

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

3

4 REGULAR MEETING

5 -----

6 FOR THE APPLICATION OF:

7 AAGWML-F PROPERTY, LLC
8 BLOCKS 73, 74, 75; LOTS 1-7, 6-10, 11.01, 1-8
9 ROUTE 33 & WOODWARD ROADS

10 AMENDED PRELIMINARY AND FINAL SITE PLAN

11 APPLICATION NO. PM2319A
12 -----

13

14 MANALAPAN TOWN HALL
15 COURTROOM
16 120 ROUTE 522
17 MANALAPAN, NEW JERSEY 07726

18 -----

19 THURSDAY, JUNE 11, 2026

20 7:00 P.M.

21 -----

22 TRANSCRIPT OF PROCEEDINGS

23 PUBLIC HEARING

24

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

1 BOARD MEMBERS:

2 Kathryn Kwaak, Chairwoman
3 Todd Brown, Vice-Chairman
4 John Castronovo
5 Barry Fisher
6 Richard Hogan, Fire Chief
7 Barry Jacobson
8 Steven Kastell
9 Jack McNaboe, Mayor
10 Eric Nelson, Committeeman
11

12 ALTERNATE BOARD MEMBERS:

13 Nunzio Pollifrone, Alternate No. 1
14 Pat Givelekian, Alternate No. 2
15

16 BOARD CONSULTANTS:

17
18 Richard Brigliadoro, ESQ., Board Attorney
19 Weiner Law Group, LLP
20 Jordan Rizzo, P.E., Board Engineer
21 CME Associates
22 Jennifer Beahm, P.P., AICP, Board Planner
23 Leon S. Avakian, Inc.

24 BOARD STAFF:

25 NANCY McGRATH, Recording Secretary

1 APPEARANCES OF COUNSEL:

2

HEILBRUNN PAPE, LLC
3 BY: KENNETH L. PAPE, ESQUIRE
 516 State Highway 33
4 Millstone Township, New Jersey 08535
 T: (732)-679-8844
5 F: (732)-679-6554
 Email: kpape@hpnjlaw.com

6

--Counsel for the Applicant

7

8

9

10 CONNELL FOLEY LLP
11 BY: RICHARD P. DEANGELIS, JR., ESQUIRE
 56 Livingston Avenue
 Roseland, New Jersey 07068
12 T: (973)535-0500
 F: (973)535-9217
13 Email: rdeangelis@connellfoley.com

14 --Counsel for Gaitway Farms

15

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18

19 ALSO PRESENT:

20

21 James Giurintano, P.E.
 Bright View Engineering

22

 Amanda Daddario, AICP
23 Cofone Consulting Group

24

25

I N D E X

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PUBLIC COMMENTS/QUESTIONS:

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None.

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EXHIBITS

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1 CHAIRWOMAN KWAAK: I would like to
2 call this meeting to order for the Manalapan
3 Township Planning Board on July 11th, at 7:04.

4 Pursuant to Section V 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. In addition, a copy of this notice is and
10 has been available to the public and is on file in
11 the office of the municipal clerk, accordingly, this
12 meeting is deemed to be in compliance with the Open
13 Public Meetings Act.

14 Can we please stand and salute the
15 flag.

16 (Pledge of Allegiance.)

17 CHAIRWOMAN KWAAK: John, could you
18 please do the TV disclosure statement?

19 MEMBER CASTRONOVO: The Township of
20 Manalapan Television Network is recording this
21 meeting for broadcast on MTTN Channel 77
22 Cablevision, Channel 42 Verizon Fios, and Verizon
23 Fios HD Channel 2142.

24 By remaining in attendance, all
25 participants acknowledge that the meeting is being

1 recorded and consent to the broadcast of their image
2 on these channels.

3 All attendees are expected to conduct
4 themselves appropriately for a public meeting.
5 Behavior that is disruptive, inappropriate or
6 creates a safety concern is prohibited.

7 Individual speakers should be advised
8 that no right of privacy controls a citizen's public
9 comments made in a public form.

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

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

18 CHAIRWOMAN KWAAK: Roll call, please.

19 MEMBER CASTRONOVO: Mr. Fisher?

20 MEMBER FISHER: Here.

21 MEMBER CASTRONOVO: Mr. Brown?

22 MEMBER BROWN: Here.

23 MEMBER CASTRONOVO: Castronovo is
24 present.

25 Mr. Jacobson?

1 MEMBER JACOBSON: Here.

2 MEMBER CASTRONOVO: Chairwoman Kwaak?

3 CHAIRWOMAN KWAAK: Here.

4 MEMBER CASTRONOVO: Mayor McNaboe?

5 MAYOR McNABOE: Here.

6 MEMBER CASTRONOVO: Chief Hogan?

7 FIRE CHIEF HOGAN: Present.

8 MEMBER CASTRONOVO: Mr. Kastell?

9 MEMBER KASTELL: Here.

10 MEMBER CASTRONOVO: Committeeman

11 Nelson?

12 COMMITTEEMAN NELSON: Here.

13 MEMBER CASTRONOVO: Mr. Pollifrone?

14 MEMBER POLLIFRONE: Present.

15 MEMBER CASTRONOVO: And Mr. Givelekian?

16 MEMBER GIVELEKIAN: Present.

17 CHAIRWOMAN KWAAK: Thank you.

18 Rich, can you swear in our

19 professionals.

20 ATTORNEY BRIGLIADORO: Yes, I will,

21 Madam Chair.

22 Do you swear or affirm the testimony

23 that you are about to give before this board is the

24 truth, the whole truth, and nothing but the truth?

25 PLANNER BEAHM: I do.

1 ENGINEER RIZZO: I do.

2 ATTORNEY BRIGLIADORO: Madam Chair,

3 our board planner and board engineer have been sworn

4 in.

5 CHAIRWOMAN KWAAK: Thank you.

6

7 (The Board conducts its regular
8 business and other agenda matters not
9 transcribed as part of this record.)

10

11 CHAIRWOMAN KWAAK: Application

12 PMS23192A, AAGWML-F Property, LLC.

13 This is an Amended Preliminary and

14 Final Site Plan, Preliminary and Final Major

15 Subdivision, Route 33 and Woodward Road, Block 73,

16 74, 75, Lots 1 through 7, 6 through 10, 11.01 and 1

17 through 8.

18 It was 40,150 square feet of recreation

19 center, and 502,031 square-foot warehouse.

20 This application received preliminary

21 site plan approval on June 27th, and the resolution

22 was memorialized on September 12th, 2024. The

23 applicant is returning this evening for Amended

24 Preliminary and Final Site Plan.

25 Mr. Pape, good evening.

1 ATTORNEY PAPE: Good evening, Madam
2 Chair, board members, board professionals. This is
3 an application for Amended Preliminary and Final
4 Major Site Plan approval and Preliminary and Final
5 Major Subdivision approval.

6 And if I could just, before we begin,
7 ask if Mr. Brigliadoro could confirm our notices are
8 in order and the board has jurisdiction.

9 ATTORNEY BRIGLIADORO: Yes.

10 CHAIRWOMAN KWAAK: And also, are there
11 any other attorneys in the courtroom?

12 Come forward, sir. And if we could get
13 you -- you could take a seat right there.

14 PLANNER BEAHM: Ken, make sure the mic
15 is close.

16 CHAIRWOMAN KWAAK: Yeah, make sure the
17 mic is close to you guys before you talk.

18 ATTORNEY BRIGLIADORO: Madam Chair,
19 first, I did have an opportunity to review the
20 notice that was provided by Mr. Pape's office. I
21 did review it. It does conform to the requirements
22 of the Municipal Land Use Law, such that the board
23 has jurisdiction to proceed with the application
24 tonight.

25 CHAIRWOMAN KWAAK: Okay, thank you.

1 place as the developer did not, as a requirement of
2 the Redevelopment Plan at the time they filed, have
3 control of all properties within the area. They
4 didn't have control of the Gaitway Farm.

5 And also, and I think more troubling,
6 is the fact that from the outset of this effort to
7 redevelop these parcels, or develop these parcels,
8 it was determined by this municipality, with input
9 from this board, that it should be a unified,
10 integrated development, and that is not going to be
11 possible should this application proceed. And it's
12 going to greatly compromise the ability to Gaitway
13 folks to be able to develop their property going
14 forward, should they decide to do so.

15 So again, we respectfully submit that
16 the board should not proceed this evening. We
17 understand that a lot of time and effort and money
18 has been spent.

19 You should know also, before -- I know
20 the Mayor and some of the council people may
21 remember -- when I was here back in February, asking
22 that you pump the brakes on the amendment, give us
23 some time to figure out what's going on, maybe we
24 can work it out, that was respectfully rejected, and
25 you proceeded.

1 Good evening, sir. Can we get your
2 name?

3 ATTORNEY DeANGELIS: Good evening,
4 Madam Chair, members of the board. My name is
5 Richard DeAngelis. I'm an attorney with the law
6 firm of Connell Foley. We are counsel to Gaitway
7 Farms.

8 We, unfortunately, are currently in
9 litigation with this board and the township
10 regarding an amendment to the Redevelopment Plan.
11 That matter remains pending.

12 I had, upon learning on I guess it was
13 Tuesday, when I contacted Richard and Roger
14 McLaughlin, we learned about this application
15 proceeding this evening. We put together a letter
16 this morning and, respectfully, ask that the Board
17 refrain from proceeding tonight, given the fact that
18 the litigation will impact -- may impact the
19 viability of this application, and any approvals
20 that you might give would be undermined if, in fact,
21 we are successful in our challenge to the amendments
22 to the Redevelopment Plan, which are being sought
23 specifically to try to fix some of the deficiencies
24 with this application, that I would respectfully
25 submit should never have been filed in the first

1 So I'm here asking again. Because I,
2 immediately after filing the complaint, reached out
3 again in good faith -- and I have great respect for
4 your attorney who I have worked with on a couple of
5 different matters now -- and said, hey, guys, why
6 don't we talk. And we agreed. We put the
7 litigation on hold for four months. I had no
8 warning this was happening.

9 I would respectfully submit that, you
10 know, that's not how -- now, Active was not a party
11 to that discussion, but we invited -- when
12 discussing with the municipal attorneys -- Active
13 being engaged.

14 I reached out to Active before I ever
15 showed up here last time. I haven't gotten a call
16 back. That is not proceeding in good faith.

17 Now, we're willing to continue to try
18 to do that, but if this application proceeds and
19 it's approved, it's just going to be challenged with
20 the other challenge and we're going to be in court
21 for the next couple of years. I don't want that to
22 happen. So I respectfully submit you should put
23 this off this evening.

24 Thank you.

25 CHAIRWOMAN KWAAK: Rich? Ken?

1 ATTORNEY PAPE: Surely.
 2 Active has not been served with any
 3 papers. We're not part of any litigation. I didn't
 4 know the Planning Board was, I thought it was only
 5 the township.
 6 Did you also sue the Planning Board?
 7 ATTORNEY DeANGELIS: I did.
 8 ATTORNEY PAPE: Oh.
 9 So we have not been served. The
 10 application is before you contrary to what
 11 Mr. DeAngelis just said is consistent with the
 12 revised Master Plan, revised Redevelopment
 13 Agreement, and the revised redevelopment ordinance.
 14 Application was submitted, reviewed,
 15 found to be complete and we are ready to proceed
 16 this evening.
 17 If anyone is taking a risk it's the
 18 applicant. We are -- we believe we are in good
 19 standing with you, the township. We're in good
 20 standing with the governing body. And we,
 21 respectfully, request that board allow us to
 22 continue this evening with our presentation.
 23 CHAIRWOMAN KWAAK: Rich?
 24 ATTORNEY BRIGLIADORO: Yes.
 25 Madam Chair, there is a pending court

1 challenge, as Mr. DeAngelis indicated, that's in
 2 regard to Ordinance 126 O-1, that was an ordinance
 3 that was introduced by Township Committee. It was
 4 referred to our board for consistency determination,
 5 which the board heard on February 12th. Jen Beahm
 6 made her presentation.
 7 At the conclusion of that presentation
 8 the board adopted -- I'm sorry, the board made a
 9 recommendation to the Mayor and Council that the
 10 finding of Ordinance 2026-01 was consistent with the
 11 Master Plan. A resolution was not adopted that
 12 night, but it was subsequently adopted at the next
 13 meeting. And, thereafter, the Township Committee
 14 held their public hearing, and they did adopt the
 15 ordinance.
 16 So, as I said, there is a challenge in
 17 regard to that ordinance. It's pending. It's a new
 18 lawsuit.
 19 In terms of this application it was
 20 deemed complete. The applicant has indicated that
 21 they want to proceed with that tonight. And
 22 Mr. Pape also admitted -- I was going to say that
 23 the applicant is proceeding at his own risk, but the
 24 applicant has indicated that they want to do that.
 25 It was deemed complete, and I would

1 recommend that the board -- it's up to the board,
 2 but I would recommend that board move forward.
 3 CHAIRWOMAN KWAAK: Thank you.
 4 So, Mr. Pape, you want to proceed at
 5 your own risk with your client; that's what you
 6 want?
 7 ATTORNEY PAPE: Madam Chair, that's
 8 two-thirds of the sentence. Here is the full
 9 sentence. We do want to proceed this evening before
 10 the Board, and we do acknowledge that there's a risk
 11 of us proceeding and that the risk is that some
 12 portion of this could be overturned at a later date.
 13 That's a risk that we're prepared to take.
 14 Here is the third part, as long as the
 15 board is comfortable we would like to proceed this
 16 evening.
 17 CHAIRWOMAN KWAAK: I'm comfortable
 18 with it. I don't know about the rest of the board
 19 members.
 20 Do you want to take a quick straw poll;
 21 we're all good with proceeding?
 22 BOARD MEMBER: Absolutely.
 23 BOARD MEMBER: No problem.
 24 CHAIRWOMAN KWAAK: Yes.
 25 This side, yes?

1 Okay, then we are going to proceed.
 2 We heard you, Mr. DeAngelis. You're
 3 more than welcome to stay in the gallery.
 4 Mr. Pape, you can proceed.
 5 ATTORNEY DeANGELIS: Appreciate your
 6 time. Thank you.
 7 CHAIRWOMAN KWAAK: Thank you.
 8 ATTORNEY BRIGLIADORO: Madam Chair, I
 9 just one other thing. In terms of the procedure
 10 tonight --
 11 CHAIRWOMAN KWAAK: Yes.
 12 ATTORNEY BRIGLIADORO: -- you want to
 13 open it to the public after each witness?
 14 CHAIRWOMAN KWAAK: No.
 15 ATTORNEY BRIGLIADORO: No? Let the
 16 applicant do his...
 17 CHAIRWOMAN KWAAK: Put on the whole,
 18 yes.
 19 ATTORNEY BRIGLIADORO: Okay.
 20 ATTORNEY PAPE: So if we proceed that
 21 way, understood. That would require the applicant
 22 to agree that if there were to be a subsequent
 23 hearing, all of the witnesses who have not been
 24 examined must return?
 25 CHAIRWOMAN KWAAK: Yes, that's

1 correct.

2 ATTORNEY PAPE: We accept that, Madam

3 Chair.

4 CHAIRWOMAN KWAAK: Okay.

5 ATTORNEY PAPE: Then, with your

6 permission we'll begin our presentation.

7 This is an application for Amended

8 Preliminary and Final Site Plan. Originally the

9 plan was approved for preliminary only.

10 There are revisions that Mr. Lescavage

11 will identify to in the early part of his

12 presentation. And there's also a request to

13 subdivide the property and to create three lots:

14 One for the ice skating building, one for the

15 warehouse, and one that is designated, for the

16 moment, as undeveloped open space.

17 The application will be presented by a

18 number of witnesses. Mark Lescavage is the

19 principal engineer responsible for the design, and

20 he will lay a lot of the groundwork. He will be our

21 first witness taking us through the changes, taking

22 us through the elements of the site plan, and then

23 describing the subdivision.

24 Our second witness will be Kevin

25 McCormack. You met Kevin McCormack when we were

1 here the last time. He has a unique area of

2 expertise; he has been in the ice skating business

3 for a lifetime, and he is the consultant that has

4 worked with our clients in the design of the ice

5 skating rink.

6 We also have a traffic engineer with us

7 from Bright View Engineering, Mr. James Giurintano.

8 Mr. Giurintano will take us through the traffic

9 elements. He will also report to you on the status

10 of the DOT's approval of the jughandle that we are

11 relying upon. And I can steal a little bit of his

12 thunder and tell you that the geometry and the

13 design has been approved in writing by the DOT, and

14 we are up to the point of construction design. But

15 that's for his testimony.

16 After our engineer testifies we do

17 have with us two architects, there's the architect

18 responsible for the warehouse building. The

19 warehouse building is very similar to the one that

20 you saw the last time, and currently has the

21 enhancements that the board and Ms. Beahm had

22 requested.

23 We're going to ask that Mr. Justin

24 Bruce present his description of the building in a

25 summary fashion. We also have Robert Andrus with

1 us. He designed the recreation building. It is his

2 area of expertise, and he'll take us through that.

3 And, if the evening allows, we'll

4 conclude with the testimony of Amanda Daddario.

5 Amanda is a professional planner and there's a

6 little bit of variance relief we're going to ask the

7 board for.

8 With your permission I'll ask that

9 Mr. Lescavage join us, we'll swear him in, and we'll

10 start the affirmative presentation.

11 CHAIRWOMAN KWAAK: Please. Make sure

12 to use the microphones. You can sit.

13 MARK LESCAVAGE: Thank you.

14 ATTORNEY BRIGLIADORO: Let me swear

15 you in, Mr. Lescavage.

16 Do you swear or affirm the testimony

17 you will give before this board will be the truth,

18 the whole truth, and nothing but the truth?

19 MARK LESCAVAGE: I do.

20 ATTORNEY BRIGLIADORO: Could you tell

21 us your name, spell your last name and give us your

22 business address.

23 MARK LESCAVAGE: Mark Lescavage,

24 L-E-S-C-A-V-A-G-E, from Colliers Engineering &

25 Design, located in Holmdel, New Jersey.

1 DIRECT EXAMINATION

2

3 ATTORNEY PAPE: Mr. Lescavage, take a

4 moment to share with all of us your professional and

5 education background.

6 THE WITNESS: Sure.

7 I am a licensed civil engineer in the

8 State of New Jersey. I have appeared in many

9 planning boards and zoning boards throughout the

10 state.

11 I have been a licensed engineer since

12 1997. I have appeared at this board many times.

13 And my license is still valid.

14 ATTORNEY PAPE: Tonight this date

15 June 11th, 2026, your license is valid in the State

16 of New Jersey?

17 THE WITNESS: That is correct.

18 CHAIRWOMAN KWAAK: Your credentials

19 are sufficient. Thank you.

20 ATTORNEY PAPE: Thank you.

21 THE WITNESS: Thank you.

22 ATTORNEY PAPE: Mr. Lescavage, if you

23 can begin by identifying the exhibits that you will

24 rely upon this evening just by description. And

25 then I'm going to ask you to do an executive summary

1 of the relief that our client is asking of this
2 board.

3 THE WITNESS: Sure.

4 So the first exhibit is going to be a
5 side-by-side comparison of the new and the old
6 layout comparing what has changed in the amended
7 site plan, the scale being an inch equals 100 feet.

8 The second exhibit will be a color
9 rendering of the site plan with the landscape shown.
10 That is also a scale of one inch equals 100 feet.

11 And then we'll have three circulation
12 plans, the fire truck circulation plan and garbage
13 truck circulation plan, and the tractor-trailer
14 circulation plan.

15 The sixth exhibit will be the emergency
16 access grading exhibit. And the last exhibit will
17 be the recreation center exhibit.

18 ATTORNEY PAPE: If you would, provide
19 the board with an executive summary of the
20 applications request for relief, and which exhibit
21 will we begin with?

22 THE WITNESS: We're going to start
23 with A-1, the side-by-side comparison of the new and
24 the old layout.

25

1 40,150 square feet and contains one sheet of ice.

2 The third change that you could see on
3 the plan is that the 2024 approval had an offsite
4 jughandle that tied into Sawgrass Drive. And that
5 signal was pushed further east on the property, and
6 you could see there's now a jughandle on the subject
7 site, and that jughandle lines up with Melrose
8 Boulevard, which is the entrance road to the
9 Manalapan Landing residential community.

10 Those are the three major changes in
11 the site plan.

12 ATTORNEY PAPE: I think it would be a
13 good idea to go through the elements of the site
14 plan one by one. And we could go to the second
15 exhibit for that purpose?

16 THE WITNESS: Yes.

17 So now I'll refer to A-2, which is the
18 color rendering of the project. You could see, just
19 for orientation, this is Route 33 to the north,
20 towards the top of the page. Woodward Road to the
21 east. It's to the right on the page. You could see
22 the improvements that I just described.

23 So just going through the elements.
24 So in terms of grading, the warehouse area is at the
25 same first floor that it was, and essentially the

1 (Exhibits A-1 through A-12 were marked
2 prior to commencement of the public hearing.)

3
4 THE WITNESS: What you see before you
5 is the prior and the new site plan layouts next to
6 each other.

7 To the left is the site layout that
8 was presented to this board and was approved in
9 preliminary site plan in 2024.

10 And to the right is the site plan that
11 is currently before you in the amended site plan
12 application.

13 And I'll note three features with this
14 exhibit. The first that you could see is that the
15 warehouse, which is in the southern end of the
16 properties, has been significantly reduced. The
17 approved warehouse was 575,596 square feet, and in
18 the amended application the new area is
19 502,031 square feet.

20 The second change that you could see
21 is in the recreation center, or the skate center.
22 The approved plan in 2024 was a 55,003-square-foot
23 building that had two sheets of ice. And in the
24 proposed plan, the amended plan in front of you, you
25 could see that it's a smaller building that is

1 grading is the same and the limit of disturbance is
2 the same.

3 The only thing that has come out is
4 basically the building has been swapped for
5 additional trailer storage and additional parking,
6 which I'll describe in a minute.

7 In terms of the rec center area, when
8 we look at the cut-and-fill balance for the
9 property, we were able in the revised site plan to
10 drop the recreation center first floor by over three
11 feet, three-and-a-half feet. So that sits lower in
12 the property and that helped balance -- we still
13 have a net fill for the project because of where the
14 warehouse is situated, but it definitely helped.

15 And also, as I said, lowered the first
16 floor of the rec center.

17 ATTORNEY PAPE: Let's just stay there
18 for just a moment.

19 So the rec center is going to be -- the
20 floor level is going to be three feet lower than
21 previously, and you will hear a little bit later the
22 building height was originally at -- we had an ask
23 of over 50 feet, and we are now at 34 feet.

24 So the combination of the lower
25 building and the building being lowered into the

1 ground will make the berming and landscaping along
2 Route 33 more effective.

3 THE WITNESS: That's correct.

4 ATTORNEY PAPE: Just spend a moment on
5 that.

6 THE WITNESS: Yeah. So what we did
7 for the berming that is required along Route 33,
8 because the jughandle came to the property, that
9 area was constricted more because there's less
10 frontage, but the elevation of that berm is exactly
11 the same as what we previously proposed.

12 But now, as Mr. Pape said, when you
13 were considering this application back then, you had
14 a larger building that was sitting three feet higher
15 and the potential that that building was -- as high
16 as 52 feet.

17 So now it is sitting three feet lower
18 and only being 34 feet, that is a change of over
19 20 feet of what you might be considering.

20 So I think, in considering that, the
21 berm is more than adequate that is being proposed.

22 ATTORNEY PAPE: Drainage. Let's do
23 drainage.

24 THE WITNESS: So the overall approach
25 for the drainage of the property has not changed

1 I think very important to all of the
2 board members is the following three questions:
3 There are township standards for stormwater
4 management. There are state standards for
5 stormwater management. And there are public and
6 private systems.

7 Please confirm that this design is
8 consistent with the township, the state requirements
9 and is a private system to be maintained by the
10 property owner at no burden or responsibility to the
11 town, other than they have the opportunity to
12 enforce the O&M manual on any property owner.

13 THE WITNESS: That is correct. That
14 is confirmed.

15 ATTORNEY PAPE: Thank you.

16 ENGINEER RIZZO: Mr. Lescavage, real
17 quick. You said that the stream corridor was not
18 shown. Is that because you are going to show it, or
19 do you have a reason why it's not shown?

20 THE WITNESS: No, I said because this
21 is in the Gaitway Farm Redevelopment Area, the
22 Gaitway Redevelopment Plan specifically excludes
23 compliance of any application within that corridor
24 to have to comply with the stream buffer ordinance.

25 ENGINEER RIZZO: All right. Thank

1 since the amended condition. We're still utilizing
2 the distributed B&P strategy that includes multiple
3 bio-retention systems, infiltration basins, and
4 porous pavement sections.

5 Since the time in 2024 we have gone
6 through an extensive process with NJDEP and we have
7 gained our approvals for the land use regulation
8 permits through DEP for both flood hazard area
9 individual permit and verification, and we were also
10 required to have a Freshwater Wetlands, General
11 Permit Number 7, General Permit Number 11, and a
12 Transition Area Waiver Averaging Plan approval.

13 So all those approvals are now in
14 place. We also meet all of the township stormwater
15 requirements.

16 And along those lines I just want to
17 indicate that the Gaitway Farm Redevelopment Plan
18 excludes the local stream corridor buffer ordinance
19 of the town and that was even before they amended
20 it, that was in the first draft of the Gaitway Farm
21 Redevelopment Plan.

22 So I just wanted to indicate that
23 that's the case, because it did come up in a couple
24 of professionals' reports.

25 ATTORNEY PAPE: Okay.

1 you.

2 ATTORNEY PAPE: Lighting and
3 landscaping, perhaps you can do the two together,
4 beginning with landscaping.

5 THE WITNESS: Sure.

6 So the Landscaping Plan is
7 substantially consistent with the prior approval.
8 We did take into account the board's comments, board
9 professional comments from the 2024 application.
10 And we did incorporate those.

11 The key features of the landscape plan
12 once again are the two buffers, one being along
13 Woodward Road and one being along Route 33.

14 In total, there's 2,733 plantings for
15 the whole landscape plan, so we believe it's a
16 comprehensive design.

17 We have reviewed Shari Spero's comments
18 within the Artheon letter, and we believe we can
19 comply with her recommended changes.

20 ATTORNEY PAPE: For the record, Shari
21 was sitting with the Environmental Commission
22 earlier this week when we appeared.

23 We made a statement to her, I am going
24 to make it to you, that her comments that were
25 carried forward in the May 26th report of Artheon,

1 we respect all of those comments and we will comply
2 with her requests. Pretty much worked it out the
3 last time, but there's a couple left.

4 Circulation and parking -- oh, no,
5 lighting. We didn't do lighting. Please...

6 THE WITNESS: So lighting is
7 substantially similar to the previously proposed and
8 approved plan. We're using low-profile Lithonia LED
9 4,000-Kelvin fixtures with house-side shields where
10 necessary.

11 We have consistent mounting heights of
12 25 feet. And the light and intensity meets the
13 purpose and the intent of the Redevelopment Plan.

14 ATTORNEY PAPE: If we could do
15 circulation and parking together, with circulation
16 first.

17 THE WITNESS: Yes.

18 So for circulation --

19 ATTORNEY PAPE: Do you want to switch
20 exhibits?

21 THE WITNESS: Yeah.

22
23 THE WITNESS: So this would be the
24 third exhibit and it's indicated as the fire
25 circulation plan.

1 to address the concerns of the fire officials?

2 THE WITNESS: Yes.

3 Although you can't see at this scale,
4 we will be moving the EV stations which were located
5 closer to where the entrances are underneath the
6 building, and moving them further away within the
7 parking area.

8 ATTORNEY PAPE: Except for the ones
9 that have to stay by the ADA. ADA has to have an EV
10 charging station.

11 We also were asked -- we went with the
12 question, one of Mr. Rizzo's comments early on and
13 from his report was how we would gate that -- how we
14 would gate that emergency roadway, and there was a
15 suggestion that we have two gates one at each end.
16 We kind of thought that might have been excessive,
17 but we went to see the fire officials, they said
18 absolutely.

19 Do you want to share with the board
20 what the fire official's logic was and why they want
21 gates at both ends?

22 THE WITNESS: Yes. So the concern
23 there is that having it on both sides will prevent
24 people from parking in that Emergency Access Only
25 area.

1 You could see we looked at the fire
2 access for the entire property with the Manalapan
3 Township fire truck, and in all cases we have good
4 circulation around the ring road, along the
5 warehouse, and around the recreation center.

6 We did meet with the fire bureau and
7 they did make the recommendation on the outward long
8 islands that are in the parking area east of the rec
9 center, that we would put mountable curbs on the
10 four end islands and we agreed to that.

11 The other feature, as you could see,
12 is that we did look at the circulation for the
13 emergency access only from Woodward Road and that's
14 included in the plan as well.

15 ATTORNEY PAPE: There were a couple of
16 other things that the fire officials asked of us.
17 We had seen them a couple of times, most recently a
18 few weeks ago. And when we met with them we asked
19 them for some guidance and direction.

20 They had some concerns about the
21 location of EV charging stations, indicating that EV
22 charging stations are hooked up to vehicles that are
23 charging and those sometimes catch on fire. They
24 asked that we move them away from the building.

25 Could you identify what you have done

1 ATTORNEY PAPE: And they asked for
2 chains connected to bollards with Knox locks, and we
3 have agreed to chains at each end on bollards with
4 Knox locks.

5 THE WITNESS: That's correct.

6 And I do have an exhibit that shows
7 that that I could bring up now or we could do that
8 later.

9 ATTORNEY PAPE: That would be
10 exciting. Let's show it.

11 While you're doing that, we also asked
12 -- they gave us specific fire lane striping, they
13 gave us specific hydrant location and FDC location.
14 And on the record we'll say the same thing we said
15 to them, everything they asked for was acceptable
16 and will be on the final plan.

17 THE WITNESS: So what you see before
18 you is a 20-scale blowup of the area where the
19 emergency access off of Woodward Road comes in.
20 It's entitled Emergency Access Grading Exhibit.

21 So this shows a couple of things. One,
22 you could see these two labels and these two
23 locations, one adjacent to Woodward Road and one
24 adjacent to the ring road going around the
25 warehouse.

1 We have indicated access gate with
2 six-inch concrete bollards, heavy duty chain
3 restriction and mechanical Knox padlock, which is
4 exactly what the fire bureau asked for.

5 We also are indicating that that area
6 is going to be paved so that it will be maintained
7 for the future so that, God forbid it needs to be
8 used, it's there for the fire department to be able
9 to access the road.

10 The other feature for this exhibit is
11 that we have designed that road to meander through
12 the berm so that we still have that -- that buffer
13 to Woodward Road. As you could see the grading
14 around it allows for somebody if they were coming
15 down visually on Woodward Road that would still
16 appear to be a berm through that section.

17 So it is -- because of the way the
18 road is designed it's more passive to the -- for the
19 passing public.

20 ATTORNEY PAPE: And the board may
21 recall that when we were before you in 2024, one of
22 our neighbors who lived on Marigold came with his
23 counsel and asked that we do this S-curve through
24 the berm and we went out in the hall, we worked out
25 a plan, he came in and on the record indicated he

1 trash enclosure, everything is internal compaction
2 and being brought away.

3 However, there is a requirement for a
4 trash enclosure for the rec center and we have
5 created this exhibit to demonstrate access to that
6 trash enclosure in and out.

7 THE WITNESS: So that's that exhibit.

8 And then we have -- then we have, we
9 ran a WB-62 through the rec center area as what we
10 would think is potentially the biggest vehicle that
11 would need deliveries for that rec center and for
12 the warehouse, as we do with all applications.

13 We ran a WB-67 tractor-trailer, and you
14 could see that it has good circulation through the
15 ring road, through the access, to the loading bays,
16 in and out of the site.

17 ATTORNEY PAPE: We have a parking plan
18 to present to the board. Parking plan is a parking
19 plan for the recreation building and a separate
20 parking plan for the industrial. Let's start with
21 the recreation building.

22 THE WITNESS: We do have this exhibit
23 as well called the Proposed Recreation Center
24 Exhibit, and it's a 40-scale of that area.

25 But, in short, we're proposing 242

1 was satisfied. So we've carried that forward.

2 ENGINEER RIZZO: Yeah, thank you for
3 addressing that, I saw the two gates. I do
4 ultimately defer to the fire bureau, so if they're
5 good with the two gates, that's fine.

6 Can you just explain what the bollard
7 gate is; is that like a retractable bollard?

8 THE WITNESS: No, that's a fixed
9 bollard on either side with a chain across it with a
10 KnoxBox.

11 ENGINEER RIZZO: Because the gate
12 shows bollards through it. Those aren't bollards,
13 right?

14 THE WITNESS: No, no. That's just the
15 indication of the chain. Unfortunately there's not
16 a good representation of the chain.

17 ENGINEER RIZZO: No, I got it. Thanks
18 for clarifying.

19 ATTORNEY PAPE: Let's do the
20 articulated vehicle circulation and emergency
21 circulation, articulated circulation and the trash
22 removal circulation.

23 THE WITNESS: Yeah.

24 So, once again, the warehouse, as per
25 the preliminary site plan approval, there is no

1 parking spaces. The prior application was 247
2 spaces. The same amount of EV, 12 EV spaces, and
3 ADA, we're proposing eight spaces in accordance with
4 the ADA guidelines.

5 Now, I wanted to indicate some changes
6 that we made to -- with the rec center. And this
7 came out of, in 2024 when we were before you, there
8 was a significant concern with the truck traffic and
9 the folks going to the rec center and the potential
10 conflict with that.

11 And if you go back to -- let's go back
12 to the old plan on the first exhibit, you could see
13 that there was an orientation to the front of the
14 building off of the main driveway access, which as,
15 you know, trucks are going to the southern end of
16 the property to go to the warehouse and folks that
17 are trying to get in and out of the rec center area,
18 the drop-off was on the west side, the entrance was
19 on the west side.

20 So understanding that that was, you
21 know, the potential for conflicts where people would
22 be competing with trucks, we completely changed the
23 center so that we turned the entrance to the east
24 away from the entrance road and the parking field
25 further to the east, thereby separating the traffic

1 in a better fashion so that drop-off is safely away
2 from where the trucks would be going.

3 ATTORNEY PAPE: Parking for the
4 industrial building, please.

5 ENGINEER RIZZO: Mr. Lescavage, on
6 that point, though, there was a condition in the
7 past resolution to provide a wayfinding sign. I
8 think it would be appropriate at that first
9 intersection just to explain that the one and only
10 driveway at the rec center is right up front, and
11 then everything else is to the warehouse across a
12 small island?

13 THE WITNESS: Yes, and I think we
14 would agree with a way finding sign, yes.

15 ENGINEER RIZZO: Okay. Thank you.

16 THE WITNESS: So going back to -- back
17 to the color rendering, in terms of the warehouse,
18 just a bit of the program change. The office space
19 did change from 20,000 square feet down to 5,000
20 square feet. The loading docks went from 83 down to
21 77. And the trailer storage was increased from 56
22 to 104 storage spaces.

23 In terms of the parking, the parking
24 was actually increased as the building space went
25 more towards the parking area, and we are proposing

1 ATTORNEY PAPE: 74, thank you.

2 THE WITNESS: 74.

3 ATTORNEY PAPE: I think we need to do
4 a little of the -- you did the trash. There's a
5 signage on the building, that signage on the
6 building is the architect's responsibility, but
7 there is a monument sign, and if you could just talk
8 about that monument sign.

9 THE WITNESS: Yeah, that monument sign
10 has not changed since the preliminary site plan
11 approval. It's 12.3 feet times 5.4-foot monument
12 sign. It's going to be specific to the warehouse
13 since, as you can see, the rec center has a separate
14 sign package.

15 So there really isn't any change on
16 the monument sign.

17 ATTORNEY PAPE: If you could give us a
18 general location of where that monument sign is?

19 THE WITNESS: Sure. You could see
20 here, it is just before I'll just call it the second
21 entrance to the property, adjacent to Route 33.

22 ATTORNEY PAPE: So in addition to the
23 site plan we are presenting the subdivision.

24 If you could take us through the
25 subdivision design. And which exhibit would you

1 353 spaces. And, of course, there is an ordinance
2 maximum that would calculate out to be the maximum
3 amount of spaces we could provide would be 279
4 spaces.

5 So in this application we are asking
6 for a variance for that increase in 74 spaces. And
7 the reason why we're doing this is two-fold; one is
8 that we believe that there would likely be two users
9 in this building, which would tend to increase the
10 amount of parking that is needed on both sides.

11 The other is actually an
12 identification of issues with other properties
13 specifically in Manalapan, where warehouse shifts,
14 when there's a change in shift there is a need to
15 have additional parking, and we did not want, you
16 know, the folks that -- or the employees in that
17 shift tempted to park where the rec center is.

18 So we purposely increased the amount
19 of parking spaces specifically on the western
20 parking area where that might be an issue, and
21 that's the reason for us asking for the additional
22 parking.

23 ATTORNEY PAPE: And the number of
24 additional parking stalls is 75; is that correct?

25 PLANNER BEAHM: 74.

1 prefer to have in front of --

2 THE WITNESS: This is fine, the color
3 rendering is fine.

4 So there's a number of properties
5 involved in the application but the aggregate of the
6 properties is 65.8 acres. And with that we are
7 proposing three new lots. Lot A, as shown in the
8 plan is encompassing of the rec center and the
9 parking area and amenities associated with the rec
10 center. It's a 9.3-acre lot.

11 We have gotten approval from the tax
12 assessor. That's a 9.3-acre lot. We have gotten
13 approval through the tax assessor that that will be
14 Block 74, Lot 6.01, and it will have an address of
15 321 Route 33.

16 The second lot -- and, by the way, in
17 this exhibit the subdivision lines are in yellow for
18 the board's review.

19 ATTORNEY BRIGLIADORO: Mr. Lescavage,
20 these are all new exhibits?

21 THE WITNESS: Yes.

22 ATTORNEY BRIGLIADORO: You have them?

23 SECRETARY McGRATH: He marked them.

24 We were looking at A-2 right now.

25 THE WITNESS: Correct, this is A-2.

1 Lot B as shown here is encompassing
2 all of the improvements associated with the
3 warehouse on the southern end of the property. That
4 is 47.57-acre lot. And the tax assessor has
5 assigned that as Block 74, Lot 6.02, and it is
6 address 327 Route 33.

7 The third lot being created is what
8 Mr. Pape had mentioned is just in open space or
9 vacant lot, for potential future development. And
10 it's indicated as Lot C, it is 5.87 acres and the
11 tax assessor has assigned Block 74, Lot 6.03 to that
12 lot.

13 Now the remainder of the area, of the
14 65.8 acres, is, in part, the dedication to the DOT
15 for the jughandle which they will take jurisdiction
16 on. And that is 3.03 acres in the northwest corner.

17 And there is one other lot which is not
18 shown here which will remain, which I'll go back to
19 the rec center exhibit to show. And that's at the
20 south end of the property, you will see this little
21 postage stamp, which is a 25-by-26 lot, known as
22 Block 73, Lot 3. That is a parcel that is owned by
23 Manalapan Township. And, as stipulated in the
24 Redevelopment Plan, that will not be developed but
25 will be maintained by the owner of the recreation

1 ATTORNEY PAPE: Yes, yes.

2 So before I ask you to confirm that
3 you have seen the reports, is there anything that we
4 should be presenting to the board through your
5 testimony that we haven't placed?

6 I think there are a couple of -- some
7 minor cleanups that you created along the way that I
8 think the board would be interested in.

9 THE WITNESS: Yes. And these are
10 things that were shown in our exhibits, but were not
11 part of the submitted plans. They were responses to
12 the comments that we received from the board
13 professionals.

14 So specifically, going at the
15 recreation exhibit, the trash enclosure that you see
16 here on the southeast end of the building, that
17 wasn't shown in our initial submission, so we're
18 showing it in this exhibit. It's essentially the
19 same trash enclosures that we had in the preliminary
20 approval but it wasn't submitted as part of the site
21 plan, so that's a change.

22 ENGINEER RIZZO: Masonry, correct?

23 THE WITNESS: Correct.

24 ENGINEER RIZZO: Thank you.

25 THE WITNESS: The other part of this

1 center lot.

2 ATTORNEY PAPE: Because that was
3 listed on the ROSI list that was provided by the
4 township to the DEP, that piece of property is
5 pretty much permanently under the jurisdiction of
6 the DEP, so we leave it as it's shown and accept
7 full responsibility for its maintenance and it's in
8 the lawn.

9 CHAIRWOMAN KWAAK: Okay.

10 ATTORNEY PAPE: And the third lot that
11 you described, there's no redevelopment plans before
12 the Board this evening?

13 THE WITNESS: That's correct.

14 ATTORNEY PAPE: And there's no
15 development plans that will be ever created for that
16 without coming back before this board, and tonight
17 as we sit here there's no plans for it, the land is
18 being reserved for the future, but there's no plans
19 for it.

20 ENGINEER RIZZO: Mr. Pape, just keep
21 in mind that that lot will still look at the overall
22 tract which is what the zoning is prepared for, if
23 that ever does come in.

24 ATTORNEY PAPE: Yes.

25 ENGINEER RIZZO: Right.

1 is that there was another variance that was
2 identified for the parking setback and that was the
3 requirement that you have 50 feet off of the tract
4 boundary to parking space.

5 In our initial submission we had
6 46.7 feet off of the eastern boundary for the
7 parking area for the rec center. And you can see as
8 I zoom into that, we have moved that parking area
9 three-and-a-half feet to the west.

10 The building is in the same spot. We
11 just moved the parking area over, so that is now at
12 50.2 feet, so we have eliminated that variance that,
13 if you look in the professionals' report, has been
14 flagged as a variance. So as part of the
15 application we are no longer asking for that relief.

16 The other thing that you can see on
17 the plan, and this came out of Mr. Rizzo's report,
18 we have four bus parking spots shown on the southern
19 end of the parking lot for the rec center, and he
20 indicated that he would like those delineated and
21 signed as bus parking only which you can see we have
22 done on this plan.

23 So I just wanted to point out those
24 three changes because they were different.

25 ENGINEER RIZZO: Can you also provide

1 maybe one sign at the end with just an arrow or
2 something saying "bus parking," because if there's a
3 bus parked there maybe in the middle spaces, but the
4 pavement markings aren't shown.

5 THE WITNESS: Yeah, we can certainly
6 add that.

7 ENGINEER RIZZO: All right, thank you.

8 ATTORNEY PAPE: Is there anything else
9 that I should be asking you before I ask you to
10 confirm that you have seen the reports and you will
11 comply with those reports?

12 THE WITNESS: No, I think that's
13 everything.

14 ATTORNEY PAPE: So, Mr. Lescavage,
15 there's professional reports that have been provided
16 to you before the hearing, and I know that you have
17 reviewed all of those professional reports.

18 Can you share with the board that you
19 are familiar with the reports and you can and you
20 will address the technical requirements that are set
21 forth in those reports?

22 THE WITNESS: Yes, I have reviewed the
23 reports and we can comply with that.

24 ATTORNEY PAPE: Madam Chair, I have
25 nothing further on direct of Mr. Lescavage. He is

1 who can answer it, and between Mark and the next
2 witness I'll get you an answer.

3 ENGINEER RIZZO: All right, thank you.

4 As far as environmental goes, we
5 requested that you follow through and obtain an RAO
6 on some of the conditions that came out of the
7 Phase 1. Will you submit all that documentation for
8 our office to review?

9 ATTORNEY PAPE: We have with us an
10 environmental scientist, but I can share with you
11 what we shared with the Environmental Commission.
12 There's a Phase 1 and a Phase 2 for all of the
13 properties, and Phase 2 does identify the
14 requirement of some remediation.

15 We acknowledge that we have an
16 obligation to secure an RAO. We're not the property
17 owners of all the properties yet, but when we are
18 and the site is being developed, we anticipate that
19 cleanup of the property will be coincidental with
20 the site disturbance.

21 But, yes, we acknowledge that the
22 RAO --

23 ENGINEER RIZZO: I think I may have
24 only seen a Phase 1, so if you could at a later date
25 submit the Phase 2 for our review.

1 available to your board and your professionals.

2 Thank you.

3 CHAIRWOMAN KWAAK: Thank you.

4 Professionals, do you have any
5 questions?

6 PLANNER BEAHM: I don't.

7 CHAIRWOMAN KWAAK: Okay. Jordan?

8 ENGINEER RIZZO: Yes, Madam Chair.

9 Thank you.

10 I thought I was going to have a lot,
11 but you covered a lot of it in your direct so, thank
12 you.

13 The warehouse at the original hearing
14 was discussed to be 24-hour operation and
15 non-fulfillment center; is that still accurate?

16 ATTORNEY PAPE: It's a 24-hour
17 operation and not a fulfillment center, as set forth
18 in the Redevelopment Plan.

19 ENGINEER RIZZO: Okay, the two
20 buildings, do you anticipate that they will be
21 constructed generally at the same time, or is there
22 plans to start one and not start the other one
23 initially?

24 ATTORNEY PAPE: I know that it's not a
25 Mark question to answer, but there's someone here

1 PLANNER BEAHM: Or an executive
2 summary.

3 ATTORNEY PAPE: I brought extra
4 Phase 2s for you tonight. I anticipated that
5 because the Environmental Commission, they said they
6 didn't have them so...

7 ENGINEER RIZZO: Yeah, if you wouldn't
8 mind sending Nancy a PDF at a later date, that's
9 fine.

10 ATTORNEY PAPE: Old people like paper.

11 CHAIRWOMAN KWAAK: Jordan, you're
12 getting paper.

13 ATTORNEY PAPE: We'll still get you
14 the...

15 ENGINEER RIZZO: Thank you.

16 ATTORNEY PAPE: There's four separate
17 ones.

18 ENGINEER RIZZO: All right.

19 Previously I believe we requested a
20 cross-access easement. Now I know that there's
21 nothing there today but that will give future
22 opportunity for access to the jughandle and
23 emergency access.

24 And you might hear this question again
25 tonight; is that something you considered or

1 contemplated providing?

2 ATTORNEY PAPE: Not with this
3 presentation. Not a true cross-access easement to
4 the property that is located --

5 ENGINEER RIZZO: Obviously, we're not
6 asking you to build it right now, but just to have
7 that space dedicated for potential use.

8 ATTORNEY PAPE: What we're prepared to
9 do is to state that the third lot, the one that is
10 blank, will be the area that there will be
11 cross-access if there is the need for cross-access,
12 but a cross-access easement with the property owner
13 with the people that are suing us, the terms and
14 conditions of that access-easement are something
15 that would have to be negotiated along the way.

16 On the record, we acknowledge that if
17 the other property is developed in accordance with
18 the Redevelopment Plan and the redevelopment
19 ordinance by the redeveloper, that there will be
20 cross-access easements.

21 For purposes of tonight we acknowledge
22 that and we will -- we'll point out that we're
23 leaving the third lot blank, and when the
24 opportunity to come back to this board occurs we'll
25 be certain to include the connection through that

1 that's my opinion.

2 ENGINEER RIZZO: Thank you.

3 I think I probably have more conditions
4 I have in my letter for future witnesses as they
5 come up, but just as a general question, are you
6 going to comply with any past conditions, or is
7 there anything that you want to specifically
8 highlight that you will deviate from?

9 There is a lot so...

10 ATTORNEY PAPE: Except where the
11 design change is inconsistent, each and every point
12 that we spoke to the board about and put in that
13 resolution would follow.

14 ENGINEER RIZZO: Okay, thank you. I'm
15 good for now.

16 CHAIRWOMAN KWAAK: Rich, anything?

17 ATTORNEY BRIGLIADORO: Madam Chair,
18 no, I have no questions.

19 CHAIRWOMAN KWAAK: Okay. Rick?

20 FIRE CHIEF HOGAN: Nothing right now.

21 CHAIRWOMAN KWAAK: Jack?

22 MAYOR McNABOE: I thought we were
23 going to roll them all together?

24 All right, Talk to me -- you said the
25 recycling for the warehouse and the compactors, you

1 portion of the property.

2 And if you grant the relief that we're
3 asking we would certainly expect that to be
4 memorialized in any resolution so that it follows
5 the property.

6 ENGINEER RIZZO: Thank you.

7 One of the conditions of the past
8 resolution was to provide extra ADA spaces. So
9 originally I believe eight was required, and 12 were
10 requested by the board as a condition. And I
11 believe part of that was because you had two parking
12 lots for the rec center.

13 At this point you're providing the
14 compliant number, it's the minimum compliant. I
15 don't take exception to that, but there's some
16 testimony as to the number you're showing is
17 sufficient for the rec center.

18 THE WITNESS: Yeah, and I think you
19 made a great point that if you look at the prior
20 layout, the parking was spread across the larger
21 area, and there was multiple entrances.

22 Now we have a single point of entry and
23 the other thing I would say it's a smaller building
24 with one sheet of ice, so I think being compliant
25 and on the ADA is sufficient, but that's, you know,

1 said compactor would be inside. Then you said there
2 could be two tenants.

3 So there will be two separate
4 compactors if there would be two units?

5 THE WITNESS: That's correct, one for
6 recycling and one for regular refuse, yeah.

7 MAYOR McNABOE: So recycling would be
8 handled within the warehouse as well?

9 THE WITNESS: That's correct.

10 MAYOR McNABOE: So the water bottles,
11 anything that comes out of the office space,
12 anything -- that is going to be recycled?

13 THE WITNESS: That's correct.

14 MAYOR McNABOE: All cardboard will be
15 inside?

16 THE WITNESS: Yes.

17 MAYOR McNABOE: You're not asking for
18 any outside storage?

19 THE WITNESS: No, we are not.

20 ATTORNEY PAPE: On the industrial
21 building.

22 PLANNER BEAHM: Can I just clarify --

23 THE WITNESS: On the industrial
24 building, yes.

25 PLANNER BEAHM: Can I just clarify

1 something?

2 So I think the initial question was are
3 you anticipating two sets of the compactor and
4 recycling, and you said yes, I am going to have a
5 recycling and a compactor. But, like, if there's
6 two tenants you're not expecting them to share, are
7 you?

8 THE WITNESS: No, they would not.

9 PLANNER BEAHM: So it will be two
10 separate and distinct sets of the compactor,
11 et cetera?

12 THE WITNESS: Yeah. I think the
13 testimony is whatever is needed for both businesses
14 will all be within the building as far as compactor.

15 PLANNER BEAHM: But a minimum of one
16 per?

17 THE WITNESS: Correct.

18 PLANNER BEAHM: Okay.

19 Sorry, Jack.

20 MAYOR McNABOE: Yeah, no problem.

21 Thanks for the clarification.

22 We talked about the building appears to
23 have 77 loading docks and then there will be 56
24 truck stalls for the additional trailers?

25 ATTORNEY PAPE: That number was

1 -- this will be the same as last one? There's
2 nothing that we touched on that the resident
3 won't...

4 THE WITNESS: That's correct.

5 And I will say that the building itself
6 moved back 55 feet, so the actual impact of, has
7 been reduced since.

8 MAYOR McNABOE: But since it was
9 important enough to hire an attorney to come in the
10 room, I just want to make sure that when you moved
11 from the first -- from the preliminary, and now the
12 amended, that we're not changing anything that they
13 asked for?

14 THE WITNESS: That's correct, we
15 haven't changed anything.

16 MAYOR McNABOE: Okay.

17 Now we're at the rec center.

18 Originally we talked about this for two sheets of
19 ice and then you came in for accessory or ancillary
20 uses.

21 I don't see any of those being done; so
22 that's all out of the plan as well, right?

23 THE WITNESS: We have an operations
24 testimony person that will talk about that, as well
25 as the --

1 increased, Mayor?

2 PLANNER BEAHM: To over 100.

3 THE WITNESS: Yeah, it's 104.

4 MAYOR McNABOE: It's now 104?

5 ATTORNEY PAPE: Yes sir.

6 MAYOR McNABOE: It has 56 on here.

7 Okay, so let's talk about those a
8 little bit. What I found is a lot of times these
9 things are left as storage, so the trailers would be
10 empty at all times; there would be no product
11 storage in the trailers on the property.

12 If we have the wrong person, just say
13 let's skip to the next person if that's not you.

14 ATTORNEY PAPE: Yeah, Mayor, so
15 there's trailers that are docked and there's
16 trailers that are staged. All of the staged
17 trailers are empty. The trailers that are docked
18 are being loaded and unloaded.

19 MAYOR McNABOE: I just wanted to hear
20 that they'll be empty.

21 ATTORNEY PAPE: Yes, sir.

22 MAYOR McNABOE: Okay. The Marigold
23 resident that came in, you touched on that. Every
24 requirement that they had, they came in here with an
25 attorney, they had certain things, you're going to

1 MAYOR McNABOE: But I don't see it on
2 the plans so.

3 ATTORNEY PAPE: There is an ice cream
4 store. The ice cream store that is out there will
5 be incorporated into the building as a snack stand.

6 COMMITTEEMAN McNABOE: Right. But I
7 remember the conversation was there would be some
8 assistance with the kids when they got dropped off
9 there afterwards, where they would have some sort of
10 tutoring, and somebody made a joke about maybe the
11 orthodontist should be there because it was a hockey
12 place and all that. All of that is out of it?

13 ATTORNEY PAPE: There's none of that
14 shown. That is correct, Mayor.

15 MAYOR McNABOE: Okay.

16 So some of the other stuff, I have to
17 go there, and you can let it go for now, but I want
18 to know, you know, we talked about two sheets of
19 ice, and now we're talking about one sheet of ice.
20 So I need somebody to explain to me how one sheet of
21 ice isn't half the amount of two, so that it doesn't
22 seem like we had two, we had two, now we have one.

23 So the warehouse came down by about
24 13 percent. And the building came down, if my math
25 is correct, by about 27 percent. And it just seems

1 like I'm a sheet of ice short. So if somebody would
2 answer for me somewhere along the line.

3 Thank you.

4 ATTORNEY PAPE: If I may, one
5 clarification. The compactor that we described, the
6 compactor is partially in the building and partially
7 out of the building, just the way it's constructed.

8 So just to be completely transparent,
9 there is a compactor for each tenant that is in the
10 building, if there's two, there's two compactors.
11 For the recyclable material, it's partially in and
12 partially out of the building.

13 MAYOR McNABOE: It will use one of the
14 dock doors?

15 ATTORNEY PAPE: Yes.

16 MAYOR McNABOE: Thank you.

17 CHAIRWOMAN KWAAK: Okay, to follow up
18 on the Mayor, when I'm looking at Page 3 of your
19 overall dimension plan of the new package that's
20 sitting here on my desk from Colliers, and you may
21 not be the gentleman to answer this, it shows
22 proposed Lot A just below the proposed subject line.
23 But when you pull up your color rendering that you
24 had, it shows that it is treed, but when I turn to a
25 page it shows it as a stormwater management basin.

1 So is it just -- is it treed?

2 THE WITNESS: Let's go to the exhibit.

3 ENGINEER RIZZO: I think you just need
4 to shift that subdivision name up at the top.

5 CHAIRWOMAN KWAAK: No, no, not there.
6 Go down. Down, down.

7 See that set of trees there, and then
8 you see that line, and then you see that other set
9 of trees before the warehouse; do you see the giant
10 circle. That.

11 PLANNER BEAHM: It's a basin.

12 CHAIRWOMAN KWAAK: It says it's a
13 basin.

14 THE WITNESS: That's correct.

15 CHAIRWOMAN KWAAK: But on Page 3 of
16 the overall dimension plan it says proposed lot,
17 square footage 406,091.

18 So do you plan to leave it as a basin,
19 treed? It's not going to be developed is my
20 question.

21 THE WITNESS: You're talking about
22 Lot C or Lot A?

23 ENGINEER RIZZO: No, it is a basin.

24 The name, "Proposed Lot A," just needs to be shifted
25 up. I think it's in the wrong location.

1 PLANNER BEAHM: Just the label is in
2 the wrong location.

3 THE WITNESS: Oh, okay.

4 CHAIRWOMAN KWAAK: But it also says
5 the square footage there, Jordan.

6 ENGINEER RIZZO: That's the square
7 footage of the lot.

8 CHAIRWOMAN KWAAK: Okay.

9 ENGINEER RIZZO: So that whole thing
10 needs to be shifted up. It's just in the wrong
11 spot.

12 CHAIRWOMAN KWAAK: Okay.

13 ENGINEER RIZZO: It's a good question.

14 ATTORNEY PAPE: Thank you.

15 CHAIRWOMAN KWAAK: Okay.

16 Now, my other question is signage, are
17 we going to have any -- that may not be you; we're
18 going to have...

19 ATTORNEY PAPE: Building signage by
20 the architects.

21 CHAIRWOMAN KWAAK: Okay, thank you.

22 The bus parking, it's an ice skating
23 rink, and like the Mayor said, two sheets of ice. I
24 don't think four lots -- four spots is enough for
25 buses. That's all I'm saying right now on the

1 record.

2 The other question I had was in
3 Jordan's report on Page 7, Letter I, that there's an
4 overhead door, there's no driveway access to that
5 door; is that correct?

6 ENGINEER RIZZO: I was going to save
7 that question.

8 CHAIRWOMAN KWAAK: Oh, okay.

9 ENGINEER RIZZO: We did discuss it a
10 little bit at the TRC. I think the operator, or the
11 operations testimony can explain what that door is
12 for.

13 CHAIRWOMAN KWAAK: Okay.

14 ENGINEER RIZZO: But my understanding
15 right now is that they don't need to bring vehicles
16 in through that location.

17 CHAIRWOMAN KWAAK: Okay. Then I will
18 hold some of my questions.

19 ENGINEER RIZZO: And, Madam Chair, on
20 the topic of the busing, so the previous resolution
21 requested four spaces, and I think that's why
22 they're showing four.

23 CHAIRWOMAN KWAAK: Okay.

24 ENGINEER RIZZO: But this location,
25 it's 335 feet long, so we probably could get more

1 busing-designated spaces in there.

2 And I think everyone will probably
3 agree, or maybe I'll ask the question, can you maybe
4 chop up some more busing spaces, so long as you can
5 show a circulation template that works?

6 THE WITNESS: I think you really need
7 to hear the operations testimony to make an opinion.

8 CHAIRWOMAN KWAAK: And that's fair.
9 That's fair. Okay.

10 ENGINEER RIZZO: So right now I think
11 they're oversized for four.

12 CHAIRWOMAN KWAAK: Okay. That's fine.

13 ATTORNEY PAPE: How big is a bus?

14 CHAIRWOMAN KWAAK: It depends on the
15 bus.

16 ATTORNEY PAPE: What's the length of a
17 bus?

18 THE WITNESS: 45.

19 ATTORNEY PAPE: 45 feet.

20 CHAIRWOMAN KWAAK: Okay.

21 That's all I have for now. Thank you.

22 Eric?

23 ENGINEER RIZZO: What is it?

24 ATTORNEY PAPE: He says 45 feet, so,
25 you're right, there's room for more than four there.

1 That threw me off, it just logically
2 didn't make sense if we weren't changing the overall
3 height of the building.

4 THE WITNESS: No, no.

5 MEMBER CASTRONOVO: Gotcha.

6 THE WITNESS: It was what was being
7 considered by the board. So what I'm saying is I
8 understood it back then because you're saying this
9 could be 52 feet high and that the berm may not be
10 adequate.

11 MEMBER CASTRONOVO: Gotcha.

12 Understood.

13 No further questions. Thank you.

14 CHAIRWOMAN KWAAK: Todd?

15 VICE-CHAIRPERSON BROWN: So explain
16 the purpose of the trailer stalls, or is that for
17 operations?

18 CHAIRWOMAN KWAAK: Or is that for
19 somebody else?

20 ATTORNEY PAPE: Yeah, I think --

21 Jeromie, yeah, I think that's going to be -- yeah,
22 having heard the testimony so many times I could

23 recite it, but lawyers can't testify. So we'll wait
24 until there's an opportunity to bring Jeromie up.

25 VICE-CHAIRPERSON BROWN: Okay. I'll

1 CHAIRWOMAN KWAAK: Nothing, Eric?
2 Barry?

3 MEMBER JACOBSON: No questions.

4 CHAIRWOMAN KWAAK: John?

5 MEMBER CASTRONOVO: So you mentioned
6 at the rec center building went down three feet, yet
7 you also stated in your testimony that the overall
8 building height went down 20.

9 How does that happen?

10 THE WITNESS: No, I didn't say that.

11 What I said was when we were considering the
12 application we did not have architectural plans for
13 the rec center yet. If you recall we gave what we
14 call block diagrams, it did not have a height.

15 So what we presented at the meeting was
16 what the maximum could be, and the maximum height
17 for the rec center was 52 feet.

18 So I think when there was a discussion
19 of that there was 52 feet and the fact that it was
20 three feet higher, so what I'm saying is the net
21 effect of what you are looking at is the potential
22 has gone down about 20 feet. And, therefore, that's
23 the reason I'm saying that the berm is adequate, and
24 it is as high as it was previously proposed.

25 MEMBER CASTRONOVO: All right.

1 save that for operations, then.

2 And then the monument sign is being
3 kept in its existing location, but the proposed site
4 plan shows two entrances for truck traffic, what is
5 the purpose of the -- now that you have two
6 entrances, or actually three entrance and exits from
7 the site, what is the purpose of that monument sign
8 when it's for the warehouse when the trucks may be
9 entering in that first entrance, which is west of
10 the site?

11 THE WITNESS: Well, I think that
12 monument sign right now is the only thing that would
13 identify the warehouse because --

14 VICE-CHAIRPERSON BROWN: Okay. So
15 it's the directional for the trucks to know, hey, I
16 need to go in here? So I will save it for -- do you
17 have traffic testimony tonight?

18 ATTORNEY PAPE: Yes, we do.

19 THE WITNESS: Yes.

20 VICE-CHAIRPERSON BROWN: All right.
21 I'll wait for that.

22 ATTORNEY PAPE: One of the mantras
23 that we've heard as we worked on this for the last
24 few years is there better not be a truck that goes
25 past your traffic light.

1 So having a large sign that says
 2 warehouse back there, is a tool to make sure that
 3 the truck drivers know they're supposed to turn.
 4 VICE-CHAIRPERSON BROWN: And I also
 5 share, in regards to why we reduced the number of
 6 rinks, or the ice.
 7 That's all.
 8 CHAIRWOMAN KWAAK: Barry?
 9 MEMBER FISHER: Yeah, a few questions.
 10 The lighting was discussed at the
 11 Environmental Commission meeting. Did you do any
 12 further -- have any further information?
 13 ATTORNEY PAPE: The Environmental
 14 Commission asked if we could reduce the intensity of
 15 the lighting in portions of the lot during after
 16 hours --
 17 MEMBER FISHER: Right.
 18 ATTORNEY PAPE: And the answer is we
 19 could work with you, your police department, to come
 20 up with a safe, reduced lighting. It's all LED
 21 lighting so we could do that.
 22 MEMBER FISHER: Okay.
 23 ATTORNEY PAPE: Yeah, that request was
 24 for the rec center that was out by the road.
 25 MEMBER FISHER: Correct.

1 going to be any solar on the roof?
 2 ATTORNEY PAPE: The architect will
 3 testify, but I can tell you there's a state law that
 4 requires the building be designed to handle the
 5 weight of solar, and 40 percent of the roof has to
 6 handle the weight of solar.
 7 We don't intend to do solar, a tenant
 8 may, but the roof will be so designed, and you will
 9 hear that.
 10 MEMBER FISHER: So that would be by
 11 one of the tenants, or by an outside source that
 12 would take that and put it up for a different grid
 13 somewhere?
 14 ATTORNEY PAPE: So there's lots of
 15 different solar programs. Community Solar is where
 16 it's on the roof and it goes out to the community.
 17 What we're talking about is solar that goes down
 18 into the building.
 19 MEMBER FISHER: Okay.
 20 PLANNER BEAHM: Wait a second.
 21 ENGINEER RIZZO: I just want to read
 22 to you a condition, it's Number 36, "Applicant shall
 23 investigate participation in the Community Solar
 24 Program."
 25 ATTORNEY PAPE: Well, if you would

1 ATTORNEY PAPE: The industrial building
 2 is a 24-hour.
 3 MEMBER FISHER: I remember from the
 4 last time you were here, my memory is a little
 5 fuzzy, but the shielding around the -- I know the
 6 height of the building, but the shielding around the
 7 HVAC, HVAC is going to be on the roof, correct?
 8 ATTORNEY PAPE: We'll do that with the
 9 architect, Mr. Fisher. We'll do that with the
 10 architect.
 11 MEMBER FISHER: If it's on the roof,
 12 it's shielded.
 13 PLANNER BEAHM: Different witness.
 14 CHAIRWOMAN KWAAK: Different witness.
 15 MEMBER FISHER: Okay.
 16 The plants, again, we discussed it, are
 17 going to be deer-resistant, correct?
 18 THE WITNESS: Yes.
 19 MEMBER FISHER: That was with Shari?
 20 ATTORNEY PAPE: Met with Shari.
 21 ENGINEER RIZZO: We're on it.
 22 CHAIRWOMAN KWAAK: They're on it.
 23 MEMBER FISHER: Okay. What can I tell
 24 you.
 25 We discussed it last time, was there

1 like us to investigate Community Solar instead of
 2 bringing solar into the building, we can do so.
 3 MEMBER FISHER: I don't know if
 4 anything could be done, but one of our members of
 5 the Environmental Commission asked about something
 6 reflecting with the birds hitting the windows and
 7 bouncing off.
 8 ATTORNEY PAPE: The architect will be
 9 prepared to talk about the high windows being -- I
 10 don't know what they call it, bird-proof glass, but
 11 there's some kind of a pattern that --
 12 CHAIRWOMAN KWAAK: Reflect or
 13 something, yeah.
 14 MEMBER FISHER: I've never heard of
 15 it, but apparently she was very concerned with that.
 16 All of the other issues I guess were
 17 reviewed by our engineer and answered.
 18 That's it.
 19 CHAIRWOMAN KWAAK: Steve?
 20 MEMBER KASTELL: A couple of things.
 21 I have the same concerns as the Mayor about that we
 22 went from two rinks to one.
 23 I was following Todd's line of
 24 questioning. You made a statement earlier that none
 25 of the state's tractor-trailers would have -- would

1 be full, and that's not accurate with -- I've worked
2 in warehouses -- because sometimes, and I want us to
3 be accurate in what we're saying because
4 tractor-trailers come in sometimes and the doors
5 that they need to pull up to, or they should pull up
6 to, are not available.

7 So there will be times when there will
8 be staged, potentially, staged tractor-trailers with
9 and without trucks that have.

10 So I want us to be accurate and make an
11 accurate statement about that, because it's really
12 not possible to say that all tractor-trailers that
13 are staged outside the building are going to be
14 empty. They're not going to work that way, they're
15 not going to be able to work that way.

16 So I think maybe talk to the
17 operations, but they've got to make a statement that
18 kind of make sure that the mayor is satisfied that
19 it's not being used for storage, it's only being
20 used to temporarily be left out there while they're
21 working on it.

22 PLANNER BEAHM: Steve, is there an
23 amount of time that you think is, like, a legitimate
24 amount of time?

25 I understand what you're saying, but I

1 architect.

2 MEMBER KASTELL: Okay, I'm sorry.
3 We'll come back to that.

4 That's all I have.

5 CHAIRWOMAN KWAAK: Nunzio, anything
6 for the engineer?

7 MEMBER POLLIFRONE: Yes.

8 The two tenants that you mentioned for
9 the warehouse, they would still both fall under Land
10 Use Code 150?

11 THE WITNESS: Yes.

12 MEMBER POLLIFRONE: Yes, okay.

13 So maybe you can help me understand
14 better the explanation that you provided for the
15 variance need for additional spaces.

16 So I know that you testified that the
17 size of the warehouse is being reduced, and I think
18 it was mentioned by about 13 percent. The office
19 space within the warehouse is being reduced, I
20 believe, by about 75 percent. But it appears that
21 you're looking for 20 percent more spaces.

22 And I'm trying to understand. Square
23 that away for me. How does that happen that the
24 square footage is reducing, but the number of spaces
25 you need is increasing. I'm just not understanding.

1 mean, we don't want them out there full of stuff for
2 months on end, right?

3 MEMBER KASTELL: Exactly. A couple of
4 days, you know, a day or two.

5 PLANNER BEAHM: Like a 48-hour thing,
6 something like that?

7 MEMBER KASTELL: 48-hour period is
8 what I want to get to, yes. Exactly.

9 ATTORNEY PAPE: The point that you
10 just raised, and I think as someone -- a truck comes
11 ready to unload and his bay is full --

12 MEMBER KASTELL: Exactly.

13 ATTORNEY PAPE: -- so while he's waiting
14 for his bay to become available. And the suggestion
15 was for up to 48 hours?

16 MEMBER KASTELL: Yes.

17 ATTORNEY PAPE: If that is acceptable
18 to the board and to the Mayor, then that is -- that
19 would be our revised position.

20 MEMBER KASTELL: Okay.

21 ATTORNEY PAPE: And I thank you.

22 MEMBER KASTELL: Okay.

23 The only other thing I had was the
24 architectural renderings for the rec center --

25 CHAIRWOMAN KWAAK: But that's for the

1 THE WITNESS: So based on the last few
2 questions we're going to have another witness who is
3 actually part of the applicant's team that is very
4 familiar, and was part of the discussions on why
5 they need those extra spaces.

6 It is what I said, that there's -- when
7 the change in shift happens, there's an additional
8 requirement to have space. And when you have two
9 tenants you need them on both sides of the building,
10 and that was my testimony.

11 But he'll go into more depth of the
12 what and the where.

13 MEMBER POLLIFRONE: I'm fine with
14 putting it off until we have someone else.

15 CHAIRWOMAN KWAAK: Okay.

16 MEMBER POLLIFRONE: Thank you.

17 CHAIRWOMAN KWAAK: Pat, anything?

18 MEMBER GIVELEKIAN: Not at this time.
19 I'll wait for operations.

20 CHAIRWOMAN KWAAK: Okay.

21 At this time, gentlemen, we're going to
22 take a five-minute break. It's 8:20. We'll be back
23 here by 8:25.

24 Thank you.

25 (A recess was taken at 8:20 p.m.)

1

2 (The record resumes at 8:30 p.m.)

3

4 CHAIRWOMAN KWAAK: I would like to
5 call our meeting back to order at 8:30.6 Okay, Mr. Pape, we're onto a new
7 witness?

8 ATTORNEY PAPE: We're ready.

9 Jeromie Lange is with the applicant.

10 He is a senior member of the Active team. And we're
11 going to introduce Jeromie to you, describe his role
12 at the company, and we'll go through the operations
13 testimony for the warehouse operation.14 CHAIRWOMAN KWAAK: And can we just get
15 you sworn in first, please.16 ATTORNEY BRIGLIADORO: Mr. Lange, do
17 you swear or affirm the testimony that you are about
18 to give before this board is going to be the truth,
19 the whole truth, and nothing but the truth?

20 JEROMIE LANGE: I do.

21 ATTORNEY BRIGLIADORO: Please tell us
22 your name, spell your last name, and give us your
23 business address.

24 JEROMIE LANGE: Sure.

25 Good evening. Jeromie Lange,

1 conjunction with the operation of the warehouse.

2 THE WITNESS: Certainly.

3 So in modern warehousing like this
4 there's a couple of things you should be aware of.5 One, we've got dock doors along the entire length of
6 the building. This was not always true in
7 warehousing; there used to be fewer dock doors per
8 square foot. Now they run the entire length. The
9 reason is that they want to have a lot of
10 flexibility to be able to turn these trucks around
11 very rapidly.12 On the inside of the building the first
13 thing that occurs behind the dock doors is what's
14 called the speed bay. And this is an open area that
15 does not have any racking at all. And they use that
16 to stage loads that are going out. They'll actually
17 set up the pallets inside the building as if the
18 trailer was there, and then they just move them into
19 the trailer when they come.20 On the inbound side they'll have an
21 empty spot, they'll back up, and the same thing,
22 they'll bring them in, stage them in the speed bay
23 and then they're moved off into racking at a
24 separate time.

25 In my experience in modern warehousing

1 L-A-N-G-E. 5144 West Hurley Pond Road, Wall, New
2 Jersey.3 ATTORNEY PAPE: Mr. Lange is going to
4 testify in his capacity at Active.5 Although he enjoys a professional
6 engineer's license, we're not presenting him to you
7 as a professional engineer, nor are we qualifying
8 him as professional engineer.

9

10 DIRECT EXAMINATION

11

12 ATTORNEY PAPE: Would you share with
13 the board your responsibilities at Active.

14 THE WITNESS: Certainly.

15 I am the Director of Development at
16 Active Acquisitions, which is the parent company for
17 the applicant this evening.18 ATTORNEY PAPE: And in that capacity
19 are you familiar with, involved in the design of the
20 operations of the warehouse?

21 THE WITNESS: I am.

22 ATTORNEY PAPE: There were a number of
23 questions that were raised about the operation of
24 the warehouse, and if we could begin with how the
25 staging area for the trailers is actually used in1 we don't need to use the trailer storage area. It
2 is just that, for trailer storage. Because they'll
3 simply use an open spot, because again we have many
4 more bays than we would ever have trucks
5 simultaneously coming.6 That's always been an issue with the
7 public because they see, oh, there's so many dock
8 doors, the trucks are going to be, you know, coming
9 in and out of here all the time.10 If you go to almost any warehouse,
11 except for maybe the Amazon facility in
12 Robbinsville, New Jersey, with that exception --
13 because that's an entirely different operation --
14 but for any other really normal general warehouse
15 distribution use, there is actually very few trucks
16 coming and going. You would have to stand there for
17 a bit to even see one truck. And that's just, you
18 know, what the reality of it is.19 So all those dock doors are really more
20 about logistics than they are about the volume of
21 trucks coming in and out at any given time.22 So for that reason while I'm happy to
23 take the 48 hours and, you know, have that
24 flexibility -- and the more flexibility you can
25 provide to a tenant, it makes the building that much

1 more marketable -- but the building is designed to
2 be fully functional.

3 Using the docks, you know, would be the
4 only positions where materials or, you know, goods
5 would be in the trailers.

6 ATTORNEY PAPE: There was a second set
7 of questions about the size of the parking lot for
8 the industrial building.

9 Mr. Lescavage described from an
10 engineer's perspective. From an operations
11 perspective could you identify why we're asking for
12 the additional 74 stalls?

13 THE WITNESS: So there's multiple
14 reasons. One, we have multiple warehouse projects
15 right now all over State of New Jersey, so we're
16 constantly interacting with brokers and end-users
17 and understanding, you know, what are people looking
18 for, what flexibility do they want.

19 And there's kind of a reality of what
20 people will really use. And then there's kind of
21 what brokers and banks and other institutions that
22 finance these types of buildings are looking for.
23 So it's kind of two different standards, you know,
24 there's the real kind of standard, and then there's
25 a standard that is just like this ideal perfect

1 to, you know, whether it's buy, lease, finance,
2 whatever the situation of the building. So that's
3 why we're sacrificing the square footage to add the
4 additional parking.

5 The other thing this is this is a
6 stand-alone building right now. And, as
7 Mr. Lescavage explained, if there's a need for
8 overflow parking it would be a fire lane, which is
9 obviously a no-no. And then, we don't want it to be
10 the skate center because you could definitely see
11 that happening.

12 So by increasing that parking we get
13 the additional benefit of ensuring that under no
14 circumstance is there going to be a need for more
15 parking outside of the actual designated parking
16 stalls associated with the building.

17 And then, finally, we don't know if it
18 will be one or two tenants, but having the parking
19 on both sides allows a lot of flexibility for where
20 the employee entrances are and how the building is
21 set up internally, if the employee-centric
22 activities are on one side or the other; it provides
23 additional flexibility.

24 So it really makes the building more
25 marketable down the road.

1 thing that really doesn't get used in real life but
2 is necessary to make a building fully marketable,
3 fully financeable, and have long-term, you know,
4 viability, kind of future proof, if you will.

5 So when you go out to the market
6 they're -- generally they're looking for a parking
7 ratio to square footage that is closer to what we're
8 proposing now.

9 That's why we actually are sacrificing
10 and, you know, it's unusual for a developer to say
11 I'm going to take 75,000 square feet off the table,
12 because we get paid by the square foot, I mean
13 that's how we make money.

14 So, you know, we are very consciously
15 reducing the amount of money that we could
16 potentially make to make it more marketable, so the
17 value per square foot will be better, the long-term
18 viability of the building will be better because it
19 appeals to a bigger user base.

20 You know, the lower your ratio of
21 parking to square footage, it shrinks the user base
22 that might potentially be interested to buy or lease
23 the building.

24 So by having this ratio we really kind
25 of maximize the pool of people that would be open

1 ATTORNEY PAPE: Those were the two
2 operational questions that I've memorialized. If
3 there are others that we have not captured, I look
4 to the board and the board's professionals.

5 CHAIRWOMAN KWAAK: Okay.
6 Professionals, do you have any questions?

7 PLANNER BEAHM: So I'm still concerned
8 about the over amount of parking.

9 I have, as the applicant is well aware,
10 been involved in my fair share of warehouse
11 applications throughout the state, and I have heard
12 the whole "we need more parking," "we need more
13 parking," and then the warehouse gets built and
14 these parking lots that they so desperately needed,
15 there are weeds coming up in the asphalt and they
16 never get used.

17 One, in particular, comes to mind
18 that's not that far from my office, that we said
19 very clearly on the record at the time, "These
20 parking lots are never going to get used," and it
21 was the same argument, "Yes, they will," "Yes, they
22 will." Guess what? No, they're not.

23 So I'm worried that you're asking us to
24 give you a variance to over park the site which adds
25 impervious coverage, which leads to additional

1 stormwater management.

2 And I'm not saying that they haven't
3 addressed it. I'm not opining that. I'm just
4 saying 74 additional parking spaces will only allow
5 20 percent over, so they're over that 20 percent,
6 which is why they need the relief, is significant.

7 So I'm not persuaded. But, of course,
8 it's up to you on whether or not you want to allow
9 the additional parking, but I have seen too many
10 times where it gets built out, the construction gets
11 built out, and the parking lots that are so
12 desperately needed never get used but the pavement
13 is there and the damage has been done.

14 MEMBER KASTELL: What is the operating
15 hours of the warehouse?

16 PLANNER BEAHM: 24/7.

17 THE WITNESS: 24/7.

18 CHAIRWOMAN KWAAK: Steve, let the
19 professionals go first, please.

20 THE WITNESS: So I would completely
21 agree with Ms. Beahm. I think I even said that in
22 my initial testimony that there's kind of two
23 buckets, there's the reality of the operation and
24 then there's the broker and finance world.

25 So what we're seeking here, I'm not

1 ATTORNEY PAPE: It's a great idea.

2 Right?

3 THE WITNESS: Yes.

4 ATTORNEY PAPE: Green banking is fine.

5 CHAIRWOMAN KWAAK: And who is
6 responsible for unbanking it?

7 ENGINEER RIZZO: I think it's -- I
8 mean, if the board would like to put a condition on
9 it, otherwise, without that it would be the
10 applicant or the operator's ability to I guess seek
11 a permit, and then build them out, if they're
12 needed, or if they get a tenant day one that needs
13 them, they would have the ability to build them.

14 PLANNER BEAHM: I mean, they have
15 already taken -- and correct me if I'm wrong,
16 Jeromie, but you have already taken that into
17 consideration when the drainage design was done as
18 if they were paved?

19 THE WITNESS: Correct.

20 PLANNER BEAHM: Even if they were
21 land-banked to begin with, your drainage design
22 anticipates them being paved?

23 THE WITNESS: That's correct.

24 CHAIRWOMAN KWAAK: Is that it, guys?

25 ENGINEER RIZZO: Yes.

1 saying they're going to be parked in. What I am
2 saying there is a very clear indication by the
3 market for this specific site that they want a
4 higher ratio.

5 What I think, maybe there's a middle
6 ground we could do, and I would be curious to see
7 what Ms. Beahm thinks about this, perhaps we could
8 land-bank some portion of the parking, that way we
9 can present to a buyer the ratio is there but the
10 physical parking would only be built if there's an
11 actual need.

12 And I would agree with you, you know,
13 nine times out of 10, probably don't need it.

14 PLANNER BEAHM: I believe literally
15 the three of us just said the same thing, like green
16 bank the parking. We have done that. I have seen
17 you guys have done that in other towns.

18 THE WITNESS: We have done that.

19 ENGINEER RIZZO: Continue to seek the
20 relief, but just designate them as green to start,
21 especially since you don't have a tenant lined up
22 yet.

23 ATTORNEY PAPE: Yeah.

24 THE WITNESS: Yeah, that would be
25 good.

1 CHAIRWOMAN KWAAK: Rick, anything?

2 FIRE CHIEF HOGAN: Yeah.

3 Thank you, Mr. Lange. For a fire
4 safety issue I am definitely not in favor of any
5 trailers that are parked and loaded with merchandise
6 for 48 hours. I do not support that idea.

7 I would rather see the merchandise
8 inside the building that's protected with fire
9 suppression, rather than out on the road or in a
10 parking lot.

11 THE WITNESS: And that's fine. We're,
12 like I said, the trailer storage areas, in our
13 experience, the trailers are empty in those spots.

14 And that's why there are so many dock
15 doors, more than like the actual truck trips would
16 suggest so, you know, for that very reason.

17 So it's only going to be trailers that
18 are up against the building. They're either in the
19 process of being loaded or unloaded.

20 But in the actual trailer parking, you
21 know, where the trailers do sit sometimes for longer
22 periods of time they would be empty.

23 FIRE CHIEF HOGAN: You testified with
24 regard to the staging that you have inside the
25 building itself, which makes a lot of sense and I do

1 agree with that, but storing any of those materials
 2 overnight outside in the trailers, 48 hours,
 3 definitely not, I'm not in favor of that.
 4 ATTORNEY PAPE: So the original
 5 presentation of empty, which was then commented on
 6 by Steve, we appreciate the offer of the 48 hours,
 7 we'll take it back and say, no. We'll go back to
 8 our original presentation to you.
 9 MEMBER KASTELL: Well, then you just
 10 have to be aggressive, because my experience is that
 11 regardless of what was sold, sometimes people use it
 12 in different ways. They'll ship them in certain
 13 ways; the popcorn is set up at a shipping dock, and
 14 they don't want to ship from a trailer further over
 15 or receive from a trailer further over because it's
 16 a dock further over.
 17 So you're just going to have to make
 18 sure with the tenants, that it's strict, that they
 19 cannot put -- they cannot store trailers in those
 20 outside containers.
 21 People are going to come up and be
 22 outside for four hours while someone is waiting to
 23 get the staff ready to do something. So there has
 24 got to be sometime that the trailers are going to be
 25 outside.

1 THE WITNESS: At the dock doors,
 2 100 percent.
 3 MEMBER KASTELL: Or potentially
 4 waiting before they get up to the dock doors,
 5 because they don't have the people on staff ready to
 6 offload them.
 7 So there's got to be some time, Chief,
 8 that has to be acceptable for them to be outside the
 9 building with...
 10 FIRE CHIEF HOGAN: No, and I do agree
 11 with that when it's active loading or unloading --
 12 MEMBER KASTELL: Okay.
 13 FIRE CHIEF HOGAN: -- but to leave a
 14 trailer there for 48 hours full of merchandise,
 15 that's, you know, that's what I'm talking about.
 16 MEMBER KASTELL: And if it's unloading
 17 the truck maybe three or four hours, that I think
 18 is...
 19 FIRE CHIEF HOGAN: Yeah, it's an
 20 operational issue.
 21 MEMBER KASTELL: Okay. I'm okay with
 22 that.
 23 FIRE CHIEF HOGAN: Thank you,
 24 Mr. Lange.
 25 THE WITNESS: Thank you.

1 FIRE CHIEF HOGAN: That's all I have,
 2 Kathy.
 3 CHAIRWOMAN KWAAK: Jack?
 4 MAYOR McNABOE: Yeah, thanks for that.
 5 I agree that they need to stay empty outside.
 6 It's not even a fenced lot so we've got
 7 security, we have fire protection, they're empty,
 8 and we're not running the operation outside, because
 9 my earlier question, everything will be under roof,
 10 so that's for noise, all kinds of reasons. So thank
 11 you for that.
 12 You didn't talk about the operation of
 13 the ice rink. Will you be that person, or somebody
 14 else would be that person?
 15 THE WITNESS: We have hired a separate
 16 ice rink operation expert.
 17 MAYOR McNABOE: That's fine. Just
 18 wanted to make sure I wasn't missing that
 19 opportunity.
 20 THE WITNESS: Yeah. So there's
 21 actually two experts for the ice rink, there's a guy
 22 about the actual operations, the business end, I'll
 23 call it, of the ice rink, and then there's an
 24 architect for the ice rink. And they're both here
 25 this evening.

1 MAYOR McNABOE: I know you didn't
 2 address it, so I just wanted to make sure I wasn't
 3 missing it.
 4 Thank you.
 5 CHAIRWOMAN KWAAK: I have nothing
 6 right now.
 7 Eric, nothing?
 8 Barry?
 9 MEMBER JACOBSON: I have nothing.
 10 CHAIRWOMAN KWAAK: John?
 11 MEMBER CASTRONOVO: I have to say that
 12 in all the years that I have been on the planning
 13 board, this is the first time I hear objection to
 14 additional parking spaces when the applicant
 15 actually even provided the --
 16 MEMBER FISHER: Explanation?
 17 MEMBER CASTRONOVO: -- water abatement,
 18 you know, to treat it, the impervious thing, and
 19 we're against it.
 20 So, I mean, it sounds like a good plan
 21 to have it as banked in case they do need it. So
 22 that's just my comment.
 23 FIRE CHIEF HOGAN: I've got to say I'm
 24 not against it. I just wanted to clarify that; you
 25 said "we're against it." I'm not the "we," just so

1 you know.

2 MEMBER CASTRONOVO: Okay.

3 PLANNER BEAHM: He was looking at me.

4 MEMBER CASTRONOVO: Thanks, Chief.

5 CHAIRWOMAN KWAAK: I'm usually the one
6 that doesn't like banked parking.

7 Todd?

8 MEMBER BROWN: So I guess going back to
9 in regards to the trailer stalls, this application,
10 the amended application is proposing less loading
11 bays than what was priorly approved, but you're
12 looking for more trailer parking. And now that
13 they're all going to be sitting empty, I'm trying to
14 figure out less bays usually means less trailer
15 parking stalls, no?

16 THE WITNESS: No, not necessarily.

17 Again, going back to the industry, a lot of these
18 industries are cyclical, they will have either like
19 a spring rush, depending on what they're doing, or
20 they'll have a Christmas rush. So they don't
21 necessarily use these trailers all the time.

22 It's very difficult for operators to
23 find places to park trailers like when they're not
24 in use, so they really want it on-site. They don't
25 want to have to take them to some off third-party

1 dropped off that tractor-trailer then hooks up to
2 another one and then takes it away.

3 So that's why I'm trying to figure out
4 the excess empty trailers, you know, is that still
5 the same logic for warehouse operations?

6 THE WITNESS: It is.

7 VICE-CHAIRPERSON BROWN: So, then,
8 that's what I'm trying to figure out, these
9 tractor-trailers -- or the trailers, will be sitting
10 there for who knows how long, and how does this not
11 become a trailer --

12 MEMBER FISHER: Port.

13 VICE-CHAIRPERSON BROWN: -- parking,
14 yeah.

15 THE WITNESS: Well, it is a trailer
16 parking lot, that's exactly what it is.

17 VICE-CHAIRPERSON BROWN: But like to
18 be maintained as if you're just going to have
19 trailers just deteriorating, because you have so
20 many extra parking trailer stalls.

21 THE WITNESS: There's a ton of
22 warehouses built like this. I mean you go around,
23 even we've built some locally. We have one in
24 Howell right now, on Fairfield Road, if you want to
25 go check it out. Yes, there's trailers parked

1 location.

2 So a warehouse is significantly more
3 valuable when you've got at least 1-to-1 dock door
4 to trailer. And they actually like it a little bit
5 higher than that.

6 And again, it's the user pool, like not
7 every user needs this, but you get to a bigger and
8 bigger user pool, and then the building is more and
9 more viability, it's more blight resistant, the
10 whole nine yards.

11 And these are all good things for the
12 town, too. You want the building occupied, you
13 don't want a vacant building.

14 So the more -- the broader the base we
15 can appeal to with the building, you know, the less
16 likely it is to become blighted in the future.

17 And that's not necessarily like next
18 year, but 10, 20 years from now, you know, you're
19 always going to have that flexibility to accommodate
20 different users as, you know, needs change through
21 time.

22 VICE-CHAIRMAN BROWN: I guess the
23 background to my question is on previous warehouse
24 applications, typically it's all about making it as
25 economically sane as possible. So once a truck is

1 there, but they're not deteriorating.

2 I mean they do use them. Can they go
3 months at a time unused? Absolutely. But they are
4 used. And they want to have that stuff on demand so
5 when they, you know, they get a peak rush, a
6 customer.

7 Like we've got a tenant that deals in
8 like grilles and fans and stuff like that, so
9 they've got a big rush going out to supplier, not in
10 the spring, it's actually a little bit earlier
11 because they ship to the stores, you know,
12 everything is like offset, like the Christmas rush
13 is in August to give you an idea.

14 So there's a big surge of stuff, so
15 everything has been stored for a while, you know, it
16 comes over slowly from whether it's, you know, U.S.
17 manufacturing, overseas manufacturing. It kind of
18 builds up inventory. And then all of a sudden
19 everything gets sent out to all the different places
20 it's getting sold, you know, whether it's pool toys
21 or Christmas decorations or school uniforms. I
22 mean, I am just thinking of different things that
23 are stored in some of the warehouses that I have
24 done.

25 And you need a lot of trailers on short

1 note -- not short notice because they know it's
2 coming but, you know, you just need a lot of
3 trailers all of a sudden to send all that stuff out
4 and then everything, you know, those trailers come
5 back, they get parked, and they sit until the next
6 peak of whatever the next thing is that is going
7 out.

8 VICE-CHAIRPERSON BROWN: All right.
9 I'm not a warehouse expert, nor do I play good on
10 TV. I'll take your word for that one.

11 It's just kind of odd that we have so
12 much with less bays. But as long as they're sitting
13 empty and not hooked up to any tractor-trailers who
14 are camping out for endless hours, I'm okay with
15 that.

16 That's all the questions I have. Thank
17 you.

18 THE WITNESS: Thank you.

19 CHAIRWOMAN KWAAK: Barry, any
20 questions?

21 MEMBER FISHER: So, yes.

22 Do they sleep; do the drivers at times
23 sleep in the vehicles, in the cabs?

24 ATTORNEY PAPE: The cabs are not
25 there.

1 the bays?

2 THE WITNESS: Sure, we can -- we'll be
3 happy to install them.

4 MEMBER FISHER: Easy. Easy, guys.

5 ENGINEER RIZZO: I think we might have
6 captured that in the first resolution.

7 MAYOR McNABOE: And every one since.

8 MEMBER FISHER: Yeah, that would be
9 great, if you could make sure so that we have --

10 MEMBER JACOBSON: With all the signs,
11 I don't think we need more signs.

12 MEMBER FISHER: They're not signs;
13 they're on the building. You don't even see them.

14 CHAIRWOMAN KWAAK: I believe what
15 Jordan said is correct, they're in the --

16 MEMBER FISHER: I would like to see
17 that. So that would be provided by the bays, No
18 idling?

19 PLANNER BEAHM: Barry, it's already a
20 condition.

21 CHAIRWOMAN KWAAK: It's already a
22 condition.

23 MEMBER FISHER: Perfect. Thank you.

24 CHAIRWOMAN KWAAK: Steve?

25 MEMBER KASTELL: I'm good.

1 MEMBER FISHER: The cabs are not
2 there?

3 THE WITNESS: In the trailer parking
4 the cabs are not there.

5 In the docks I have seen -- because I
6 think somebody just said, they'll turnaround like
7 three or four hours -- will they grab a nap while
8 that's happening, absolutely.

9 MEMBER FISHER: And while they're
10 doing that are their vehicles idling?

11 THE WITNESS: They are not allowed --
12 under New Jersey state law they are not allowed to
13 idle.

14 I will clarify one thing. They are
15 allowed to have a separate air conditioner unit
16 that's not part of the main engine, but it is, you
17 know, it's a motor, obviously, it's, you know, a
18 motor. So they will -- you know, can have, and I
19 think it's fair for them to have an air conditioning
20 unit, you know, so they can be comfortable.

21 MEMBER FISHER: Of course. In heat
22 and in the winter, sure.

23 THE WITNESS: Yeah, either way, a
24 heater...

25 MEMBER FISHER: So no idling signs by

1 CHAIRWOMAN KWAAK: Nunzio?

2 MEMBER POLLIFRONE: Yeah, I mean I
3 think my concern was addressed, but I'm just
4 curious, and maybe the professionals can answer
5 this; what variance category does this fit into when
6 the rationale is that this is making my property
7 more marketable; is this a C1, a C2, a C3?

8 PLANNER BEAHM: C2.

9 MEMBER POLLIFRONE: It's a C2, okay.
10 And my final questions, real quick, so
11 these spaces that everyone is talking about, the
12 truck spaces, is this a convenience you provide for
13 your customers, or do you rent these spaces to your
14 customers?

15 In other words, this is an income
16 source, another business that resides on the
17 property besides warehousing?

18 THE WITNESS: I haven't thought about
19 it like that. We don't -- Active Acquisitions, we
20 build, but we build either to sell or, you know, for
21 a third-party. We don't ourselves -- we are not a
22 warehouse operator ourselves, so that would really
23 be up to, you know, a future owner, if they wanted
24 to do something like that.

25 But they still have to comply with all

1 the regulations. I'm not aware of that in any of
2 our sites occurring, but I can't for certain say it
3 never happens.

4 PLANNER BEAHM: I would just represent
5 that you if you plan on renting those spaces to a
6 third-party, that's a separate use that you did not
7 ask for.

8 THE WITNESS: Then there you go,
9 there's your answer.

10 PLANNER BEAHM: That's a separate
11 principal use, that's not customary and incidental,
12 so.

13 THE WITNESS: Yeah, it's certainly not
14 what we were planning or proposing so...

15 MEMBER POLLIFRONE: Thank you.

16 CHAIRWOMAN KWAAK: Pat?

17 MEMBER GIVELEKIAN: I think that is an
18 important distinction. I have seen outside of
19 Manalapan, dealings I have with clients of mine,
20 where Eddie's actively looking to rent truck
21 parking. So there is a shortage of it.

22 THE WITNESS: Yeah. In our entire
23 portfolio we only have one project that was
24 specifically designed for that, but it was overtly
25 planned for, applied for, and approved that way.

1 PLANNER BEAHM: I mean I also would
2 like to see like a submission to show us -- similar
3 to what you have done in other towns, where you have
4 had them color-coded, like these are the first ones
5 that will be built, and these are the second ones
6 that will be built, that kind of thing.

7 THE WITNESS: Yep, I know exactly what
8 you're talking about, and we can provide that.

9 CHAIRWOMAN KWAAK: And, Jen, I would
10 like to know who's going to be doing it; if they're
11 selling it, who's going to be ultimately responsible
12 for those banked parking?

13 PLANNER BEAHM: I would venture to
14 guess that we're not going to get through the
15 entirety of the presentation this evening --

16 CHAIRWOMAN KWAAK: Oh, I understand
17 that.

18 PLANNER BEAHM: -- so this is probably
19 something for you guys to mull over between tonight
20 and whenever you come back.

21 THE WITNESS: Yeah. I made a note.
22 We'll bring an exhibit that addresses it.

23 CHAIRWOMAN KWAAK: Okay.

24 PLANNER BEAHM: That will help.

25 MEMBER GIVELEKIAN: Jen, if I may, you

1 But, yeah, I have no problem with that
2 as a condition.

3 MEMBER GIVELEKIAN: Thank you.

4 CHAIRWOMAN KWAAK: Okay.

5 Jordan?

6 ENGINEER RIZZO: And I have one thing,
7 just because the banked parking is on the table
8 right now for consideration purposes, the
9 westernmost trailer parking is 40 spaces, and then
10 the easternmost is 44. That is 84. If you were to
11 bank those, that's 269 spaces, whereas 276 is the
12 max, so that gets you right underneath that.

13 I think it makes sense logically, so if
14 you want to contemplate that.

15 THE WITNESS: Okay, yeah. I mean I'll
16 think about it a little bit more, but I think that
17 makes sense.

18 PLANNER BEAHM: How about we just
19 agree to work through it; if the board were to act
20 in the affirmative on the application, the location
21 specifically of the banked parking would be worked
22 out between you guys and Jordan's office.

23 THE WITNESS: Yes.

24 ENGINEER RIZZO: I think the board
25 might want to hear a general number, though.

1 had mentioned having conditions tied to the banked
2 parking as opposed to the applicant just deciding,
3 hey, we'll build them now?

4 PLANNER BEAHM: Well, I think that's
5 what -- I think that's what Kathy just recommended.

6 So what I would recommend is that -- because he has,
7 like, five more witnesses to go -- so my guess is
8 we're not going to get through them all this
9 evening, so when we come back, you know, he needs to
10 discuss that, they need to discuss it amongst
11 themselves, and then propose something to us. And
12 if we're not happy with it we can make additional
13 recommendations, but let's start with them and see
14 what they come to us with.

15 And that might be acceptable, and, if
16 not, then we'll go from there.

17 THE WITNESS: Sounds good.

18 CHAIRWOMAN KWAAK: Okay, thank you.

19 THE WITNESS: Thank you.

20 CHAIRWOMAN KWAAK: Your next witness,
21 Mr. Pape.

22 ATTORNEY PAPE: Sure.

23 Kevin.

24 CHAIRWOMAN KWAAK: We need to get you
25 sworn in, sir.

1 KEVIN MCCORMACK: Good evening, Kevin
2 McCormack.

3 ATTORNEY BRIGLIADORO: Raise your
4 right hand. Do you swear or affirm the testimony
5 you are about to give before this board is going to
6 be the truth, the whole truth, and nothing but the
7 truth?

8 KEVIN MCCORMACK: I do.

9 ATTORNEY BRIGLIADORO: Please tell us
10 your name, spell your last name and give us your
11 address.

12 KEVIN MCCORMACK: Kevin McCormack,
13 M-C-C-O-R-M-A-C-K, 83 Sickletown Road in Orangeburg,
14 New York.

15 ATTORNEY PAPE: And Kevin McCormack
16 testified before this board as, I'm going to say, an
17 ice skating rink expert previously, but I would like
18 to share with you his credentials again this
19 evening.

20 And I think the question that was
21 raised at least three times is to identify why we
22 went from two rinks -- two ice skating rinks to one.
23 And I think that's where you would begin your
24 testimony.

25 But take a few moments to share with

1 years ago we presented a building that had two ice
2 skating rinks, two sheets of ice, and tonight we're
3 asking the board to accept a single sheet of ice.
4 And the board members are looking for an explanation
5 as to why we're doing this.

6 And if you could take them through the
7 analysis that you did and also the guidance that you
8 gave our client on that point?

9 THE WITNESS: So since we've put forth
10 this project the main reason why we had a change in
11 thought of how many sheets of ice to have is there's
12 a certain amount of population that you need to
13 support ice skating rinks. And since this proposal
14 came forward in 2024, there was a rink in
15 Bridgewater, New Jersey just prior to this
16 application that had just put in two training sheets
17 of ice.

18 Since then there is a -- that's
19 Bridgewater Sports Arena.

20 In addition, the end of 2026 -- excuse
21 me, 2025, East Brunswick, New Jersey opened a \$40
22 million two-sheet ice skating rink facility.

23 Warinanco is a town facility in Roselle
24 Park, I believe, in Union County. They're about to
25 add another sheet of ice.

1 the board your life experiences in this industry,
2 please.

3
4 DIRECT EXAMINATION

5
6 THE WITNESS: Good evening, Madam
7 Chairperson, and members of the Board.

8 I have been in the ice rink industry
9 for about 40 years now. I have had all kinds of
10 management and operations positions in ice rinks.

11 Most recently I was a manager of a rink
12 in Montclair, New Jersey, at Montclair State
13 University for 22 years. And then since then I have
14 now been doing consulting work for the last 6 to
15 7 years and helping people build ice arenas and
16 operate them better and help them with their
17 operational issues.

18 I am also on the board of the Ice
19 Sports Industry, which is a national trade
20 association for ice arena owners and operators and
21 managers. So that is my credentials.

22 CHAIRWOMAN KWAAK: Your credentials
23 are sufficient. Thank you.

24 ATTORNEY PAPE: Thank you.

25 So when we were before the Board a few

1 So the number of sheets of ice has
2 increased significantly, which doesn't sound like a
3 lot, but there's approximately 21 sheets of ice
4 within 30 miles of this facility. And there's --
5 there are 27 sheets of ice within 40 miles of this
6 facility.

7 So, generally, an ice skating rink will
8 draw most of its customers from 10 to 15 miles, but
9 they're going to draw their travel hockey people
10 from much greater than that, potentially 20 to
11 30 miles.

12 So there's a lot of facilities within
13 the area. There is not a travel hockey tenant that
14 is going to come into the rink to support the rink
15 in order to give it a good foundation to succeed.

16 So we looked at this and there's
17 really not enough population in the area. Generally
18 speaking, in Monmouth County there's eight ice
19 skating rinks. You would need about 6 million
20 people to really make those rinks successful.

21 So adding two more sheets of ice is
22 certainly not going to be a foundation for success
23 for a new facility. So we feel that a single sheet
24 facility would be a much better option for an
25 operator. It would be much better to make them

1 successful and have a successful facility.

2 Trying to fill the ice with two sheets
3 of ice is -- would be a challenge in this area just
4 because of the population and the number of
5 facilities and the number of new facilities that
6 have been built.

7 I know there were some questions about
8 the size of the facility. Mr. McNaboe, you had some
9 challenges with that.

10 The other thing that we looked at here,
11 typically an ice facility with two sheets of ice
12 would be, minimum, 75 to 80,000 square feet. So
13 56,000 square feet, we were kind of cramming two
14 sheets of ice into that.

15 So most of the facilities that I've
16 worked at that are two sheets of ice are probably
17 90,000 square feet to 95,000 square feet, and that's
18 not adding any extra amenities or anything like
19 that.

20 So the other question that came up is
21 40,000 square feet and its reduction. We did try to
22 make that 40,000 square feet a little more
23 serviceable for the customers, so the locker rooms
24 are a little bigger, and the lobby was a little
25 bigger, and the areas for people to move around were

1 for that.

2 So I don't know if the board has any
3 other questions? I would be happy to answer them.

4 CHAIRWOMAN KWAAK: Let's start with
5 our professionals.

6 PLANNER BEAHM: So those towns that
7 you indicated that have new facilities that have
8 multiple sheets of ice, I'm sure they're within
9 30 miles as the crow flies but, as anyone who lives
10 here regularly will tell you, it's going to take a
11 lot more than 30 minutes to get to Bridgewater from
12 here, and people will not go there.

13 I mean, I'm not disputing the travel,
14 but, you know, Manalapan High School is part of
15 Freehold Regional School District which has multiple
16 high schools, and we have been told as township
17 representatives that one sheet is not enough.

18 We have been told repeatedly through
19 this entire process. It was two, now it's one. We
20 need more ice. There's, you know, you have kids
21 practicing at 4:00 o'clock in the morning because
22 there's not ice time.

23 So, you know, I can understand if you
24 just draw a radius of 30 miles and, yeah, a lot of
25 these things will fall into there, but you know, you

1 a little bigger in order to do that. So that's
2 where that number came from.

3 I know there were some questions about
4 bus spots. Again with the two-sheet ice skating
5 rink you might have, let's say, eight high school
6 teams who might come in at once and be going on and
7 off the ice.

8 With a two-sheet rink the most you're
9 going to have at any given time is four; two teams
10 on the ice, two teams coming in. The two teams on
11 the ice finish, and that's only for games, which is
12 not the majority of time that you're going to be
13 using the rink.

14 So if you have two sheets of ice -- or
15 excuse me, if you have one sheet of ice, four bus
16 spots is more than adequate for two buses coming in
17 for the first two teams, they're on the ice. Two
18 buses come in for the next two teams. By the time
19 those teams are switching, the other two buses are
20 gone. So four buses is more than adequate for that.

21 In regards to the door at the end of
22 the rink for the vehicles, that's really just to get
23 the Zamboni in and out, or the ice resurfacer in and
24 out if it breaks down, and potentially to bring
25 equipment in and out. There's no vehicular traffic

1 get some of the summertime months, it is going to
2 take a lot more than 30 minutes to get from here to
3 Bridgewater or Roselle Park, or any of these other
4 locations. It's just not a feasible alternative,
5 especially for any kind of high school program or
6 local rec program. So that would be my concern
7 about that.

8 And then the other question and, you
9 know, I would defer to the board, I got the distinct
10 impression that they were concerned that there was a
11 reduction in the number of sheets of ice.

12 Secondly, the door, just because a
13 vehicle isn't -- if you are talking about equipment
14 running in and out, and a Zamboni going in and out,
15 like, what, are they going to drive over the grass
16 to get into this door?

17 There is no driveway or anything that
18 goes to the door, so how is that exactly going to
19 work? It's not just a man door. Like if you are
20 putting equipment in and out there needs to be some
21 kind of mechanism to allow that to happen.

22 THE WITNESS: It's my understanding,
23 and I think by the exhibit, it's not a grassy
24 surface there, it's gravel, and the objective is --

25 ENGINEER RIZZO: We're looking at it

1 right here. There's grass, and then there's
 2 actually trees shown right in front of it.
 3 PLANNER BEAHM: Yeah.
 4 THE WITNESS: So the Zamboni would not
 5 be traveling in and out on any regularity. The only
 6 time it might be go in and out of that door is if it
 7 had to go out for service.
 8 PLANNER BEAHM: Right. So the
 9 question becomes how would it get out, through a
 10 tree, through the grass?
 11 It's got to have some kind of mechanism
 12 to get in and out of the building, and right now as
 13 this is shown, it is not.
 14 THE WITNESS: I think there's two
 15 different doors. I think you're referring to the
 16 door in the left-hand corner --
 17 ENGINEER RIZZO: Bottom left to the
 18 building. So southwest corner, facing west.
 19 THE WITNESS: So the door that is in
 20 the middle would be for Zamboni if there was an
 21 issue.
 22 The door that is on the left is
 23 literally just to open up. That's a mechanical
 24 room. So if they had to work on the compressors to
 25 keep the ice cold, they might want the door open in

1 So coming directly down on this it's
 2 concrete?
 3 THE WITNESS: What's coming directly
 4 down onto the concrete?
 5 ENGINEER RIZZO: When the Zamboni
 6 comes out, it's coming out in downward facing
 7 direction on the plan view and there's concrete
 8 there.
 9 THE WITNESS: Correct.
 10 ENGINEER RIZZO: Now what again do you
 11 think is coming out of the overhead door, the
 12 roll-up door in the bottom left in the plan view
 13 facing to the left?
 14 THE WITNESS: The only thing that
 15 would be the reason for that is because when they
 16 want to work on the mechanicals of the building,
 17 generally the mechanics like to have the door open
 18 and it's easier for them to go in and out that door
 19 if they needed to bring tools. Or if, you know, in
 20 the long-term if they had to replace a piece of
 21 equipment, they have ways of putting plywood down or
 22 getting something in and out, but that would be the
 23 objective of having a roll-up door there.
 24 ENGINEER RIZZO: Okay.
 25 Were you good?

1 order to do that, or to bring equipment in and out
 2 of that space.
 3 PLANNER BEAHM: So, again, equipment
 4 in and out through a tree across the grass is not
 5 feasible.
 6 I mean, I'm going to put a pin in this
 7 from me and we can leave it to the balance of the
 8 board, but the architect that comes up to talk about
 9 that building is going to have to explain how that's
 10 going to work, because you're not going to get
 11 things in and out through that door through the
 12 trees.
 13 ENGINEER RIZZO: So the room is called
 14 the ice plant?
 15 THE WITNESS: Excuse me, sir?
 16 ENGINEER RIZZO: The room is called the
 17 ice plant?
 18 THE WITNESS: Correct, yes.
 19 ENGINEER RIZZO: That's not where the
 20 Zamboni is coming out, correct.
 21 THE WITNESS: Correct. The Zamboni
 22 would come in out the middle door that's in the
 23 center of the building.
 24 ENGINEER RIZZO: Okay. So that's not
 25 how I understood it a moment ago.

1 PLANNER BEAHM: Yeah.
 2 ENGINEER RIZZO: So the Redevelopment
 3 Plan, Section 2.2.9, it references the
 4 conditional-use standards in the ordinance and then
 5 there's some standards set aside. It's Section 6.17
 6 that you would need to comply with, essentially.
 7 Maybe this is more so directed at Mr. Pape up here,
 8 but do you agree to comply with all those
 9 conditions.
 10 ATTORNEY PAPE: Jordan, I don't have
 11 the document in front of me open, so it's an answer
 12 that I'm going to owe you.
 13 ENGINEER RIZZO: I'm sorry?
 14 ATTORNEY PAPE: It's an answer I'm
 15 going to owe you; I don't have the full document
 16 open.
 17 CHAIRWOMAN KWAAK: Microphone, too,
 18 Mr. Pape.
 19 ATTORNEY PAPE: Oh, sorry. Thank you.
 20 ENGINEER RIZZO: Condition Number 40,
 21 you talked about no catering services; is that still
 22 the case with the current building?
 23 ATTORNEY PAPE: We agreed there was no
 24 catering, it would be a snack bar that would be
 25 there. In this instance it's going to be an ice

1 cream store, but we have stipulated that this is not
2 a catering facility.

3 ENGINEER RIZZO: Okay.

4 THE WITNESS: And, then, along the
5 front of the building you have a very long,
6 striped-off area that's strictly going to be for
7 drop-off and the pickup?

8 THE WITNESS: That's correct.

9 ENGINEER RIZZO: And not deliveries,
10 correct?

11 THE WITNESS: Correct.

12 ENGINEER RIZZO: All right, thank you.
13 I'm all set.

14 CHAIRWOMAN KWAAK: Rich, anything
15 before we go to board members?

16 ATTORNEY BRIGLIADORO: I don't have
17 any questions.

18 CHAIRWOMAN KWAAK: No?

19 Rick?

20 FIRE CHIEF HOGAN: Nothing right now.

21 CHAIRWOMAN KWAAK: Okay.

22 Jack?

23 MAYOR McNABOE: Thank you.

24 So, Mr. McCormack, I appreciate the
25 hockey and obviously this is going to be used more

1 which would be for figure skaters, would be
2 scheduled around that time, as well.

3 And then people who are going to rent
4 ice time, high schools or travel hockey teams or if
5 you had youth leagues, those would be scheduled
6 around those times.

7 So you have a constant turnover of
8 activity in the facility. The reason for that is
9 you want to have lots of different activities so
10 that if one is off in a given year, that you have
11 other things to rely upon and fill it.

12 So I manage a rink on the eastern end
13 of Long Island that is a single-sheet ice skating
14 rink. It is similar in population size to here.
15 It's in Calverton. And we have a single sheet and
16 the facility does very, very well, but there's
17 nobody coming and skating at 4 o'clock in the
18 morning.

19 And it is an area that required more
20 ice time, but we have comfortably filled the
21 facility with different things and that would be
22 what I would envision here, that I just don't see
23 the population in the near area is really what
24 supports the rink the most more than the people
25 coming from 30 miles away.

1 than that. So again, I guess my idea behind it too,
2 or maybe you'll explain how you separate it, but on
3 open ice time, perhaps kids wanting to learn how to
4 skate, you know, Ice Capades we'll call it, separate
5 maybe adult kids from very young kids, you know, two
6 sheets you could obviously do that, play hockey on
7 one, do something on the other.

8 The one sheet, I'm just trying to wrap
9 my head around. Explain that full operation. I got
10 the hockey part but obviously we're talking about
11 this place being open, you know, from early in the
12 morning for hockey until the evening hours, so...

13 THE WITNESS: Majority of ice rink
14 facilities are scheduled with many different types
15 of programs on the ice. So they have periods of
16 time where they run programs, meaning learn to skate
17 or public skate.

18 Typically, an ice skating rink would
19 have a public session on Friday night in prime time
20 to bring the youth, to give them something to do on
21 a Friday night. There would be a public session on
22 Saturday and Sunday afternoon, and possibly even a
23 Saturday night. So those would be scheduled certain
24 times same time every week.

25 And then learn to skate or freestyle,

1 So because you have such a small
2 population, relatively speaking, in this area even
3 though the demographics are very, very good, there's
4 -- you need hundreds of thousands of people in order
5 to support each sheet of ice. Typically you want
6 about 600,000 people for one sheet of ice.

7 MAYOR McNABOE: So for my comment
8 about the young and -- is ice dividable almost?
9 We'll use soccer fields, we turn them the other way
10 for practice, meaning double use of the same real
11 estate.

12 Is that done in ice? Because again, if
13 you have a 4-year-old learning and a 12-year-old
14 skating for speed, it's probably not wise to have
15 them in the same general area.

16 THE WITNESS: Typically in a
17 learn-to-skate program you would have all different
18 ages and abilities on the ice at once and people
19 skate across the ice versus long ways, so there
20 might be eight classes on the ice, everything from a
21 tot who is three and a half years old, all the way
22 up to 60 or 70-year-old adult. So that might be on
23 the ice for one hour or a half hour at a time.

24 So there are -- you can for youth
25 hockey we do a thing called cross ice, where they

1 skate across the ice rather than long ways for
 2 younger kids. So, similar to a Little League field,
 3 you put the younger kids on a smaller rink, so they
 4 have a better experience and get more skills.
 5 So there's lots of different ways to
 6 use the single sheet ice skating rink to get more
 7 participation and more people on there.
 8 MAYOR McNABOE: Got it. I guess what
 9 I'm trying to envision -- you know, please excuse my
 10 ignorance to ice skating -- is it a physical barrier
 11 that is put between the two sides, so you have older
 12 kids, you can't get where the younger ones are?
 13 Kind of explain that, if you would.
 14 THE WITNESS: There are two physical
 15 barriers we use. One is called a border patrol,
 16 which is like a soft rink divider that we can put in
 17 the rink to split the ice.
 18 There's also now actual boards that you
 19 can put up in the middle of the rink to actually
 20 split the rink and make two small rinks out of it.
 21 MAYOR McNABOE: Okay. And a hockey
 22 practice can be done on one of those halves you're
 23 saying?
 24 THE WITNESS: You generally would not
 25 have a hockey practice on one side and skating on

1 traffic, they're not going to drive to Bridgewater.
 2 And East Brunswick, with what's going on there right
 3 now with the traffic, I don't know that they're
 4 going there as well.
 5 That's all I have to say on the matter
 6 right now.
 7 Eric?
 8 COMMITTEEMAN NELSON: Yeah.
 9 I think we're all on the same page.
 10 You know, the testimony, since there's 21 sheets
 11 within 30 miles, but 30 miles could be 90 minutes.
 12 That's just not practical. Maybe on a travel team
 13 for an away game, but for daily practice, that's,
 14 you know -- on a map it looks close, but Monmouth
 15 County could be 45 minutes away, if you go to the
 16 Highlands or anything like that.
 17 You know, close for our residents, you
 18 know, one or two towns away seems reasonable. And
 19 one or two towns away I think you have one rink that
 20 comes to mind.
 21 I would have to do some research but,
 22 you know, with our growing population, with all of
 23 the housing that got jammed down our throat and all
 24 the expansion that got jammed down our throat, you
 25 know, I don't think we're servicing the residents

1 other. That's from a safety perspective you would
 2 not do that.
 3 MAYOR McNABOE: Can two hockey
 4 practices be done when they're turned sideways?
 5 THE WITNESS: Certainly, yes.
 6 MAYOR McNABOE: Okay. Thank you.
 7 CHAIRWOMAN KWAAK: I really thought we
 8 would be getting two ice rinks. Did you take into
 9 account all the private schools we have in the
 10 30-mile radius of Manalapan, meaning going into
 11 Mercer County, Ocean County, as well as Monmouth
 12 County?
 13 THE WITNESS: I did.
 14 CHAIRWOMAN KWAAK: Okay. Because I
 15 know, as our planner said, people were happy to hear
 16 we were getting an ice rink because they were tired
 17 of other rinks being over booked and double-booked,
 18 whatever, that they were looking forward to an ice
 19 rink, and I just think one sheet of ice is not going
 20 to be enough.
 21 Because I really think you're going to
 22 have the other high schools, whether they're in
 23 Ocean County, Mercer County, they're going to come
 24 this way because of it being on 33.
 25 And, like the planner said, too,

1 right.
 2 That's all I have. Thank you.
 3 CHAIRWOMAN KWAAK: Barry?
 4 MEMBER JACOBSON: Yeah, I would also
 5 like to reiterate, as the planner said, we are part
 6 of a high school regional district, and if the high
 7 school wanted to use that as a focus to have
 8 practices and tournaments, one sheet of ice would
 9 not work, you would have to have it over -- I think
 10 it will be untenable.
 11 And, again, that's one high school
 12 district. There's several high school districts
 13 that might want to use it.
 14 So again, I'm just beating a dead horse
 15 with everything else. So that's all I have, thank
 16 you.
 17 CHAIRWOMAN KWAAK: John?
 18 MEMBER CASTRONOVO: Once again I'm a
 19 little surprised at the board; we have an applicant
 20 that is being honest and saying that it may not be
 21 profitable to have two rinks and I appreciate their
 22 honesty, and I would like to see at least one rink
 23 in Manalapan. And if the applicant says it's not
 24 feasible and practical to have two, then, you know,
 25 we can't make something -- a round peg fit into a

1 square hole. And what we want the applicant to be
2 is successful.

3 So they're the experts, and I leave it
4 to them. So I'm in favor of the one.

5 CHAIRWOMAN KWAAK: Todd?

6 VICE-CHAIRPERSON BROWN: I think it's
7 supply and demand I think we're looking at in two
8 sheets or one sheet? And if you ask, obviously, you
9 are an expert in regards to marketability and
10 feasibility, and it's a partnership that you would
11 want a successful ice rink and center.

12 But then you go around you ask all the
13 coaches and you ask everybody else, they're like, We
14 can't even get ice time; We can't even practice
15 here; We have to go two hours north, south, east,
16 west. And they just can't do it.

17 So I guess it's perplexing. I'm not
18 questioning your 40 years of managing and running
19 ice rinks, you're an expert. I guess it's just
20 supply and demand. They want more. Is it feasible
21 or not? You have a township here who has great
22 interest in having you expand on the one sheet of
23 ice and having two.

24 So I think that's, you know the supply
25 and demand. And obviously, as our planner said,

1 aspect in there, if they can sharpen their skates?

2 THE WITNESS: Yes.

3 MEMBER FISHER: Okay. I'm just trying
4 to figure out with the amount of cars and again the
5 amount of people, it will be more than just the
6 skaters, it would be some outsiders.

7 Okay.

8 CHAIRWOMAN KWAAK: Steve?

9 MEMBER KASTELL: I put this on a map
10 and while there's a lot of rinks that are in your
11 zone, the only rink -- I only see two rinks that I
12 would think that anyone from here could use.
13 There's a Howell Ice Arena with a single rink. And
14 the Jersey Shore Arena, which is three rinks.
15 Everything else is Red Bank, literally.

16 And going west of here, the first rink
17 west of here is in Trenton. So there's nothing in
18 Millstone. There's nothing in Princeton. There's a
19 tremendous amount of people coming out of Princeton
20 that want to play ice hockey.

21 I don't think one rink is going to
22 handle that from 33 from essentially from Howell
23 through Princeton there is nothing, not -- neither
24 north or south. The closest rink north is up in
25 Sayreville, which is at least a 30- to 35-minute

1 we're getting hits that we need more ice.

2 So that's all.

3 CHAIRWOMAN KWAAK: Barry?

4 MEMBER FISHER: Yeah, I also feel the
5 same way. I do agree with him.

6 Let me ask you a question. At the ice
7 skating rinks, do they have set up for other people
8 coming in to buy gifts, let's say, ice skates and
9 clothing, and other things, do they have a little
10 retail mixed into this.

11 THE WITNESS: There is a retail
12 opportunity in the rink, but it's generally all
13 rink-related things, so skate sharpening, laces,
14 tape, hockey sticks, hockey equipment, figure
15 skating equipment.

16 MEMBER FISHER: So other people can
17 come in, not only the skaters, other people come in
18 to buy gifts for their kids or for other people, so
19 there's a little retail in there also?

20 THE WITNESS: A small one, yes.

21 And typically people would come to that
22 would be more a person who's going to come and get
23 their skates sharpened than someone who is going to
24 come and buy gifts, typically.

25 MEMBER FISHER: So there's a service

1 drive.

2 I think you guys are looking and saying
3 there's things within, but when kids are going to
4 the rink in the afternoon to practice and be dropped
5 off for an hour, and picked up in an hour, they're
6 not going to Sayreville. They're not going to
7 Bedminster. They will go to Howell. And that's
8 only one ice rink near here.

9 I think if it's not two rinks, it
10 doesn't seem to meet the need, I would think, here
11 based on my quick look of what's available.

12 THE WITNESS: There is a rink in
13 Old Bridge as well.

14 MEMBER KASTELL: Again Sayreville,
15 Old Bridge, the map doesn't kind of -- but it's
16 quite a trip from here.

17 MEMBER CASTRONOVO: Didn't you mention
18 two opened up in East Brunswick in December?

19 THE WITNESS: Correct.

20 MEMBER CASTRONOVO: Is that on your
21 map?

22 MEMBER KASTELL: They are. But
23 they're in -- East Brunswick is -- it is. But,
24 again, East Brunswick is quite a big space, it's
25 close to the northern side of East Brunswick.

1 They're quite a far way.

2 I'd encourage you to look at it again.

3 I think there is a need for at least two.

4 CHAIRWOMAN KWAAK: Is that it, Steve?

5 Nunzio?

6 MEMBER POLLIFRONE: Yeah, I'm not sure

7 I could add anything, other than I'm sort of in the
8 camp with John, I mean, I respect the 40 years of
9 experience. We certainly do want to see you be
10 successful.

11 And I'm also of the opinion that if the
12 demand is that lucrative and it exceeds the supply,
13 someone else will come in and put another rink in. I
14 mean if there's a profit to be made, someone will
15 come.

16 So I thank you again for a very
17 detailed, concise explanation. That's all I have.

18 CHAIRWOMAN KWAAK: Pat?

19 MEMBER GIVELEKIAN: Forgive me if I
20 missed this. But if we were to have the two rink
21 scenario, how feasible is it for you to repurpose a
22 second rink, if you're not getting the business, for
23 other activities, such as pickleball, which is very
24 popular? Because we don't have enough.

25 THE WITNESS: It was my understanding

1 operate this rink, and I said we're building a rink
2 in Manalapan, New Jersey, I couldn't -- it was
3 extremely difficult to get more than one person to
4 come and make presentation to the owner, because we
5 realized that the business is really not there in
6 this area, in addition to all these other rinks
7 being built.

8 And there might be a bit of a
9 challenge with ice time from November through March,
10 but from an operator's perspective, who needs to do
11 this and come in and make it profitable, the
12 challenge becomes what happens from April 1st
13 through September 1st?

14 And what are you going to bring in then
15 when your energy costs are the highest -- our
16 electric costs are going up dramatically -- if you
17 have a two-sheet ice skating rink, electric and
18 operating costs go up dramatically, and if I don't
19 have the people and the business to fill those
20 rinks?

21 I do consulting and management at
22 Bridgewater Sports Arena, and that's probably the
23 least -- we talked a little bit about that, that's
24 probably the least competition that I would even
25 bring up here.

1 from talking to the board last time that there was
2 no interest in using the facility for anything but
3 ice skating. And that was made very clear to me in
4 the last presentation.

5 MEMBER GIVELEKIAN: Because, you know,
6 I hear everybody's questions, supply and demand. I
7 just wondered if that may, you know, afford the
8 board an opportunity to kind of get everybody
9 together.

10 I think the point from those in favor
11 of two rinks, is we feel the demand is there and,
12 you know, maybe is not showing up on whatever
13 numbers you're looking at. But for me, and our
14 anecdotal evidence locally, we feel the demand is
15 there to support it.

16 THE WITNESS: I would not disagree
17 that there's a demand out there for ice. We also
18 have to look at this from the perspective of an
19 operator being profitable.

20 And when I -- I know many people in
21 this industry. I have partners I work with who
22 manage ice skating rinks all throughout the country.
23 And, nothing against Manalapan, it is a wonderful
24 community, but when I went and talked to them and
25 said -- because we were looking for an operator to

1 East Brunswick, the new rink at
2 Warinanco, those are new facilities that are well
3 within the area of people -- the people who are
4 going to support this rink in the spring and the
5 summer are your travel hockey players and we don't
6 -- you don't have that here, okay? High school
7 hockey players don't play all year-round as much as
8 they used to.

9 So the challenge becomes that you don't
10 have enough people and you don't have enough
11 business to fill the ice in the off-season. So it's
12 like building a church for Easter Sunday or
13 Christmas.

14 So it's very challenging -- it would be
15 very challenging for an operator to come into this
16 market with two sheets of ice and make it
17 profitable.

18 ATTORNEY PAPE: Kevin, clearly that's
19 your opinion based on your experience.

20 If you could just share, you have gone
21 out to the marketplace to try to bring an operator,
22 to try to bring someone to either be an operator of
23 the facility, or a purchaser of the facility. Can
24 you just share what the past two years, what the
25 results of those activities have been?

1 THE WITNESS: As I mentioned that I
2 have a partner who runs facilities all throughout
3 the country -- the Carolinas, Long Island, West
4 Chester County, California -- they didn't even want
5 to have a conversation in regards to operating the
6 rink.

7 My person I work for at Bridgewater
8 Sports Arena came in and he had a very lukewarm
9 response.

10 I spoke to at least four other
11 operators to come in who might want to operate a
12 facility in this area, and they all had the same
13 response, that that's a very difficult place,
14 there's a lot of rinks in that area, there's not
15 enough population to support two sheets of ice --
16 one sheet of ice, maybe, let alone two.

17 MEMBER GIVELEKIAN: If we allowed a
18 repurposing of that second sheet, would that change
19 the analysis?

20 THE WITNESS: It would not change my
21 analysis because the other -- those other activities
22 that you might do there, it's a great unknown as to
23 how much support you would get in the community.

24 As an example, the rink I manage on
25 Long Island, we have an outdoor deck hockey sheet

1 three-quarters of the year but at least half of the
2 year. So that's -- you know, you still have to air
3 condition it. You still have to have electric for
4 some of it. You know, granted you're not chilling
5 the ice, there's big savings there, but...

6 COMMITTEEMAN NELSON: I wonder if
7 there's a way you could, I don't know, maybe drop a
8 barrier down so you don't have to air condition it
9 in the summer where it's unfortunately dead space,
10 but in the peak time, pull up the barrier?

11 I know gyms have that for, events, they
12 drop it for two basketball courts, or four
13 basketball courts. This is a different animal, but
14 they have things that you can move up during the
15 peak season and drop down when it's slow.

16 Just a thought. Thanks.

17 CHAIRWOMAN KWAAK: Okay.

18 ATTORNEY PAPE: So if I just, to
19 summarize, there's a combination of factors, the
20 population and then the economic reality of running
21 the facility.

22 And you were hired specifically to do
23 this analysis for Active. You came to conclusions.

24 The conclusions were shared with Active. And
25 tonight you shared those conclusions with the board.

1 that we built, and we anticipated people would use
2 it for pickleball, or box lacrosse, or soccer, and
3 the reception has been extremely lukewarm and we
4 haven't been able to get many people to do it.

5 COMMITTEEMAN NELSON: I know
6 Woodbridge, which is about 25 miles away, you know,
7 had one rink for a long time, probably about
8 30 years, and they just opened a second one across
9 the street --

10 THE WITNESS: Correct.

11 COMMITTEEMAN NELSON: -- because the
12 demand was so high.

13 THE WITNESS: Correct.

14 COMMITTEEMAN NELSON: Obviously, a
15 bigger town, but that's within your radius there.

16 THE WITNESS: Correct.

17 COMMITTEEMAN NELSON: If you were to
18 build two sheets and in the slow times can you just
19 not freeze one and keep the other one, you know, in
20 the summertime, and then refreeze the other one in
21 the wintertime when you're busy; is that feasible?

22 THE WITNESS: You can, but now you
23 have a 50,000 -- probably 30,000-square-foot of
24 building that you're getting no revenue from, or
25 very little revenue from, for probably maybe not

1 And I believe your conclusion is that
2 two sheets of ice is not economically viable, and
3 that one sheet of ice could be economically viable,
4 it sounds like it would have to be properly run.

5 Is that your conclusion?

6 THE WITNESS: My conclusion would
7 definitely be that two sheets of ice would not be
8 economically feasible for this area. One sheet of
9 ice would certainly be something that a good
10 operator could grow into a profitable business.

11 CHAIRWOMAN KWAAK: Okay, thank you.

12 MEMBER FISHER: I have a question for
13 you.

14 We're talking about operators. Are
15 there many operators, or it is just confined to two
16 or three that manage most of them?

17 THE WITNESS: I would say across the
18 country there's probably maybe 15 operators who do
19 multiple facilities. There are -- and that's
20 probably ones that do across the county.

21 There's other ones who do ones in local
22 -- more local areas so they'll have a couple of
23 sheets of ice within an area.

24 MEMBER FISHER: So, therefore, if you
25 put in one sheet of ice and the demand is there, and

1 another operator could come into the area and decide
2 to build another sheet of ice; have you seen that?

3 THE WITNESS: I witnessed that when I
4 managed Floyd Hall Arena, which was in Northern New
5 Jersey, and we put in an ice skating rink with two
6 sheets, and there was another four sheet ice skating
7 rink in Hackensack, New Jersey. And we were going
8 along very well for about three or four years, and
9 then in 2004, within two years they built 12 sheets
10 of ice in Northern New Jersey -- in Bergen County,
11 Morris County and Essex County -- and our business
12 lost about 40 percent.

13 MEMBER FISHER: Huh.

14 THE WITNESS: So...

15 MEMBER FISHER: Interesting.

16 CHAIRWOMAN KWAAK: Okay. Thank you.

17 ATTORNEY BRIGLIADORO: Madam Chair?

18 CHAIRWOMAN KWAAK: Yes.

19 ATTORNEY BRIGLIADORO: Can I just, a
20 couple of questions.

21 So, Mr. McCormack, I mean, I understand
22 you're not going to be the operator, but based on
23 considering your experience, can you just talk in
24 general terms about what are the anticipated hours
25 of operation for this type of a facility? What

1 morning.

2 Occasionally, I know some high schools
3 that choose to skate before school, more because of
4 cost than anything.

5 As far as employees, there's for a
6 single-sheet facility you would typically have four
7 full-time staff, and then you might have up to 50
8 part-time staff. Certainly scheduled at all
9 different times, they wouldn't all be coming in at
10 once.

11 That's everything from hockey coaches
12 to skating coaches, rink guards, people who work in
13 the office.

14 PLANNER BEAHM: And what about the
15 concessions and stuff like that, is that included in
16 your employee counts?

17 THE WITNESS: That would be in the
18 50 people. That would all be part-time staff.

19 I'm not sure if I covered all of your
20 questions?

21 Weekends, hours would be the same but,
22 again, it would be busy -- busy all weekend. So
23 6:00 or 7:00 morning until midnight.

24 And weekends, certainly you would have
25 constant traffic in the facility.

1 would the peak hours be? I assume it's on the
2 weekend. How many employees would you need each
3 shift?

4 That kind of thing, give us a feel for
5 how it would operate.

6 THE WITNESS: Typically, Monday to
7 Friday, an ice skating rink you would open up at
8 probably 6:00 in the morning, with some people or
9 children who would skate before school.

10 You would have a light schedule Monday
11 through Friday from probably 8:00 o'clock until 3:00
12 or 4:00 o'clock in the afternoon.

13 Again, not knowing commuting times
14 tremendously well here, you would normally start
15 programs in the afternoon, at 4:30 or 5:00 o'clock.

16 Then, starting at 6:00 you would have
17 people renting ice time. You would have adult
18 league usually at night.

19 So perhaps you're closing at 11:30,
20 midnight. I don't know if there's an ordinance with
21 the town where you have to close by a certain time.

22 But, typically, most rinks hit 6:00 in
23 the morning until midnight. I don't know very many
24 rinks, in all honesty anymore that I ever hear of,
25 that have people skating at 4:00 o'clock in the

1 ATTORNEY BRIGLIADORO: Thank you.

2 CHAIRWOMAN KWAAK: Okay?

3 Okay, Mr. Pape.

4 ATTORNEY PAPE: Thank you very much.

5 Our next witness is Robert Andrus.

6 Mr. Andrus is an architect. His field of expertise
7 is these types of facilities.

8 We'll have him sworn and qualified and
9 then we'll go through his experience in the industry
10 and present the building that he's designed.

11 CHAIRWOMAN KWAAK: Let's get you sworn
12 in, please.

13 ATTORNEY BRIGLIADORO: Please raise
14 your right hand. Do you swear the testimony you're
15 about to give before this board is going to be the
16 truth, the whole truth, and nothing but the truth?

17 ROBERT ANDRUS: Yes, it is.

18 ATTORNEY BRIGLIADORO: Please tell us
19 your name, spell your last name, and give us your
20 business address.

21 ROBERT ANDRUS: Robert Andrus,
22 A-N-D-R-U-S, Andrus Architecture, 11629 Northland
23 Drive, Suite 200, Rockford, Michigan.

24

25 DIRECT EXAMINATION

1 ATTORNEY PAPE: Mr. Andrus, would you
2 share with all of us your professional and
3 educational background, and then take us into your
4 area of expertise.

5 THE WITNESS: Sure.

6 All right, 27 years in business. I did
7 my first ice rink in 1993. That was before I
8 started my own company.

9 I have an active architectural license
10 in all 50 states, D.C. and the U.S. Virginia
11 Islands.

12 I have practiced -- built buildings in
13 30 states. I have a small practice. There's only
14 four of us. We outsource our engineering. This is
15 what we do; we do other types of buildings, but we
16 do a lot of rinks. This rink, if it goes forward, I
17 think it would be Number 30 for us. So we've got
18 rinks from Florida to Montana.

19 New York/New Jersey. It's kind of
20 funny, we keep talking about Bridgewater, that
21 renovation, that was us. So we have done work in
22 Bridgewater. We've done work at Protec in Somerset,
23 New Jersey.

24 Northwell Rink in Eisenhower Park in
25 Long Island, which is a practice rink for the

1 I'm also a former double goalie dad, so
2 not only -- I say that because I lived it. My kids
3 were travel hockey. I have been in the locker
4 rooms. I have been in a lot of good rinks, I've
5 been in a lot more bad rinks.

6 So I come to this expertise not only as
7 an architect but as a user, if that makes sense.

8 ATTORNEY PAPE: Very important
9 question, part of the record, your license in the
10 State of New Jersey is current?

11 THE WITNESS: Yes. All 52 licenses
12 are current.

13 CHAIRWOMAN KWAAK: Your credentials
14 are sufficient. Thank you.

15 THE WITNESS: Thanks.

16 ATTORNEY PAPE: I'm going to ask that
17 you share with us the building that you have
18 designed, both the interior and the exterior of the
19 building.

20 THE WITNESS: All right. Let me blow
21 this up a little bit. I want to jump ahead to a
22 couple of -- sorry, can you hear me?

23 I want to jump ahead to a couple of
24 questions that were raised that I can clarify a
25 little better, then I'll go through what I was

1 Islanders, we did that. And then the Islanders
2 bought it, we renovated it for them. So that was a
3 nice project for us to double.

4 Dix Hills in Huntington, New York, we
5 did that facility. That was an addition.

6 Tupper Lake, way up.

7 We did a preliminary in South Hampton
8 that never got built.

9 And Broome Community College Arena we
10 were consultants on.

11 Those were the -- we also worked on a
12 project in -- for Avon Old Farms in Connecticut.

13 So I'm kind of hitting the East Coast
14 ones for you guys, by here.

15 One of our other projects we're fond of
16 is we've twice designed the U.S.A. -- I've got to
17 read this to get it right -- U.S.A. Hockey National
18 Player Development Program. That's the team that
19 represents the United States across the world. You
20 hear U-18, U-17, AU-16, that's them. So we have
21 been blessed enough to work for them twice, which
22 was a lot of fun.

23 I'm a member of the AIA, the National
24 Council of Architectural Registration Board, and the
25 U.S. Ice Rink Association.

1 expecting to speak on.

2 The question about the ice rink
3 overhead door, I can give you some more information
4 on that.

5 That is to access the ice plant, which
6 has major renovation overhauls maybe once every 10
7 years. It's not something used very often. It's
8 not something accessible. There's no deliveries
9 there whatsoever.

10 In reality, there's probably a couple
11 trees that need to move a little bit further away so
12 they can access that better, but literally sometimes
13 there will be some chiller pipes that are long that
14 they need to get into that room, and it's a lot
15 easier to be able to open up an overhead door and
16 bring it in.

17 But, again, that's when you're doing a
18 major renovation to the ice refrigeration plant.
19 That is not a monthly or annual thing at all.

20 The other question was about retail.
21 This plan -- let me blow this up a little bit for
22 you.

23 This plan is not considering retail. I
24 think what I want to clarify, that was spoken of
25 earlier, is that when it comes to the retail what's

1 being done now a lot in these smaller rinks,
 2 community rinks, is there's vending machines for
 3 your mouth guards, your tape, your laces.
 4 They actually have now a vending
 5 machine for hockey sticks. That's something -- I'm
 6 an exhibitor at the NARCE show, which is an annual
 7 ice skating rink expo every year. It's in Milwaukee
 8 the last three years, and Buffalo for three years
 9 before that. But that's something coming out at
 10 that show and that's the direction it's going,
 11 instead of having a stand-alone retail business
 12 inside here.

13 That was not planned on, okay. Does
 14 that make sense?

15 Now, back to my thoughts.

16 Single sheet. 40,000 square feet. We
 17 have bleacher seating for about 200 spectators. And
 18 that's a good number for a community rink. If you
 19 consider there's about 20 kids on a hockey team, two
 20 teams at the ice on one time, 40 people, Mom, Dad,
 21 Grandpa, sibling, 200 is a good number. That's
 22 usually what we target for these rinks.

23 We have two party rooms.

24 Hopefully I don't make you seasick
 25 running around here.

1 institution, because young men with testosterone and
 2 hockey sticks, you have to protect your investment
 3 in the building. So that's what we prefer to do
 4 there.

5 We have four locker rooms as mentioned
 6 you have in a single sheet you need four, two on,
 7 two off. I won't go into that anymore.

8 I completely agree with the bus count,
 9 by the way, four is a good number. Same rationale.

10 We also recommend having a dedicated
 11 women's/female/girls locker room. Why that's
 12 important is these rinks, if you have an all girls
 13 team, all women's team, they can use a regular
 14 locker room. But when you get the one girl, the two
 15 girls on a boys' team, you've got a problem. So
 16 that's why we recommend having this women's
 17 dedicated women's locker room, which can also be
 18 used if you end up having a figure skating program
 19 that gets developed here, then that could be theirs.

20 Referee's room.

21 That's about it.

22 So moving onto the exterior. Mark's
 23 got me set up pretty good here. Okay, what we're
 24 proposing is an insulated metal panel system for the
 25 walls and the roof.

1 We've got the Jake's Creamery, an
 2 optional concession stand.

3 The skate rental. And there was a
 4 topic about sharpening skates, that's usually in the
 5 skate rental room.

6 We've got full accessibility, ADA,
 7 barrier-free, handicap, however you want to phrase
 8 it, throughout. It's something we're very proud of
 9 in our rinks, and I don't think we run into -- in
 10 fact, we kind of have an argument every rink with
 11 the dashboard supplier because we're the only
 12 architect we know of that provides handicap
 13 accessibility up into the back of the team box, back
 14 into the penalty box, and back into the scorer's
 15 box.

16 That's really important to us and we
 17 believe that's the law. What that does is it allows
 18 a coach, a dad, that's in a wheelchair, to coach, to
 19 run the penalty box, to run the scorer's table. So
 20 that's something we're very proud of and we think is
 21 important.

22 The typical construction the inside of
 23 these buildings is concrete block. Similar to what
 24 you have here. Very durable. Very simple. We call
 25 it penal design, also like an institution, penal

1 If anybody has been to the Northwell
 2 facility on Long Island where I mentioned earlier
 3 that we did, that's the same approach as this, what
 4 we're proposing here. There is insulated metal
 5 panels. Metal on the outside, metal on the inside,
 6 foam in the middle.

7 It's a great product. Gives you a
 8 nice, tight thermal envelope, so your energy costs
 9 are as efficient as you can make them in these
 10 buildings. So a steel-framed building.

11 The rink proper, we have 28-foot eaves
 12 is what we're expecting here. The height of a
 13 hockey rink is predicated on the fact that most
 14 associations require 24 clear height from the ice
 15 level to any obstruction, lights, structure. So
 16 what you have to factor in is how many rows of
 17 bleachers do you have, how high up from there to
 18 make sure that nobody can get up in there where
 19 they're jumping onto the structure, for example.

20 So it's kind of a variable up there,
 21 but we're looking at somewhere in the 32-foot range
 22 for the ridge height of the building, with the
 23 towers being at 34 feet.

24 Storefront glass. There was a
 25 question earlier about birds and glass. You will

1 see ice rinks that are built with a lot of glass. I
 2 have been to some of them where they're very, very
 3 proud of the glass they have. And a great one to
 4 look at is the Boston practice facility. Beautiful
 5 building, but if you look at a photograph of it,
 6 you're going to see a bunch of glare on the ice from
 7 all that glass. Glare and ice are very bad. Very
 8 bad. It actually will help melt the ice in those
 9 spots.

10 So we are anti-glass in ice rinks. So
 11 the amount of glass you're seeing here is isolated
 12 to the entrance here, the ice cream shop, and a
 13 couple here in the party rooms.

14 So I'm not worried about birds. I
 15 think you probably have more glass on the front of
 16 your Township Hall here than what we're proposing at
 17 this rink.

18 Let's see here.

19 There was a question about solar
 20 earlier. My research in New Jersey law is a little
 21 different than what was presented earlier. What I
 22 found was solar law is for warehouses and retail
 23 over 100,000 square feet have to be solar-ready. We
 24 don't fall underneath that. One, we're not retail
 25 and warehouse, nor are we 100,000 square feet.

1 this space package until late yesterday. Then I
 2 found out that we're over, admittedly over the
 3 ordinance, both in quantity and percent.
 4 We'll start from that as a base level,
 5 that we are over and we know it. We do have a total
 6 count. I had to do this on the fly, understand I
 7 flew out earlier this morning, some of this work was
 8 being done with my staff back at the office today on
 9 the phone.

10 The total number of square footage on
 11 the signage, Jordan, that we are showing is 1,924.
 12 By our calculations the cap for 5 percent of the
 13 building is around 1,300. So we are over about
 14 624 square feet.

15 And if that is a concern I think
 16 there's a very simple solution to that.

17 ENGINEER RIZZO: Wait, really quick.

18 THE WITNESS: Yes.

19 ENGINEER RIZZO: So the variance
 20 request was for 10 percent. Is that --

21 THE WITNESS: Oh. We're under that.
 22 I wasn't aware of that. So we're 7.4 percent.

23 ENGINEER RIZZO: You're permitted
 24 5 percent, but the request is for about 10 percent.

25 THE WITNESS: Right now what you see

1 PLANNER BEAHM: I think the request
 2 for solar was for the warehouse, I don't think you
 3 have to do it for this building.

4 THE WITNESS: Okay. Sorry. Thank
 5 you. I thought it was for this as well.

6 So I was just going to say we can make
 7 it solar-ready. Bridgewater actually added solar a
 8 couple of years ago. So we can do that, but that
 9 wasn't -- it's not required is how we understand it.

10 ATTORNEY PAPE: And it's not our
 11 offer.

12 THE WITNESS: Okay. I tend to talk
 13 fast, so, sorry about that.

14 Questions?

15 ATTORNEY PAPE: No, let's do some
 16 signage.

17 THE WITNESS: Oh, signage.

18 Okay, admittedly --

19 ENGINEER RIZZO: Can you go through
 20 and count each sign? I'm having a hard time
 21 tracking the quantity, and which ones...

22 THE WITNESS: Yes. I'm going to talk
 23 about that. So, I'll be first to admit, in most of
 24 the municipalities we work in signage is a separate
 25 permit. I was not aware that signage was part of

1 on the screen is 7.4 percent.

2 ENGINEER RIZZO: Thank you.

3 PLANNER BEAHM: And that includes,
 4 like, the M's and things like that?

5 THE WITNESS: Yes.

6 PLANNER BEAHM: So how many signs are
 7 we talking about here?

8 THE WITNESS: I believe there's 10.

9 ENGINEER RIZZO: It's a little
 10 confusing because you have them on angles and it's
 11 not a perfect 90 degrees around the building.

12 THE WITNESS: Understood. At the two
 13 angles there's two on each, one in front, one on the
 14 back.

15 PLANNER BEAHM: So you said there's
 16 10?

17 THE WITNESS: I believe there's 10.

18 ENGINEER RIZZO: So is "Manalapan" and
 19 then below that "Ice Rink Center," are you
 20 considering that one sign or two?

21 I would consider that two signs.

22 THE WITNESS: I would consider that
 23 two, as well.

24 ENGINEER RIZZO: Okay.

25 I would like to see maybe a second

1 sheet that goes with this that shows just the signs
 2 isolated, and then the square footage.
 3 PLANNER BEAHM: Of each one.
 4 THE WITNESS: My guy sent me that, but
 5 it was too late to include in the package. So I
 6 actually have it in front of me.
 7 ENGINEER RIZZO: Okay.
 8 THE WITNESS: We can certainly get that
 9 to you.
 10 ENGINEER RIZZO: Okay, thanks.
 11 THE WITNESS: Yeah.
 12 CHAIRWOMAN KWAAK: Anything else,
 13 Jordan?
 14 ENGINEER RIZZO: I don't think so. I
 15 just would like to see that exhibit at some point.
 16 Thanks.
 17 CHAIRWOMAN KWAAK: Thanks. Jen?
 18 PLANNER BEAHM: So I want to talk
 19 about the colors that you have proposed there. I
 20 recognize that they're Manalapan colors and
 21 ultimately it's going to be up to the board.
 22 These are pretty in-your-face colors
 23 right along Route 33. So I don't know how you guys
 24 feel about that. I was expecting the building to
 25 be, like, grey tones, or earth tones, or something

1 driving by at a pretty significant clip, you're not
 2 going to notice it.
 3 So I would suggest maybe like fewer
 4 score marks and maybe widen them out so that they're
 5 a little bit more pronounced so that you can see, so
 6 it does break up the facade, which is the intention.
 7 THE WITNESS: We can absolutely do
 8 that. It's called a deep well, and we've used them
 9 before.
 10 PLANNER BEAHM: That would be my
 11 recommendation.
 12 ATTORNEY PAPE: And because we knew in
 13 advance we had the opportunity to talk about it, and
 14 Mr. Andrus advised me there is another product that
 15 is exactly what Jen is describing, we used that at
 16 Northwell actually on Long Island, so, yeah, we're
 17 very familiar with it.
 18 PLANNER BEAHM: Great.
 19 THE WITNESS: So as far as the colors
 20 are concerned, you're somewhat limited in these
 21 palettes, it's not an unlimited palette like paint
 22 colors. They have their set colors, and there's a
 23 lot of greys and lot of beiges, which, as an
 24 architect, I see that and I see industrial,
 25 manufacturing.

1 that isn't kind of, like, bam.
 2 But again, that's totally up to you
 3 guys.
 4 THE WITNESS: Do you want me to
 5 interject, or is that not appropriate?
 6 Can I explain why we got there, or
 7 would you rather I...
 8 ATTORNEY PAPE: Let's hear it.
 9 CHAIRWOMAN KWAAK: Yeah, let's hear
 10 it.
 11 PLANNER BEAHM: The other thing, and I
 12 think, Ken, I talked about this earlier. I
 13 understand that on paper when you're looking at
 14 those facades, like if you look at it here where you
 15 could see it up close, you can see all the scoring.
 16 If you look at that screen over there, you see
 17 nothing.
 18 So as you're driving down the road at
 19 75 miles an hour, you are not going to notice --
 20 and, you know, I'm guilty of that just so you're
 21 aware -- you don't have to put that in the
 22 transcript, thank you.
 23 But, I have seen the scoring and it
 24 looks great on paper and it looks good like when
 25 you're designing it, but when you're, in reality,

1 So our thought was to make it not that,
 2 go bright, go -- this might be a bad term, but go
 3 IKEA on it, and bring in the school colors and make
 4 it a place that's fun as a recreation facility.
 5 PLANNER BEAHM: I totally understand.
 6 THE WITNESS: Okay.
 7 PLANNER BEAHM: And it's ultimately
 8 going to be their decision. We just don't see a lot
 9 of proposed structures in this color palette
 10 generally.
 11 I do remember one application coming in
 12 and it had the red, white and blue and at the end it
 13 was more muted colors.
 14 But, it's totally up to the board on
 15 whether or not, you know...
 16 CHAIRWOMAN KWAAK: It's tying into the
 17 250th.
 18 PLANNER BEAHM: Yeah. It's totally up
 19 to you guys on the color palette.
 20 CHAIRWOMAN KWAAK: Okay.
 21 PLANNER BEAHM: I was just a little
 22 taken aback on that.
 23 CHAIRWOMAN KWAAK: Rich, anything?
 24 ATTORNEY BRIGLIADORO: No, I have no
 25 other questions.

1 CHAIRWOMAN KWAAK: Okay.
 2 Rick.
 3 FIRE CHIEF HOGAN: Thank you,
 4 Mr. Andrus. Thank you for your background on
 5 everything. Very impressive.
 6 The bleachers, your 200-person
 7 bleachers, both sides of the rinks?
 8 THE WITNESS: Only one is what we're
 9 showing.
 10 FIRE CHIEF HOGAN: Okay.
 11 THE WITNESS: When you're down to 200,
 12 it really only makes sense to have it on the one
 13 side.
 14 And I'm a big fan -- you're going to
 15 see rinks where there's the dasher boards and the
 16 penalty boxes -- I should've said the team boxes and
 17 the penalty boxes, with bleachers next to them, but
 18 it gets very complicated because then we have to
 19 deal with vomitories and then we have ADA issues.
 20 So I'm a big advocate of bleachers on
 21 one side, boxes on the other.
 22 FIRE CHIEF HOGAN: And they are fixed?
 23 THE WITNESS: In a project like this,
 24 what they typically are, they are fixed aluminum.
 25 So they're the retractable style that are fixed in

1 THE WITNESS: Outside?
 2 FIRE CHIEF HOGAN: Yeah.
 3 THE WITNESS: As an architect we kind
 4 of stop at the wall, so I can't answer that
 5 question. That would be a question for Mark.
 6 FIRE CHIEF HOGAN: Okay. That might
 7 be a question for operations later on.
 8 ENGINEER RIZZO: The answer is no.
 9 ATTORNEY PAPE: Chief, there is none
 10 that puts -- there's no outside seating proposed,
 11 but we're open to it if someone thought it was a
 12 good idea.
 13 FIRE CHIEF HOGAN: Again, that's
 14 operations. And I think if you're thinking about
 15 that, if Cree-Mee Freeze is selling ice cream on the
 16 exterior of the building, you would probably want to
 17 look into that and submit what kind of seating,
 18 which is my opinion.
 19 And, lastly, I am absolutely good with
 20 the colors.
 21 CHAIRWOMAN KWAAK: Jack?
 22 MAYOR McNABOE: Thank you.
 23 So what we didn't talk about is what is
 24 on the roof as you drive by looking at this
 25 building?

1 place.
 2 FIRE CHIEF HOGAN: How many levels?
 3 THE WITNESS: We are showing -- well,
 4 here's one of the things we do, if you can look here
 5 you will see we actually have a ramp up here, we
 6 elevate -- the first row is already elevated
 7 21 inches, so I just want to clarify that.
 8 Then to get to the 200 right now, we
 9 have one, two, three rows.
 10 FIRE CHIEF HOGAN: Thank you.
 11 The design of the ice cream shop, is
 12 there an opportunity to open those windows to the
 13 exterior --
 14 THE WITNESS: Yes.
 15 FIRE CHIEF HOGAN: Where people can
 16 purchase?
 17 THE WITNESS: There is.
 18 FIRE CHIEF HOGAN: Okay.
 19 THE WITNESS: It's not graphically
 20 shown very well in this preliminary but these would
 21 be -- at least one of these would be operable.
 22 FIRE CHIEF HOGAN: All right.
 23 Is there any seating design out there?
 24 THE WITNESS: Seating design?
 25 FIRE CHIEF HOGAN: Seating.

1 So it's showing it as an evaporator
 2 condenser over top of the roof that you discussed,
 3 the ice room.
 4 THE WITNESS: There is typically two
 5 large pieces of equipment that are preferably
 6 rough-mounted on ice rinks. We have done them on
 7 the ground but that presents a bunch of other
 8 issues.
 9 And I heard the screening issue
 10 earlier, I think it was Mr. Fisher, we have got that
 11 -- we'll make sure we got that.
 12 Yeah, so above the ice plant there is a
 13 big evaporative condenser, it's a big piece of
 14 equipment. It's basically like your air
 15 conditioning fan outside of your house.
 16 And then there's another -- oh, I'm
 17 sorry, and then the dehumidification unit is on the
 18 back there too, it's a big piece of equipment that
 19 takes the humidity out of that space.
 20 MAYOR McNABOE: On the lower roof?
 21 THE WITNESS: Yes, that's what we like
 22 to do, is we put them on that lower roof and then we
 23 feed through that side wall.
 24 MAYOR McNABOE: How about the higher
 25 roof, do you have anything on the higher roof?

1 THE WITNESS: Well, the problem is you
 2 put them on the higher roof, now you've got to
 3 screen a big piece of equipment way up there.
 4 MAYOR McNABOE: I'm following you. So
 5 is your answer nothing is on the high roof?
 6 THE WITNESS: Yes.
 7 MAYOR McNABOE: Okay, great. See, no
 8 argument there.
 9 THE WITNESS: Okay, good.
 10 MAYOR McNABOE: So had you presented
 11 these colors in the warehouse we would be talking.
 12 I think loud and proud on a building like this, I
 13 don't have much of an issue with, so there you go.
 14 CHAIRWOMAN KWAAK: You're good, Jack?
 15 MAYOR McNABOE: Yes.
 16 CHAIRWOMAN KWAAK: Okay. I have no
 17 problem with the colors either.
 18 My question is, in Jordan's notes, are
 19 you going to -- because it's ice, are you going to
 20 be having a generator?
 21 THE WITNESS: No, most rinks do not do
 22 a generator, believe it or not.
 23 CHAIRWOMAN KWAAK: Okay.
 24 THE WITNESS: They're expensive to
 25 maintenance.

1 CHAIRWOMAN KWAAK: We lose power around
 2 here a lot, that's why I'm saying that.
 3 THE WITNESS: I would have to count,
 4 but I know of the balance of 30 rinks, I don't think
 5 we have done more than two or three with a
 6 generator.
 7 CHAIRWOMAN KWAAK: Okay. It's just
 8 because you're here now, put it on the plan. That's
 9 number one.
 10 Number two, I'm referring to the police --
 11 THE WITNESS: I do want to double
 12 back. We have had some rinks where what we do is
 13 they'll have a quick disconnect through the wall, so
 14 if they lose power for sustained period of time they
 15 will bring in a portable and connect. But not a
 16 fixed.
 17 CHAIRWOMAN KWAAK: Chief, you're okay
 18 with that?
 19 FIRE CHIEF HOGAN: Yes.
 20 CHAIRWOMAN KWAAK: Okay.
 21 I'm referring to the police
 22 department's report. The fourth thing he put was
 23 emergency communication, testing for adequate
 24 police, fire.
 25 We had a situation with another

1 facility here in town where when the police went in
 2 their radios didn't work, so we just want to make
 3 sure that that's -- I'm saying this right, correct?
 4 FIRE CHIEF HOGAN: Correct. But that
 5 is a code requirement now, before permits.
 6 CHAIRWOMAN KWAAK: I know but --
 7 THE WITNESS: What we have found is a
 8 small community rink like this, not a problem.
 9 Where we have run into it, when we had
 10 to design -- and we designed one in Amesbury,
 11 Massachusetts. It was a five-sheet facility. It
 12 did not get built, however, that's when we had to
 13 get in there, I'm going to use the wrong term, but
 14 then we had to get into repeaters and things like
 15 that in the facility for fire and police.
 16 But we haven't had a problem in the
 17 single sheet ones.
 18 FIRE CHIEF HOGAN: That's great.
 19 However, just to clarify that, the
 20 state uniform fire and construction code, it is a
 21 requirement prior to building permits.
 22 And then once the facility is
 23 constructed, there's a requirement for testing.
 24 THE WITNESS: Okay.
 25 FIRE CHIEF HOGAN: And if the testing

1 comes out negative, then one would have to be
 2 installed.
 3 THE WITNESS: Understood.
 4 CHAIRWOMAN KWAAK: That's the only
 5 questions I have. Thank you.
 6 Eric?
 7 COMMITTEEMAN NELSON: I think we're
 8 all so far, you know, we love the colors. Doctor's
 9 office, warehouse, gray; I don't want to see it,
 10 hide it.
 11 But this you know is a new thing in
 12 town and we want to attract people to it, so even if
 13 they're not normally inclined to go ice skating you
 14 see this and it pops in your face, it draws your
 15 attention. I love it.
 16 Thank you.
 17 CHAIRWOMAN KWAAK: Barry?
 18 MEMBER JACOBSON: I have no questions.
 19 CHAIRWOMAN KWAAK: John?
 20 MEMBER CASTRONOVO: I'm good. And I
 21 appreciate your enthusiasm.
 22 CHAIRWOMAN KWAAK: Todd?
 23 VICE-CHAIRPERSON BROWN: I have
 24 nothing. Thank you.
 25 CHAIRWOMAN KWAAK: Barry.

1 MEMBER FISHER: No idling signs.
 2 No, I'm really glad to see recreation
 3 coming into Manalapan. That is definitely a
 4 positive. With everything else that goes on, we
 5 need more recreation. It keeps the kids busy, it
 6 keeps them off of the street, it gives them
 7 something to do that is productive. And I wish we
 8 had more of it.
 9 CHAIRWOMAN KWAAK: Steve?
 10 MEMBER KASTELL: More ice skating,
 11 less eBikes, please.
 12 Just looking at that design, the
 13 layouts, I think there are --
 14 THE WITNESS: I'm sorry, the floor
 15 plan or the elevations?
 16 MEMBER KASTELL: The elevations.
 17 THE WITNESS: Okay.
 18 MEMBER KASTELL: The ones that we have,
 19 I think they're labeled incorrectly.
 20 THE WITNESS: Yeah.
 21 MEMBER KASTELL: What's labeled as
 22 west elevation is -- yeah, you fixed it.
 23 THE WITNESS: Yes, thank you.
 24 MEMBER KASTELL: The ones that we have,
 25 west is south and south is west.

1 absolutely a problem. The other colors not so much,
 2 but red was historically a problem.
 3 The industry has gotten much better
 4 with red dyes now, so, no, it's not going to -- no,
 5 it's not like it used to be. That's not going to
 6 turn pink.
 7 MEMBER GIVELEKIAN: It's not going to
 8 be pink.
 9 No.
 10 MEMBER GIVELEKIAN: And have you used
 11 the wide panels in others that we could see?
 12 THE WITNESS: Sure. I mean I keep
 13 saying the one, I haven't been there in a few years,
 14 but Northwell rink in East Hempstead, Long Island,
 15 we used blue, red and silver there. It's been,
 16 again, a number of years since I have been back to
 17 see it, but last time I was there it had not faded
 18 at all. But that would be the closest and most
 19 similar property.
 20 MEMBER GIVELEKIAN: And how many years
 21 ago was that?
 22 THE WITNESS: We built that in
 23 2012/2013, so it's been a dozen years now at least.
 24 MEMBER GIVELEKIAN: Thank you.
 25 MEMBER FISHER: Jen, I just can't

1 Okay, that's fine, then.
 2 And I'm going with the colors, too. I
 3 think they're great.
 4 PLANNER BEAHM: I just want it, for
 5 the record, when the building goes up, do not call
 6 me.
 7 MEMBER KASTELL: I own a bright red
 8 motorcycle. I'm good with bright.
 9 PLANNER BEAHM: I'm just saying.
 10 CHAIRWOMAN KWAAK: We're going to put
 11 a plaque, Jen.
 12 PLANNER BEAHM: She got that down,
 13 right?
 14 CHAIRWOMAN KWAAK: Nunzio?
 15 MEMBER POLLIFRONE: Nothing to add.
 16 CHAIRWOMAN KWAAK: Okay. Pat?
 17 MEMBER GIVELEKIAN: I like the colors.
 18 My only question is, do we have to
 19 worry about them fading, like you said, the stucco
 20 like.
 21 THE WITNESS: No. That's a very good
 22 question. Historically -- I'm almost 61, in a week
 23 I'll be 61, so I have been doing this now for
 24 40 years or whatever it has been, and back in early
 25 in my career, reds were a problem. They were

1 figure out how you do 75 miles an hour on 33.
 2 That's my only question.
 3 PLANNER BEAHM: Well, I'm a
 4 professional.
 5 MEMBER FISHER: There should be three
 6 cops behind you pulling you over.
 7 PLANNER BEAHM: I'm a professional.
 8 CHAIRWOMAN KWAAK: We can't have that
 9 on the record.
 10 Any other questions?
 11 ENGINEER RIZZO: I'm good.
 12 CHAIRWOMAN KWAAK: Okay, Mr. Pape,
 13 seeing the time of night it is, how many more
 14 witnesses did you have this evening, three, four?
 15 ATTORNEY PAPE: I have three more
 16 witnesses. One -- the next witness is very short,
 17 and after that is traffic, and after that is
 18 planning.
 19 CHAIRWOMAN KWAAK: I would like to
 20 carry traffic and planning to our next meeting, if
 21 possible.
 22 ATTORNEY PAPE: Madam Chair --
 23 CHAIRWOMAN KWAAK: Otherwise we'll be
 24 here all night.
 25 MEMBER FISHER: You will be here all

1 night.

2 ATTORNEY PAPE: -- let's bring up the
3 next architect. I think that he'll be quick. And
4 Jennifer has already seen his buildings. I think he
5 will be pretty quick on his presentation.

6 CHAIRWOMAN KWAAK: Unless she's
7 driving past it at 75.

8 PLANNER BEAHM: No, no, I can
9 stipulate to the board that we did speak yesterday,
10 the building is basically exactly what you guys had
11 approved the last go-around. The design has
12 remained the same.

13 The building just has -- the footprint
14 has shrunk a little bit, but the overall
15 architectural details of the building we went
16 through at the last iteration remain consistent, and
17 there's no change.

18 CHAIRWOMAN KWAAK: Okay.

19 PLANNER BEAHM: I know, I stole your
20 thunder.

21 ATTORNEY PAPE: We stole our thunder,
22 but we still need to make the record, so we'll have
23 this gentleman qualified.

24 CHAIRWOMAN KWAAK: Okay, so let's get
25 you sworn in quickly, get it on the record and...

1 of New Jersey, in good standing, as well as 22 other
2 states.

3 I have designed approximately 4
4 million square feet of this construction type in
5 New Jersey, and about 10 million square feet
6 nationally. Our company has done about -- well
7 north of 130 million square feet of this type of
8 construction across the nation so.

9 But I have yet to have the privilege to
10 testify in front of this board.

11 CHAIRWOMAN KWAAK: Your credentials
12 are sufficient. Thank you.

13 ATTORNEY PAPE: Thank you.

14 So knowing full well that Ms. Beahm has
15 acknowledged that your building that you are
16 presenting is very similar to what she has already
17 approved, I'm looking for the Reader's Digest
18 presentation, please.

19 THE WITNESS: Yes. Reader's Digest,
20 the building height is one clarification I would
21 like to make. One of the exhibits, the exhibit we
22 are looking at here, stated that it was 48 feet 8
23 inches building height. After going through some of
24 the redesign we have noticed it's come up a little
25 bit, about 18 inches. So it's 50 feet 2 inches. So

1 ATTORNEY PAPE: And you get to say,
2 "Like she said."

3 ATTORNEY BRIGLIADORO: Do you swear or
4 affirm the testimony that you are about to give
5 before this board is going to be the truth, the
6 whole truth, and nothing but the truth?

7 JUSTIN BRUCE: I do.

8 ATTORNEY BRIGLIADORO: Please tell us
9 your name, spell your last name, and give us your
10 business address.

11 JUSTIN BRUCE: My name is Justin
12 Bruce, B-R-U-C-E. Business address is 12747 Olive
13 Boulevard, St. Louis, Missouri 63141.

14
15 DIRECT EXAMINATION

16
17 ATTORNEY PAPE: If you would take a
18 moment to share with the board and public that's
19 gathered, your professional and educational
20 background.

21 THE WITNESS: Yeah. So I have
22 received a bachelor of architecture from Drew
23 University in 2011. I have been practicing
24 architecture for about 15 years now.

25 I am a licensed architect in the State

1 still substantially below the maximum building
2 height of roughly 15 feet lower than allowable.

3 But the height itself hasn't changed.
4 The grade around it is what is going to -- where the
5 delta is there.

6 The construction is exactly the same,
7 it's all concrete wall panels painted in three
8 neutral colors of cool gray. There's reveals on the
9 concrete panels that separate the paint colors.

10 The entrances are treated a little bit
11 differently, they have more glazing with canopies at
12 the entrances.

13 There's the tighter reveal pattern and
14 kind of architectural elements that kind of frame
15 where the two entrances are on the building, just to
16 kind of separate that.

17 The glass is a gray tinted glass, so
18 it's not a very reflective glass, it doesn't really
19 -- shouldn't have any bird problems. In 15 years I
20 have never heard that problem on one of these kind
21 of buildings so.

22 There are clear story windows on all
23 four sides of the building allowing natural daylight
24 into the space, just nice for the workers.

25 The roof is designed to be solar-ready

1 so the roof structure will accommodate -- will be
 2 designed to accommodate any kind of solar structure
 3 or system in the future, as well as any sort of
 4 sustainability requirements, whether it's to be
 5 designed to be LEED accredited or meet a minimum of
 6 50 percent of anticipated energy demands through the
 7 use of on-site --

8 ENGINEER RIZZO: There's a requirement
 9 to do that.

10 THE WITNESS: Correct.

11 ENGINEER RIZZO: Thank you.

12 THE WITNESS: We will achieve either
 13 one of those.

14 All of the roof drains drain
 15 internally, the roof is sloped so there's drains
 16 internally which feed into the underground
 17 stormwater system.

18 Any of the rooftop equipment on the top
 19 of this facility will be held back at least one
 20 structural bay. So on the long walls that speed bay
 21 there's 60 feet, and on the short walls it's roughly
 22 54 feet.

23 So it's held really far away from the
 24 edges of the building. Code minimum is 10 feet.
 25 We're substantially more than that, which will help

1 sign is also very similar construction to the
 2 warehouse component, the sign is exactly the same as
 3 it was on the previous submissions. There has been
 4 no change to that at all.

5 ATTORNEY PAPE: Jennifer, does that
 6 sound like enough?

7 CHAIRWOMAN KWAAK: Jen, is that enough
 8 for you?

9 PLANNER BEAHM: I'm good.

10 ATTORNEY PAPE: Thank you.

11 Don't leave yet.

12 CHAIRWOMAN KWAAK: Don't leave yet.

13 THE WITNESS: Oh, I'm sorry.

14 CHAIRWOMAN KWAAK: Jordan, anything?

15 ENGINEER RIZZO: No.

16 CHAIRWOMAN KWAAK: Rich, anything?
 17 Rick?

18 FIRE CHIEF HOGAN: No, I'm good.

19 Thank you.

20 CHAIRWOMAN KWAAK: You like the color
 21 palette?

22 FIRE CHIEF HOGAN: Yes.

23 CHAIRWOMAN KWAAK: Jack?

24 MAYOR McNABOE: I'm good with it.

25 CHAIRWOMAN KWAAK: I'm good with it.

1 with any kind of line of sight for any rooftop
 2 mechanical equipment.

3 We utilize 3D modeling software to
 4 analyze that, and if there is any areas that are
 5 visible we will address those appropriately.

6 ATTORNEY PAPE: Colors?

7 THE WITNESS: Colors are, like I said,
 8 three neutral colors of cool gray. Just like you
 9 want on a warehouse, you kind of want it to
 10 disappear.

11 PLANNER BEAHM: That's right.

12 THE WITNESS: You can see the
 13 elevations here. You know, we tried to break up the
 14 elevations because these are large buildings, the
 15 paints are kind of applied to create some rhythm and
 16 give it some visual depth and relief along these
 17 longer walls.

18 MEMBER KASTELL: To make that front
 19 building pop.

20 PLANNER BEAHM: Exactly.

21 ATTORNEY PAPE: You also designed the
 22 monument sign. If you could just point out that
 23 you're carrying the architecture to the monument
 24 sign?

25 THE WITNESS: Correct. The monument

1 COMMITTEEMAN NELSON: I'm good.

2 CHAIRWOMAN KWAAK: Barry?

3 MEMBER JACOBSON: I'm good.

4 CHAIRWOMAN KWAAK: John?

5 MEMBER CASTRONOVO: Me, too.

6 CHAIRWOMAN KWAAK: Todd?

7 VICE CHAIRMAN BROWN: I'm good.

8 CHAIRWOMAN KWAAK: Barry?

9 MEMBER FISHER: Couldn't be better.

10 CHAIRWOMAN KWAAK: Steve?

11 MEMBER KASTELL: Can we see it in a
 12 similar red and blue?

13 MEMBER FISHER: We're getting goofy at
 14 this hour.

15 CHAIRWOMAN KWAAK: Yes. This is why
 16 we quit.

17 Nunzio?

18 MEMBER POLLIFRONE: No, thank you.

19 CHAIRWOMAN KWAAK: Pat?

20 MEMBER GIVELEKIAN: I'm good, thank

21 you.

22 CHAIRWOMAN KWAAK: Okay. Thank you.

23 ATTORNEY PAPE: Madam Chair, if this

24 could be accommodated, the last two witnesses are

25 architects, flew in from great distance. Is it

1 possible to expose them to cross-examine -- no?
 2 Very fine.
 3 CHAIRWOMAN KWAAK: No.
 4 ATTORNEY PAPE: I asked. Understood.
 5 You will be invited back when we
 6 continue.
 7 CHAIRWOMAN KWAAK: The two dates that
 8 Nancy has given me is June 25th is our first
 9 available. Does that work for your crew?
 10 Does June 25th work, or else the next
 11 date I have here is July 23rd.
 12 Whatever is convenient for everybody.
 13 ATTORNEY PAPE: Looks like we've got
 14 all the witnesses other than Kevin for June 25th.
 15 CHAIRWOMAN KWAAK: Okay.
 16 ATTORNEY PAPE: Do you think that
 17 there's anything further of Kevin or would we be
 18 remiss if we came without Kevin at that next
 19 meeting?
 20 CHAIRWOMAN KWAAK: I think we would be
 21 okay without Kevin.
 22 MAYOR McNABOE: Kevin was
 23 Mr. McCormack? Yeah, we're good.
 24 CHAIRWOMAN KWAAK: Yeah. I was good.
 25 Yeah.

1 ATTORNEY PAPE: Yeah, could we just
 2 open to the public to ask if anyone has a question
 3 of Kevin?
 4 CHAIRWOMAN KWAAK: Sure.
 5 At this time does anyone from the
 6 public have any questions of anything that was
 7 discussed only this evening?
 8 Anything?
 9 (No response.)
 10 CHAIRWOMAN KWAAK: Seeing none, I
 11 close public.
 12 ATTORNEY PAPE: Then, Mr. McCormack
 13 has been examined by the public and he can be
 14 excused from future meetings.
 15 CHAIRWOMAN KWAAK: Yes.
 16 ATTORNEY PAPE: Thank you so much.
 17 Madam Chair, June 25th?
 18 CHAIRWOMAN KWAAK: June 25th.
 19 ATTORNEY PAPE: He can't make it
 20 for -- he's got to come back, we need him.
 21 CHAIRWOMAN KWAAK: I'm sorry?
 22 ATTORNEY PAPE: Mr. Andrus, I think we
 23 need to have him when we come back. You've got
 24 questions about his materials.
 25 And that is my thoughts. If you think

1 he can be examined this evening and excused, we can
 2 do that too.
 3 CHAIRWOMAN KWAAK: Does anybody...
 4 FIRE CHIEF HOGAN: I understand he was
 5 going to have a drawing for Jordan to review and
 6 comment on as well as the other palettes of colors
 7 -- not the colors, but the design.
 8 ATTORNEY PAPE: We can submit that.
 9 ENGINEER RIZZO: That's fine with me,
 10 I mean, it's two weeks, it's in a couple of weeks,
 11 but I'm okay looking at it ahead of time.
 12 ATTORNEY PAPE: Jen, is that okay?
 13 PLANNER BEAHM: Sure.
 14 ATTORNEY PAPE: Then I would ask if
 15 you just opened it up to all questions from the
 16 public, then I would ask if we could also -- as much
 17 as he's enjoyable to listen to present -- excuse
 18 Mr. Andrus from coming to the next meeting.
 19 CHAIRWOMAN KWAAK: I will excuse him.
 20 ATTORNEY PAPE: Okay. So we're down
 21 to -- everybody else on our team is available to
 22 come on June 25th, yes?
 23 We would like to go to June 25th.
 24 CHAIRWOMAN KWAAK: Okay.
 25 Rich, so they're coming back on

1 June 25th.
 2 ATTORNEY BRIGLIADORO: Okay.
 3 FIRE CHIEF HOGAN: Kathy, I just have
 4 something real quick, and I know we want to get out
 5 of here.
 6 The banked parking, was that the side
 7 of the pond?
 8 CHAIRWOMAN KWAAK: No.
 9 FIRE CHIEF HOGAN: Because I think the
 10 applicant was going to come back with a design for
 11 that, or not?
 12 PLANNER BEAHM: An exhibit, yeah.
 13 FIRE CHIEF HOGAN: An exhibit?
 14 Is that what we're looking to do, or
 15 you want to see what the exhibit is first?
 16 CHAIRWOMAN KWAAK: I want to see what
 17 the exhibit is first.
 18 FIRE CHIEF HOGAN: Okay. Thank you.
 19 CHAIRWOMAN KWAAK: Okay, Rich, go
 20 ahead.
 21 ATTORNEY BRIGLIADORO: All right.
 22 So this matter will be continued to our
 23 June 25th meeting at 7:00 o'clock p.m.
 24 There will be no further notice
 25 required on behalf of the applicant, so anybody who

1 was here tonight that wants to hear the rest of the
2 presentation, you should be here June 25th at
3 7:00 p.m.

4 CHAIRWOMAN KWAAK: Thank you.

5 ATTORNEY PAPE: Madam Chair, board
6 members, all, thank you all for your attention for
7 the past three hours, looking forward to seeing you.

8 Look forward to seeing you.

9 CHAIRWOMAN KWAAK: Okay.

10

11 (The application was adjourned at 10:11
12 p.m., and the board continued with the
13 meeting.)

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CERTIFICATE



2

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

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

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

19

20

21

22

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

25 Dated: June 22, 2026

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