have something happening on the first floor,
4 and I need to understand how the first floor
5 operations and the second floor operations are going
6 to co-exist. So understanding what's happening with
7 that use is important.

8 So we need to understand do they --

9 ATTORNEY PAPE: It's a showroom with
10 an office.

11 PLANNER BEAHM: Right. So my guess is
12 that they're getting deliveries of things. How?
13 What size vehicles? How often? And how does that
14 work on the site that you're asking us to approve
15 this use on?

16 So I don't think it's an
17 out-of-the-realm conversation.

18 ENGINEER RIZZO: And putting in the
19 context, too, of not having a loading zone.

20 PLANNER BEAHM: Thank you.

21 ENGINEER RIZZO: So anything that
22 you're proposing to do that is in the drive aisle?

23 ATTORNEY PAPE: I think that the most
24 complete answer is the one that Mr. Acquaviva gave
25 you, and that is that he is not familiar with their

1 deliveries.

2 But I can tell you that is the tenant
3 that is there in the building now, and we're just
4 keeping him in the building and putting him
5 upstairs.

6 COMMITTEEMAN McNABOE: Are we willing
7 to put on the record that there will be no delivery
8 of cabinets or the operational side of that
9 business, it will strictly be showroom and sales?

10 ATTORNEY PAPE: Well, we --

11 COMMITTEEMAN McNABOE: In other words,
12 what we're saying as you sell the cabinets, we can't
13 have that truck coming in, being unloaded, and then
14 loaded on to another truck.

15 THE WITNESS: That I know. So it is a
16 showroom, so cabinets get shipped directly to the
17 customer. It's not a drop off.

18 COMMITTEEMAN McNABOE: So you are
19 willing to stipulate that?

20 THE WITNESS: Yeah, there's no -- he
21 has a warehouse, his product there.

22 COMMITTEEMAN McNABOE: So the only
23 time you would have a truck is perhaps when they
24 upgrade their showroom --

25 THE WITNESS: Correct.

1 COMMITTEEMAN McNABOE: -- and change,
2 and whenever that is, on a five-year, that kind of
3 thing.

4 THE WITNESS: Exactly.

5 COMMITTEEMAN McNABOE: But no weekly,
6 monthly, daily deliveries of cabinets of any type
7 for any of the customers coming in and out of there?

8 THE WITNESS: No.

9 ATTORNEY PAPE: Feel okay stipulating
10 that?

11 THE WITNESS: Yes, because I've seen
12 his operation.

13 PLANNER BEAHM: But, and I appreciate
14 that, but the stuff you're showing in the showroom
15 has to get there at some point, right?

16 ATTORNEY PAPE: Right, yes.

17 PLANNER BEAHM: So you're not going to
18 show the same stuff that you have today two years
19 from now, right? I'm assuming that things are going
20 to change.

21 So how often does that happen? And how
22 does that happen? And when does that happen?

23 THE WITNESS: That I can't speak to.

24 ATTORNEY PAPE: We don't know the
25 answer to that.

1 PLANNER BEAHM: So that's something
2 that you guys need to know. Because, I don't need a
3 tractor-trailer trying to unload in a non-loading
4 zone when your customers or your patients are trying
5 to come in, or what have you, and then we're
6 unloading on the shoulder of the road, which happens
7 99 percent of the time when people say it never
8 happens. It always happens.

9 And so I appreciate the fact that it's
10 a showroom. And I get that there's not going to be
11 constant deliveries. However, how the stuff gets
12 there, when the stuff gets there, and how frequently
13 the stuff gets there is something that I think the
14 board needs to understand. Because they're adding
15 something to this building.

16 I get they're there now, but you're not
17 there now. So how does it work with you and them?
18 That's what I'm asking.

19 ATTORNEY PAPE: I think we gave you
20 the best answer that we can.

21 CHAIRPERSON KWAAK: Mr. Pape, would you
22 like to take a moment?

23 Turn around. Take a moment.

24 VICE-CHAIRPERSON BROWN: During that
25 moment, it was Mr. Castronovo that asked the

1 question, not me.

2 PLANNER BEAHM: I'm sorry. It's
3 usually you asking questions, so that's why I said
4 that.

5 And I'm not saying that you don't ask
6 good questions, you do ask good questions.

7 VICE-CHAIRPERSON BROWN: I was, like,
8 thank you?

9 PLANNER BEAHM: I'm just saying usually
10 you are the one asking those pointed questions. So,
11 I apologize, Mr. Castronovo asked the original
12 question.

13 And I think it's a legitimate
14 question.

15 MEMBER CASTRONOVO: What question?

16 VICE-CHAIRMAN BROWN: Agreed. And
17 he's confused.

18 MEMBER CASTRONOVO: I don't know what
19 question you're talking about, I've got to be honest
20 with you.

21 CHAIRPERSON KWAAK: Okay, I remembered
22 my question.

23 THE WITNESS: Yes.

24 CHAIRPERSON KWAAK: Before I was cut
25 off.

1 This property, so if somebody is coming
2 to you, are they coming into the dentist office that
3 is next door and then going around the back, or can
4 they pull in on your drive section?

5 ATTORNEY PAPE: On the site plan we'll
6 show that to you. There's a one-way driveway system --

7 CHAIRPERSON KWAAK: I know.

8 ATTORNEY PAPE: -- that has been in
9 place since 1980.

10 CHAIRPERSON KWAAK: And it's tight.
11 It's tight back there.

12 ATTORNEY PAPE: You enter on Lot 2, go
13 across the back --

14 CHAIRPERSON KWAAK: Correct.

15 ATTORNEY PAPE: -- and you come out
16 Lot 1, on our property.

17 CHAIRPERSON KWAAK: Okay.

18 ATTORNEY PAPE: Yeah.

19 CHAIRPERSON KWAAK: That's my
20 question.

21 ATTORNEY PAPE: No problem. Thank you.

22 CHAIRPERSON KWAAK: Thank you.

23 Do you want to bring up your next...

24 ATTORNEY PAPE: No, what I would --
25 the gentleman who just approached me is the owner of

1 the building, and I did not know that. So if I
2 could just have a few moments as a recess, I would
3 like to speak to him. I think he has the answers to
4 the questions that Ms. Beahm has just asked.

5 PLANNER BEAHM: Perfect.

6 CHAIRPERSON KWAAK: Okay, we'll see
7 you back in five minutes.

8 THE WITNESS: Thank you.

9 - - -

10 (A recess is taken at 8:00 p.m.)

11 - - -

12 CHAIRPERSON KWAAK: I would like to
13 call this meeting back to order. It's 8:03.

14 Mr. Pape, go ahead.

15 ATTORNEY PAPE: Thank you. So the
16 gentleman who is alongside of me is the current
17 owner of the building. If we could swear him in he
18 has some information to share with you.

19 CHAIRPERSON KWAAK: Sure.

20 If you could just turn and face our
21 attorney right there. You could sit.

22 ATTORNEY BRIGLIADORO: Could you raise
23 your right hand. Do you swear or affirm the
24 testimony that you are about to give before this
25 board is the truth, the whole truth, and nothing but

1 the truth?

2 ERIC BUCKMAN: Yes.

3 ATTORNEY BRIGLIADORO: All right.

4 Please tell us your name, spell your last name, for
5 the record.

6 ERIC BUCKMAN: My name is Eric
7 Buckman. And the last name is spelled
8 B-U-C-K-M-A-N. And I'm a member of Route 9 Holdings,
9 which is the owner of the company.

10 - - -

11 E X A M I N A T I O N

12 - - -

13 ATTORNEY PAPE: And, Mr. Buckman,
14 you're familiar with the tenant that is there, the
15 gentleman who operates the showroom and office for
16 the cabinetry business?

17 THE WITNESS: Yes, I am.

18 ATTORNEY PAPE: And has he been there
19 for a number of years?

20 THE WITNESS: Yes, he has.

21 ATTORNEY PAPE: And while he's there,
22 except for when he first set up, have you observed
23 him coming to the property with anybody delivering
24 or picking up cabinets?

25 THE WITNESS: Never.

1 ATTORNEY PAPE: Just the initial set
2 up?

3 THE WITNESS: Correct.

4 PLANNER BEAHM: Ken, I'm not
5 suggesting that materials are delivered there to be
6 shipped out. But, I cannot imagine that the same
7 cabinets are there 20 years, 10 years, 5 years. I'm
8 guessing that there's swap out of things that
9 they're selling.

10 ATTORNEY PAPE: I have a couple more
11 questions, if you would just let me try to...

12 PLANNER BEAHM: Sure.

13 ATTORNEY PAPE: So and has there ever
14 been a tractor-trailer that has come to this
15 property?

16 THE WITNESS: Not that I have ever
17 seen, no.

18 ATTORNEY PAPE: You have never seen a
19 tractor-trailer?

20 THE WITNESS: No.

21 ATTORNEY PAPE: And if, I'm going to
22 ask you, are you prepared to stipulate that you will
23 not allow tractor-trailer traffic on your property,
24 and that nothing larger than a small box truck would
25 be allowed on your property at any time?

1 MICHAEL ACQUAVIVA: Absolutely.

2 ATTORNEY PAPE: As a stipulation?

3 MICHAEL ACQUAVIVA: Absolutely.

4 ATTORNEY PAPE: Would that be
5 consistent with the way you have observed this man
6 has operated his business; would a small box truck
7 be sufficient for him to bring his cabinets to if he
8 made a replacement?

9 THE WITNESS: Yes, I would absolutely
10 think so.

11 ATTORNEY PAPE: We anticipate that
12 there will be some three to five-year change.

13 There hasn't been at all, since you've
14 owned the building, a change?

15 THE WITNESS: Not that I know of, no.
16 He set up when he moved in, and I haven't seen him
17 change anything.

18 ATTORNEY PAPE: So we think it's a
19 fairly stable action. There's no observation of a
20 tractor-trailer coming to the site. And we'll
21 gladly stipulate that nothing larger than a box
22 truck is allowed to come on the property, in the
23 event that there is this type of activity.

24 And you do know he does not have
25 deliveries of any of his product to the site?

1 THE WITNESS: No. I have never seen
2 that, no.

3 ATTORNEY PAPE: I have nothing
4 further.

5 PLANNER BEAHM: So that box truck is
6 going to fit in a standard parking space, right?

7 ATTORNEY PAPE: No, when that box
8 truck comes it's going to probably block traffic for
9 a brief period of time as it unloads.

10 PLANNER BEAHM: That's the concern; so
11 how often and for how long? That's the concern.

12 It doesn't have to be a tractor-trailer
13 to cause problems on the site. So if it's a box
14 truck, how frequent? What time do they show up?
15 And how long are they there?

16 ATTORNEY PAPE: The box truck is only
17 necessary, according to the owner of the property,
18 only necessary if there's going to be a change of
19 cabinets. And in the years that he has owned the
20 building and this fellow has been a tenant, that has
21 not occurred.

22 So we know that it's something that
23 happens once every multiple years. It's not a
24 frequently recurring event.

25 ENGINEER RIZZO: Mr. Pape, you have

1 four parallel parking spaces. Do you think that
2 that could take place on those spaces off to the
3 side?

4 ATTORNEY PAPE: We certainly could use
5 the parallel parking spaces for a truck for special
6 occasions such as this, yes.

7 ENGINEER RIZZO: Okay.

8 CHAIRPERSON KWAAK: Anything else?
9 Okay.

10 ATTORNEY PAPE: Thank you very much.

11 CHAIRPERSON KWAAK: Thank you.

12 ATTORNEY PAPE: They just met for the
13 first time.

14 CHAIRPERSON KWAAK: Oh, okay.

15 ATTORNEY PAPE: Next witness?

16 CHAIRPERSON KWAAK: Next witness.

17 ATTORNEY PAPE: Thank you so much.

18 Mr. Patel.

19 Mr. Jay Patel is our professional
20 engineer. And he is here this evening to present
21 the application. If he could be sworn, and then
22 we'll share his credentials with you.

23 CHAIRPERSON KWAAK: Sure.

24 ATTORNEY BRIGLIADORO: Please raise
25 your right hand. Do you swear or affirm the

1 testimony that you are about to give before this
2 board is going to be the truth, the whole truth, and
3 nothing but the truth?

4 JAYESH PATEL: Yes, I do.

5 ATTORNEY BRIGLIADORO: Please tell us
6 your name, and spell your last name for the record,
7 please.

8 JAYESH PATEL: Sure. First name
9 Jayesh, J-A-Y-E-S-H, last name Patel, P-A-T-E-L.

10 I'm a licensed professional engineer in
11 the State of New Jersey, and the proud owner also in
12 the State of New Jersey. I work at Crest
13 Engineering Associates, one of the principals.

14 And I have presented testimony at
15 numerous planning boards and zoning boards.

16 - - -

17 E X A M I N A T I O N

18 - - -

19 ATTORNEY PAPE: How long have you been
20 a professional engineer?

21 THE WITNESS: Since 1991.

22 ATTORNEY PAPE: And is your licensure
23 in good standing today?

24 THE WITNESS: Yes.

25 ATTORNEY PAPE: Madam Chair, I would

1 ask if you would allow Mr. Patel to testify this
2 evening as a professional engineer?

3 CHAIRPERSON KWAAK: His credentials
4 are sufficient. Thank you.

5 ATTORNEY PAPE: Thank you.

6 Mr. Patel, I'm going to ask if you
7 could identify the exhibit from which you are going
8 to work -- is there a microphone that he could...

9 CHAIRPERSON KWAAK: Yes, we have the
10 handheld.

11 Janice, can you give him the handheld.

12 ATTORNEY PAPE: So you'll stand.

13 THE WITNESS: Okay.

14 ATTORNEY PAPE: If we could go to the
15 rendered site plan, please.

16 THE WITNESS: Okay. This is the
17 1979 --

18 ATTORNEY PAPE: The rendered site
19 plan, please.

20 THE WITNESS: Oh, rendered site plan.

21 ATTORNEY PAPE: And as Mr. Patel
22 begins his testimony, he was good enough to bring
23 handouts for everyone, and I'll share them with you.

24 If you could identify the property's
25 location, its lot and block, and the two streets

1 upon which it has frontage.

2 THE WITNESS: Okay. So this one is
3 the corner property, Lot 1. And the exit is on Lot
4 2, which provides access to the lot. The property
5 is located at corner of Route 9 and Plaza 9.

6 ATTORNEY PAPE: And what you're about
7 to present is an existing condition with minor
8 modifications?

9 THE WITNESS: Yes. So right now the
10 building is existing on Lot 1, which has an L shape.
11 The access to the site is from the lot, on the back
12 of the lot -- Lot 2, sorry, from the back of the
13 Lot 1, and it gives -- exit is provided from the
14 Plaza 9.

15 ATTORNEY PAPE: The circulation system
16 that is in place, is that circulation system going
17 to be preserved?

18 THE WITNESS: That is correct.

19 ATTORNEY PAPE: I know that there is
20 certain changes to the site. One of them is there's
21 an addition to the building of approximately
22 425 square feet.

23 If you could identify where that
24 425 square feet is proposed?

25 THE WITNESS: So the existing

1 building, as I explained before, is the L-shape, but
2 that corner that is left over, that is where the new
3 improvement of 424 square feet is going to happen.

4 So basically it will make the building
5 rectangular shape.

6 ATTORNEY PAPE: In addition to that
7 building addition there are certain other
8 modifications to the site, and I would like to go
9 through them with you.

10 My understanding is that there will be
11 additional lighting installed to comply with the
12 lighting requirements brought to our attention in
13 the staff report?

14 THE WITNESS: Sure. There are four
15 lights proposed. Two are the wall-mounted on the
16 west and the south side of the building. There are
17 two pole-mounted lights. One is along the eight
18 parking spaces, and the other one is on the exit.

19 ATTORNEY PAPE: And we are agreeing
20 that we will add two additional trees in the parking
21 lot so that no waiver relief is required.

22 Is that correct?

23 THE WITNESS: That is correct. There
24 are two trees. One is proposed on the first, or if
25 you are exiting, the last stall, next to that last

1 stall. And the one right now proposed is at the
2 south corner.

3 ATTORNEY PAPE: There's also a trash
4 enclosure shown on the plan. There's a request that
5 that trash enclosure be masonry.

6 Now, are you prepared to advise the
7 board that it will be a masonry enclosure?

8 THE WITNESS: Yes, a four-by-eight
9 trash enclosure. Shown right now is PVC fence, but
10 it will be masonry.

11 ATTORNEY PAPE: We, in my opening
12 remarks, I indicated that there's signage that is
13 out on Route 9 in the right-of-way that we will
14 remove.

15 And there's a new sign that we propose
16 that is on Plaza 9 that will be fully conforming to
17 the -- fully conforming with the ordinance's sign
18 requirements.

19 THE WITNESS: Yes.

20 ATTORNEY PAPE: Show both of those
21 signs to the board.

22 THE WITNESS: Yes.

23 The existing sign is shown, which
24 encroaches into the Route 9 right-of-way. That sign
25 will be removed and the new sign that is going just

1 next to the exit driveway, 10 feet off the
2 right-of-way line.

3 ATTORNEY PAPE: And the entire parking
4 lot will be re-stripped and that includes fire lanes
5 and parking stalls; is that correct?

6 THE WITNESS: That is correct.

7 ATTORNEY PAPE: And earlier I said
8 that the parking stalls were 9 feet 7 inches, and
9 we're asking for a waiver; is that accurate?

10 THE WITNESS: It's 9.7 feet, which is
11 9 feet 8 inches, approximately.

12 ATTORNEY PAPE: 9 feet 8 inches?

13 THE WITNESS: Right.

14 ATTORNEY PAPE: It just got a little
15 bit bigger.

16 There's existing sidewalk and curb on
17 Plaza 9 that's shown on your plan.

18 THE WITNESS: Correct.

19 ATTORNEY PAPE: And that comes around
20 to the corner and begins to go down Route 9 to the
21 first drainage structure.

22 After that first drainage structure is
23 there any curb or sidewalk on Route 9?

24 THE WITNESS: No. So the sidewalk --
25 I mean the curb stops at the inlet, which is almost

1 middle of the property. From that point there is an
2 existing edge of pavement and the sidewalk stops,
3 will be 41 at the curb turnaround. And no sidewalk
4 beyond the property, if you go out the south side.

5 ATTORNEY PAPE: So sidewalk and curb
6 on Plaza 9. And sidewalk and curb approximately
7 halfway down Route 9.

8 I know that it is the preference of the
9 board to install curbs and sidewalks. We're,
10 respectfully, asking if we could do a cash
11 contribution for that portion of the curb and
12 sidewalk that's on Route 9 that's at the southern
13 end of our property. We would defer to your
14 determination on that, of course, but we are asking
15 for that.

16 I believe that those are the revisions
17 to the site that our client is proposing?

18 THE WITNESS: Correct.

19 ATTORNEY PAPE: That is all of the
20 revisions to the site that our client is proposing?

21 THE WITNESS: That is correct.

22 ATTORNEY PAPE: And you have had an
23 opportunity to review the staff report that was
24 generated by Mr. Rizzo.

25 Is there any of the recommendations of

1 Mr. Rizzo that you want to bring out to the board's
2 attention, or can we comply with his requirements?

3 THE WITNESS: Yeah, as much as this
4 site plan is concerned, all of these comments we are
5 going to address to your satisfaction.

6 ATTORNEY PAPE: I have nothing further
7 of Mr. Patel, Madam Chair. He's available to you
8 and the board and your professionals for
9 examination.

10 CHAIRPERSON KWAAK: Okay. Thank you.
11 Professionals?

12 PLANNER BEAHM: I have nothing.

13 CHAIRPERSON KWAAK: Jordan.

14 ENGINEER RIZZO: Thanks, Madam Chair.
15 I just had one question.

16 We had asked for some traffic arrows
17 which you have provided on the drive aisles.

18 What is the current shape of the
19 parking lot and the drive aisles; is it good as
20 existing, or do you need to do any improvements,
21 overlay, things like that?

22 THE WITNESS: It is good for the, you
23 know, the traffic conditions, what is expected for
24 the site.

25 ENGINEER RIZZO: Okay. So you're not

1 proposing anything other than the re-striping and
2 the arrows?

3 THE WITNESS: Correct.

4 ENGINEER RIZZO: And one more thing,
5 sorry. Outside agencies, do you have anything other
6 than like I guess --

7 THE WITNESS: The fire. Yeah, other
8 than that one outside. This is minor, so no soil
9 districts or any of the other agencies are not
10 needed.

11 ENGINEER RIZZO: Okay. Yeah, I agree,
12 it's probably just fire. If you could submit that
13 once you receive it.

14 THE WITNESS: Okay.

15 ENGINEER RIZZO: Thank you.

16 CHAIRPERSON KWAAK: Mayor.

17 MAYOR NELSON: I have nothing.

18 CHAIRPERSON KWAAK: Jack.

19 COMMITTEEMAN McNABOE: No engineering
20 questions.

21 CHAIRPERSON KWAAK: Okay. I have a
22 few questions.

23 THE WITNESS: Yeah.

24 CHAIRPERSON KWAAK: In looking at
25 this plan, on the landscaping plan on the second

1 page, where will be the entrances when you do the
2 new two-story addition; will the entrance be on the
3 side? On the back?

4 Because it says "existing door
5 location," but on the two-story portion it doesn't
6 say on the plan.

7 ATTORNEY PAPE: So if you could
8 identify the two man door entrances to the building?

9 THE WITNESS: Okay. So for the first
10 story, the main entrance is at that south corner.

11 And for the second story, it's on the
12 west side of the middle of the building, where that
13 sidewalk ends.

14 CHAIRPERSON KWAAK: Okay.

15 ENGINEER RIZZO: So there's no doors
16 facing towards Route 9 and no doors facing towards
17 Plaza 9?

18 THE WITNESS: Correct.

19 CHAIRPERSON KWAAK: Okay.

20 ENGINEER RIZZO: If that helps.

21 CHAIRPERSON KWAAK: Okay. Thank you.
22 My other question is, is he -- is your client going
23 to need a generator for his work? No.

24 ATTORNEY PAPE: He's stating no.

25 CHAIRPERSON KWAAK: Okay.

1 MICHAEL ACQUAVIVA: Don't want one.

2 CHAIRPERSON KWAAK: The only other
3 concern that I have, and I'm a big person on
4 parking, does the handicap need to be in that far
5 corner, not closer to the building?

6 I'm just asking the question.

7 Professionals? Ken?

8 ATTORNEY PAPE: The choice of the
9 handicap stall and handicap ramp, if you can
10 identify them for the Chairwoman.

11 THE WITNESS: Yeah. Right now the
12 handicap space is shown at the corner of the
13 existing parking spaces, which are shown not
14 parallel but perpendicular. And it's going across
15 from the midway of the building on the back side to
16 the handicap space.

17 ATTORNEY PAPE: Could it be located
18 closer to the building?

19 THE WITNESS: That's how it's shown,
20 but we could certainly take a look.

21 ENGINEER RIZZO: So we asked this
22 question during our TRC. Traditionally it should
23 probably be directly across so you don't have that
24 slant in the crosswalk. Although the reason that
25 was discussed then was that that access aisle along

1 the curbline like actually pushes the parking down
2 since you have to almost like S-turn into that
3 space.

4 THE WITNESS: Yeah.

5 ENGINEER RIZZO: So I do think it's
6 okay the way it's shown right now.

7 THE WITNESS: Yeah, and because there
8 is -- that last space is not being used for the
9 parking, it allows you to back up and make the
10 movement, you know.

11 And I believe it's probably because of
12 the closer spaces might be a --

13 ENGINEER RIZZO: Yeah, I mean the ADA
14 space has to be on the shortest accessible route,
15 there is grey area there, it's not defined exactly
16 where --

17 THE WITNESS: It is existing
18 conditions so.

19 ENGINEER RIZZO: It's a loss of a
20 parking space, too, to move it down so.

21 CHAIRPERSON KWAAK: And then my last
22 question, the sign, is it going to have both of the
23 businesses or --

24 ATTORNEY PAPE: Yes.

25 THE WITNESS: Yes.

1 ATTORNEY PAPE: The sign detail, could
2 you show the Chair?

3 THE WITNESS: Yes. So, the sign
4 detail is shown on the site plan which shows that
5 there's a current sign on the top, and there is the
6 tenant sign at the bottom.

7 CHAIRPERSON KWAAK: Okay. It's going
8 to be lit.

9 THE WITNESS: It's going to be
10 externally lit.

11 ATTORNEY PAPE: External. Ground up;
12 from the landscaping up.

13 CHAIRPERSON KWAAK: Okay. That's all
14 the questions I have. Thank you.

15 ATTORNEY PAPE: Thank you.

16 CHAIRPERSON KWAAK: Barry.

17 MEMBER JACOBSON: The only question is
18 about the sidewalk on the south end because I know
19 south of that property technically -- you know,
20 there was supposed to be development, and if they
21 made a sidewalk on 9 then you would connect it, it
22 would all be connected.

23 But, you know, that's going nowhere so
24 I guess it should be okay. But that's, you know, I
25 would like to see a sidewalk there, but I could see

1 the reason why you're not doing it.

2 That's all I have.

3 CHAIRPERSON KWAAK: John?

4 MEMBER CASTRONOVO: I have no
5 questions.

6 CHAIRPERSON KWAAK: Todd.

7 VICE-CHAIRPERSON BROWN: I have no
8 questions.

9 CHAIRPERSON KWAAK: Barry.

10 MEMBER FISHER: Here we go.

11 Is it possible to have a sign on the
12 directory, on the bottom or something, no
13 18-wheelers, "No tractor-trailers permitted."

14 ATTORNEY PAPE: Absolutely.

15 MEMBER FISHER: Okay?

16 And the last thing, of course, is no
17 idling sign?

18 ATTORNEY PAPE: Sure.

19 MEMBER FISHER: I would appreciate
20 that. With the ordinance and the fine.

21 ATTORNEY PAPE: The no idling sign
22 goes in front of all the employees, right?

23 MEMBER FISHER: For anyone coming
24 there waiting for somebody. And the ordinance and
25 the fine on the sign.

1 CHAIRPERSON KWAAK: Steve.

2 MEMBER KASTELL: I'm good. Thank you.

3 CHAIRPERSON KWAAK: Pat.

4 MEMBER GIVELEKIAN: Yeah, with respect
5 to the handicap space, that couldn't be moved into
6 one of the parallel spaces that are closer to the
7 main entrance, would that work, or it's not wide
8 enough?

9 THE WITNESS: I mean we can certainly
10 take a look and see if it is relocated, but given
11 the, you know, the slopes and things might be a
12 little difficult.

13 MEMBER GIVELEKIAN: Because it just
14 seems --

15 THE WITNESS: But we can definitely
16 take a look.

17 MEMBER GIVELEKIAN: And also with
18 those spaces, we talked about having a loading dock,
19 like would it make sense to sign those as designated
20 loading and unloading space?

21 PLANNER BEAHM: I would recommend
22 making those spaces employees only.

23 THE WITNESS: The parallel parking?

24 PLANNER BEAHM: The parallel spaces, I
25 would recommend making them employees only.

1 ATTORNEY PAPE: Sure.

2 PLANNER BEAHM: Because if you're
3 anticipating a delivery, then you can make your
4 employes move their cars, exactly.

5 ATTORNEY PAPE: Done.

6 MEMBER GIVELEKIAN: Right, that's what
7 I was thinking, otherwise you cone them off.

8 CHAIRPERSON KWAAK: Okay.

9 MEMBER GIVELEKIAN: They'll work that
10 out.

11 ENGINEER RIZZO: Just one final
12 question, please.

13 You agree to provide "No
14 Tractor-Trailer Parking" sign?

15 THE WITNESS: Yes.

16 ATTORNEY PAPE: Sure.

17 ENGINEER RIZZO: Do you think that
18 would that be more appropriate on the adjacent lot,
19 at the driveway entrance?

20 ATTORNEY PAPE: I don't have any
21 rights on that driveway, on that property.

22 ENGINEER RIZZO: When I asked you
23 agreed to it, where do you envision it going?

24 ATTORNEY PAPE: It has to go on our
25 property. We can put a sign that says no

1 18-wheelers.

2 ENGINEER RIZZO: Where is it going to
3 go? I mean, you can agree to it tonight, but I
4 mean, I don't know where we would look for it to go
5 after.

6 ATTORNEY PAPE: I think the only place
7 that we can put it is on our property, and I would
8 put it at our driveway. I know that it's the exit
9 driveway but it's the only place that --

10 PLANNER BEAHM: Yeah, but I would also
11 put it at the location from that adjacent lot onto
12 your property. If people are coming in off that
13 coming onto your property, when they cross your
14 property line, there should be a sign.

15 ATTORNEY PAPE: We can do that.

16 PLANNER BEAHM: I get that it's kind
17 of like too late at that point, but it has to be
18 somewhere.

19 ATTORNEY PAPE: Sure.

20 MEMBER CASTRONOVO: But let's be
21 realistic, I mean why do we need a sign for no
22 tractor-trailer? Once it's there, what's it going
23 to do?

24 PLANNER BEAHM: I get it, 100 percent.

25 MEMBER CASTRONOVO: I mean come on,

1 let's be realistic.

2 MEMBER JACOBSON: I say we can ditch
3 that sign.

4 PLANNER BEAHM: I would request that
5 you reach out to your neighbor and request that the
6 sign should be put at the entrance drive.

7 And I know we can't require it because
8 it's not their property, but they do need that lot
9 to access this property.

10 So I would, you know, request that you
11 reach out to the neighbor and ask to put -- first of
12 all, they shouldn't have tractor-trailers on their
13 site either so, you know, you should --

14 CHAIRPERSON KWAAK: I really don't
15 think we're -- I can't really see the
16 tractor-trailer, but, if anything, they would park,
17 I think, in the street.

18 PLANNER BEAHM: Which is terrible.

19 CHAIRPERSON KWAAK: I understand that,
20 but...

21 PLANNER BEAHM: But I'm just saying if
22 they want a sign on the property, I would say I
23 agree with you, Mr. Pape, it can't be off your
24 property. So at the exit drive and where they cross
25 the line.

1 But I would request that you at least
2 reach out to your neighbor, that's what I request.
3 If they say no, they say no, but I would request
4 that you at least reach out.

5 CHAIRPERSON KWAAK: Thank you, sir.
6 You can sit.

7 THE WITNESS: Sure. Thank you.

8 CHAIRPERSON KWAAK: Next witness. If
9 you are done.

10 ATTORNEY PAPE: If you're releasing,
11 yes. Thank you.

12 CHAIRPERSON KWAAK: Mr. Patel, thank
13 you.

14 ATTORNEY PAPE: Mr. Rea, if you would
15 join us. Okay.

16 CHAIRPERSON KWAAK: Okay, if we could
17 get you sworn, Mr. Rea.

18 ATTORNEY BRIGLIADORO: Do you swear or
19 affirm the testimony that you are about to give
20 before this board is the truth, the whole truth, and
21 nothing but the truth?

22 JOHN REA: I do.

23 ATTORNEY BRIGLIADORO: Please tell us
24 your name, spell your last name, for the record.

25 JOHN REA: John Rea, R-E-A.

1 that variance relief is going to be required, but if
2 you would identify what your analysis of the parking
3 demand would be?

4 THE WITNESS: Okay. In order to do
5 the parking analysis, I met with Mr. Acquaviva at
6 the site on a business day when the adjoining
7 dentist on Lot 2 was open and generating parking,
8 and we walked the property.

9 He explained to me what the application
10 was all about. And basically, based on that
11 information and the information he has testified to
12 tonight, I think it's pretty clear that the business
13 downstairs that he runs is going to have a maximum
14 parking demand of three parked vehicles. And that
15 will probably only happen infrequently because he
16 might be out on the road most days going to
17 different dentists in the area.

18 But there could potentially be a
19 maximum parking demand of three cars for the bottom
20 level. The business that is going to be relocated
21 to the second level is the kitchen and bath showroom
22 and office. There is one employee there. They may
23 have a customer come into make an appointment, that
24 could potentially be another two parked vehicles.
25 So would you have a total of five -- my expectation

1 is that you wouldn't have any more than five
2 vehicles parked on the site at any point in time.

3 If the second floor tenant were to
4 change, and that space were to be occupied by a
5 general office user, my understanding is the size of
6 the second floor contains approximately -- a little
7 bit less than 1,000 square feet, and based on your
8 ordinance requirement you would need four and a half
9 spaces, round it up to five.

10 So even if the tenant on the second
11 floor would change and you would require five
12 parking spaces for that space, the five upstairs and
13 the three downstairs would be a total of eight
14 parking spaces. We have 14, we would still be
15 sufficient.

16 The only other thing I would tell the
17 board is when I was there on that particular day it
18 was a business day, it was about 3 o'clock in the
19 afternoon. The dentist next door was busy, they
20 have 20 parking spaces on Lot 2, 12 of the parking
21 spaces were occupied at 3 o'clock in the afternoon,
22 and 8 of the spaces were empty.

23 Just an observation I made.

24 ATTORNEY PAPE: So without taking any
25 umbrage at the calculations of your professional

1 engineer and planner that a variance for parking is
2 required from the ordinance, we ask that you
3 consider the testimony of Mr. Rea as to what the
4 actual parking demand created by the businesses is
5 and what the potential of the parking demand would
6 be, if the upstairs office became general office.

7 And we do have 14 parking spaces.

8 CHAIRPERSON KWAAK: Professionals?

9 PLANNER BEAHM: Nothing.

10 ENGINEER RIZZO: I don't have
11 anything.

12 CHAIRPERSON KWAAK: Rich, anything.

13 ATTORNEY BRIGLIADORO: No,
14 Madam Chair.

15 CHAIRPERSON KWAAK: Okay. Mayor.

16 MAYOR NELSON: I have nothing.

17 CHAIRPERSON KWAAK: Jack.

18 COMMITTEEMAN McNABOE: Mr. Rea, the
19 thought of putting the unloading zone or the truck
20 zone with the employee parking on the side, do you
21 envision that working, with your experience?

22 THE WITNESS: I do. I think if
23 there's a delivery that is going to be made -- I
24 know my office is in a small office building,
25 6,000 square feet, we have a dentist, by the way,

1 downstairs, below us, the UPS and Federal Express
2 trucks come in all the time, they're in and out in a
3 minute. So if that truck parks there for one minute
4 in the aisle, I don't think it's going to create any
5 serious issue.

6 COMMITTEEMAN McNABOE: The 24-foot
7 state body, how many parking spots would that take
8 up if we have four in a row, if a truck were parked?

9 ATTORNEY PAPE: Parallel.

10 THE WITNESS: If I understand
11 correctly what happened previous, in the previous
12 testimony, the employees are going to park in the
13 parallel spaces?

14 COMMITTEEMAN McNABOE: Yes.

15 THE WITNESS: So the truck would park
16 adjacent to the parallel parked vehicles, if I'm not
17 mistaken --

18 ATTORNEY PAPE: They're going to get
19 pushed out; we can control them.

20 THE WITNESS: Oh, okay.

21 Well, those parking spaces are 10 feet
22 wide and the truck is 8 feet, so that's not an
23 issue.

24 ENGINEER RIZZO: The drive aisle is
25 also 26 feet, too. So if that helps as well.

1 THE WITNESS: Yes.

2 ENGINEER RIZZO: So if that helps as
3 well.

4 COMMITTEEMAN McNABOE: So you feel
5 that the parking -- the car parking with the
6 employees and one box truck, even though it's a rare
7 occasion but let's take it worst-case scenario, all
8 of those vehicles, they will be parked?

9 THE WITNESS: I think there's no
10 issue. As Jordan indicated, if I'm not mistaken
11 looking at the plan, there's a 26-foot dimension
12 between the curb and the parallel parking spaces.
13 And the box truck is no more than 8 feet wide, so
14 that would leave 18 feet for a seven-foot car to
15 bypass it. We're good.

16 COMMITTEEMAN McNABOE: Thank you.

17 CHAIRPERSON KWAAK: I have no
18 questions.

19 Barry?

20 COMMITTEEMAN JACOBSON: I have no
21 questions.

22 CHAIRPERSON KWAAK: John?

23 MEMBER CASTRONOVO: So is the board
24 proposing that the employees park in those parallel
25 spaces?

1 I don't think that's a good idea if we
2 mandate that or that's part of the, whatever we're
3 approving, because if we anticipate, or the board
4 anticipates that a truck can come, what are we going
5 to have, the four employees run out the door and
6 move the car to a space where they could have parked
7 to begin with?

8 I think we have to be a little
9 realistic here and not so rigid from that standpoint
10 and let's let the owner of the property worry about
11 where they're going to put people.

12 PLANNER BEAHM: I think what Mr. Rea
13 just suggested too, is that even if the employees
14 were in those parking spaces --

15 THE WITNESS: They wouldn't have to
16 move.

17 PLANNER BEAHM: Correct, and it still
18 would function, the driveway would still function,
19 but you wouldn't be blocking a customer or a
20 patient.

21 They wouldn't have to move their cars;
22 they could park against that parallel and they're
23 still adequately --

24 MEMBER CASTRONOVO: Honestly, to me I
25 think we're overdoing it tonight with this, with

1 this applicant. Again, I think we're making it too
2 rigid, too restrictive.

3 That's my opinion.

4 CHAIRPERSON KWAAK: Okay. Todd.

5 VICE-CHAIRPERSON BROWN: I would agree
6 with Mr. Castronovo in regards to not making the
7 restriction of the four parking spaces. Let the
8 property owner and the businesses manage that.

9 I think deliveries may be a question,
10 but I think for them to figure out who's parking
11 where, I think might be more plausible.

12 Other than that, no questions.

13 CHAIRPERSON KWAAK: Barry, any
14 questions.

15 MEMBER FISHER: I agree with that, the
16 property owner is going to worry about that, they
17 will handle it. I also have no problem with it.

18 CHAIRPERSON KWAAK: Steve.

19 MEMBER KASTELL: I have no questions.

20 CHAIRPERSON KWAAK: Pat.

21 MEMBER GIVELEKIAN: Just real quick.

22 If the proposed owner-operator decides
23 not to use that space anymore, based on the square
24 footage what kind of parking would be required for
25 that new storage space?

1 THE WITNESS: 2,000 square feet on the
2 ground floor, if I'm not mistaken, so that would be
3 a four and a half per thousand, that would be
4 another about eight -- five per thousand would be 10
5 spaces, so that would be an additional eight spaces.

6 ENGINEER RIZZO: Can you repeat that
7 question?

8 MEMBER GIVELEKIAN: If the proposed
9 first-story space were to be used by a different
10 applicant based on the square footage, Jordan, I was
11 wondering what would the parking requirement look
12 like?

13 ENGINEER RIZZO: If they change the
14 use on the first floor, they're already in a parking
15 variance situation, so anything more intense
16 triggers a variance to come back.

17 MEMBER GIVELEKIAN: They come back?

18 ENGINEER RIZZO: Yes.

19 THE WITNESS: A general office user
20 would generate about nine parking spaces on the
21 ground floor.

22 MEMBER GIVELEKIAN: I was just curious
23 because he asked about the second story.

24 THE WITNESS: I think it's
25 1,900 square feet and change on the ground floor.

1 MEMBER GIVELEKIAN: Thank you.

2 MEMBER FISHER: So they would have to
3 meet with the zoning officer before anybody could
4 get approval to be in that building?

5 ATTORNEY PAPE: Yes, other than the
6 two that we're asking this board to approve.

7 CHAIRPERSON KWAAK: Okay.

8 PLANNER BEAHM: So, Madam Chair, I
9 would just say, based upon the tenor of the board
10 about not designating specific parking spaces,
11 that's totally fine, as long as there's a
12 stipulation that there will absolutely no
13 loading/unloading on 9 or Plaza 9. It all has to be
14 handled on-site.

15 Because the concern is that there's
16 going to be loading and unloading off-site. So as
17 long as there's a stipulation that all the loading
18 and unloading will be done on-site, they can park
19 however they want.

20 CHAIRPERSON KWAAK: Okay. Are you
21 done with your presentation.

22 ATTORNEY PAPE: We are. Our
23 presentation is complete, Madam Chair.

24 CHAIRPERSON KWAAK: At this time
25 anyone from the public having any comments,

1 questions, concerns, please come forward.

2 Seeing none, I close public.

3 Okay. So I guess, let's see, with
4 regards to this application then --

5 ATTORNEY BRIGLIADORO: Conditions?

6 CHAIRPERSON KWAAK: -- please.

7 ATTORNEY BRIGLIADORO: So we had a
8 stipulation, only box trucks; no tractor-trailers on
9 the site.

10 The parallel parking spaces was
11 indicated that they would be used for box truck
12 deliveries. Would that...

13 CHAIRPERSON KWAAK: I think that
14 got --

15 COMMITTEEMAN McNABOE: Well, depends
16 on who makes the motion, so if you feel strongly one
17 of you make the motion, and eliminate that one.

18 ENGINEER RIZZO: And I would recommend
19 that they do be used for box truck deliveries, if
20 they're available. But I think the agreement was
21 that they wouldn't be designated for employees.

22 MEMBER CASTRONOVO: Right. I think
23 that would be the best approach, don't make it that
24 -- mandate it, because then it's more difficult for
25 a box truck, if there is a delivery.

1 ATTORNEY BRIGLIADORO: Then we have
2 the no idling sign.

3 MEMBER CASTRONOVO: I don't think we
4 need that.

5 CHAIRPERSON KWAAK: Yeah, we don't
6 need that.

7 MEMBER CASTRONOVO: Come on, we're too
8 much with this already, these parking idling signs.

9 CHAIRPERSON KWAAK: Take that out.

10 ATTORNEY BRIGLIADORO: I think that's
11 it.

12 CHAIRPERSON KWAAK: That's it.

13 Okay, so can I have a motion with
14 regards to this application, and please be specific,
15 please.

16 MEMBER JACOBSON: I'll make the motion
17 for approval with the conditions stated by the
18 attorney, with the no tractor-trailers, and the
19 deliveries will be done on-site not -- the off-site,
20 the deliveries are not done on Plaza 9 or Route 9.

21 ATTORNEY BRIGLIADORO: Correct, yes.

22 MEMBER CASTRONOVO: I'll second that
23 motion.

24 ATTORNEY PAPE: May I? We did not
25 address sidewalk or contribution.

1 CHAIRPERSON KWAAK: Correct.

2 MEMBER JACOBSON: And there will be a
3 sidewalk contribution for the south part of the
4 property.

5 ATTORNEY PAPE: Thank you.

6 CHAIRPERSON KWAAK: Contribution.

7 MAYOR NELSON: We'll get the money,
8 we'll put it in.

9 VICE-CHAIRPERSON BROWN: And, Barry,
10 quick question. There was additional variance
11 relief being requested for the signs on the doors
12 for the tenants, that's okay, also, Barry?

13 COMMITTEEMAN JACOBSON: Yes, also the
14 signs on the doorway for each tenant and the owner.

15 MEMBER FISHER: And we did have the
16 one about the tractor-trailers --

17 CHAIRPERSON KWAAK: No, we got rid of
18 that.

19 MEMBER FISHER: We eliminated that?

20 MEMBER CASTRONOVO: What about the
21 variance of additional -- that they need -- they're
22 required to have more spaces than is there; isn't
23 that a variance?

24 PLANNER BEAHM: They need 18 spaces,
25 right?

1 ATTORNEY PAPE: 16.

2 PLANNER BEAHM: So they need 16
3 spaces, I'm sorry, with the adjustment to the use.
4 They need 16; they have 14. So they need a variance
5 for the parking.

6 MEMBER JACOBSON: Okay, also include
7 the variance for the parking.

8 CHAIRPERSON KWAAK: You have all that,
9 Rich.

10 ATTORNEY BRIGLIADORO: Got it.

11 PLANNER BEAHM: Rich is writing
12 diligently.

13 CHAIRPERSON KWAAK: Okay. Could I
14 have a second on Barry's motion.

15 MEMBER CASTRONOVO: I'll second that.

16 CHAIRPERSON KWAAK: Thank you.

17 MEMBER CASTRONOVO: Mr. Fisher?

18 MEMBER FISHER: Yes.

19 MEMBER CASTRONOVO: Mr. Brown?

20 VICE-CHAIRPERSON BROWN: Yes.

21 MEMBER CASTRONOVO: Castronovo is a
22 yes.

23 Mr. Jacobson?

24 MEMBER JACOBSON: Yes.

25 MEMBER CASTRONOVO: Chairman Kwaak?

1 CHAIRPERSON KWAAK: Yes.

2 MEMBER CASTRONOVO: Committeeman

3 McNaboe?

4 COMMITTEEMAN McNABOE: Yes.

5 MEMBER CASTRONOVO: Mr. Kastell?

6 MEMBER KASTELL: Yes.

7 MEMBER CASTRONOVO: Mayor Nelson?

8 MAYOR NELSON: Yes.

9 MEMBER CASTRONOVO: Mr. Givelekian?

10 MEMBER GIVELEKIAN: Yes.

11 CHAIRPERSON KWAAK: Thank you.

12 ATTORNEY PAPE: Madam Chair, members
13 of the board, thank you all, and good night.

14 - - -

15 (Whereupon, the application was
16 concluded.)

17 - - -

18 (Time noted, 8:40 p.m.)

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C E R T I F I C A T E

I, ANGELA C. BUONANTUONO, a Notary Public and Certified Court Reporter of the State of New Jersey and Registered Professional Reporter, do hereby certify that prior to the commencement, the witness was duly sworn to testify the truth, the whole truth and nothing but the truth.

I DO FURTHER CERTIFY that the foregoing is a true and accurate transcript of the proceeding as taken stenographically by and before me at the time, place and on the date hereinbefore set forth.

I DO FURTHER CERTIFY that I am neither a relative, nor employee, nor attorney, nor counsel of any of the parties to this action, and that I am neither a relative, nor employee of such attorney or counsel, and that I am not financially interested in the action.



Angela C. Buonantuono, CCR, RPR, CLR
NJ License No. 30XI00233100
Notary Public Commission No. 50014616

Dated: June 26, 2025

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