

TOWNSHIP OF LONG HILL
PLANNING BOARD

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IN THE MATTER OF:

Application No. 19-13P	TRANSCRIPT
PRISM MILLINGTON, LLC	OF
50 Division Avenue	
Blocks 12301/10100 Lots 1/7.01	PROCEEDINGS
Major Preliminary and Final	
Site Plan	

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Tuesday, August 18, 2020
Zoom Remote Hearing
Commencing at 9:10 p.m.

BOARD MEMBERS PRESENT:

DAVID HANDS, Chairman
THOMAS JONES, Vice Chairman
BRENDAN RAE, Mayor
JOHN FALVEY
VICTOR VERLEZZA
TOM MALINOUSKY
J. ALAN PFEIL
DENNIS SANDOW

A P P E A R A N C E S

JOLANTA MAZIARZ, ESQUIRE
Attorney for the Board

DECOTIIS, FITZPATRICK, COLE & GIBLIN, LLP
BY: FRANCIS REGAN, ESQUIRE
Attorneys for the Applicant

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

2 DEBRA COONCE, Planning & Zoning Board
3 Coordinator

4 ELIZABETH LEHENY, Township Planner

5 MICHAEL LANZAFAMA, Board Engineer

6 ROBERT FOURNIADIS (Previously sworn)

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1 CHAIRMAN HANDS: Okay. So moving on
2 to the continued application of Prism. I
3 think last time out we had your engineering
4 talking, the traffic expert talking, your
5 landscape. I think tonight you want to focus
6 on architect.

7 Before we do that, bearing in mind,
8 you know, the time constraints potentially
9 tonight, do you want to discuss about some
10 procedural thoughts we had for this meeting
11 and the potential next meeting?

12 COORDINATOR COONCE: You want to?
13 Go ahead.

14 MS. MAZIARZ: All right. Okay.
15 Thank you, Chairman.

16 Yes. For this meeting I think,
17 because of the hour, I think that the
18 applicant will be able to get through the
19 architect -- the architect's testimony and
20 the Board will then take questions from the
21 public regarding the architect's testimony.

22 So no testimony from the public, but
23 questions with regard to what the applicant
24 will testify to. And then going forward, once
25 the applicant has completed all of the

1 testimony of all of the applicant's experts,
2 then it will be the -- then the public will
3 have the opportunity to put testimony on the
4 record and the applicant will have the
5 opportunity to cross-examine any members of
6 the public who wish to put any testimony on
7 the record.

8 Once all of the testimony is
9 completed by anyone who wishes to put any on
10 the record, the members of the public will be
11 permitted to make their final comments with
12 regards to this application. At that point
13 the applicant will make its summation and the
14 Board will deliberate and make a decision on
15 the application.

16 CHAIRMAN HANDS: Thank you.

17 So just to summarize that a little
18 bit, the thought was that we'd like to, for
19 the public to offer testimony, not comments
20 but testimony, at the suggested next meeting
21 and ask that that information is provided
22 beforehand and potentially gets uploaded to
23 the website so there's a general awareness and
24 then submitted by the -- the testimony by
25 the -- by the questioner, member of the

1 public, at the time of testimony.

2 Will that be appropriate for
3 everybody?

4 So, again, we ask the public to
5 submit questions or articles of testimony that
6 they have published on the website as evidence
7 upon your testimony at the appropriate time in
8 the meeting.

9 Jolanta, I think that's what we --
10 did I summarize that fairly?

11 MS. MAZIARZ: I don't understand
12 what you meant by "questions" of the public.

13 CHAIRMAN HANDS: I apologize. I
14 meant testimony.

15 MS. MAZIARZ: Testimony.

16 CHAIRMAN HANDS: Testimony.

17 MS. MAZIARZ: And exhibits.

18 Exhibits. If they want to submit exhibits
19 ahead of schedule just so everyone can see
20 them, the applicant can see them, yes, that's
21 correct.

22 CHAIRMAN HANDS: Thank you, Jolanta.

23 MS. MAZIARZ: Sure.

24 CHAIRMAN HANDS: This is a tough
25 week. Okay. Thank you for that.

1 And the idea of that, as well, is to
2 give the public time to consider, think about
3 and review the testimony, exhibits, videos,
4 and even transcripts from the prior meetings,
5 to bring their questions or testimonial points
6 for the next meeting. And it will allow
7 everybody the opportunity to do that. So
8 instead of trying to rush that through tonight
9 and just really focus, as Jolanta said, on the
10 testimony for the architect and any completing
11 points from the applicant.

12 With all that said, I'll hand it
13 over to Frank or Bob to continue on with the
14 conversation.

15 MR. REGAN: Sure. Good evening,
16 Mr. Chairman. Frank Regan, attorney for the
17 applicant.

18 As has been indicated, we have our
19 architect who will be providing testimony this
20 evening with regards to the proposed buildings
21 on the site.

22 So I'd like to bring up Angelo
23 Alberto and have him sworn, qualified.

24 MS. MAZIARZ: Okay.

25 A N G E L O A L B E R T O, having

1 been duly sworn by the Board attorney, was
2 examined and testified as follows:

3 MS. MAZIARZ: Please state your name
4 for the record and spell your last name.

5 THE WITNESS: Angelo Alberto,
6 A-L-B-E-R-T-O.

7 MS. MAZIARZ: Thank you.

8 DIRECT-EXAMINATION

9 BY MR. REGAN:

10 Q. Mr. Alberto, can you give the board the
11 benefit of your professional and educational
12 background and prior testimony, work, before
13 boards?

14 A. Sure. I am a registered architect in
15 the states of New Jersey, Pennsylvania, New York.
16 I'm also a licensed professional planner in the
17 State of New Jersey. I have a bachelor of
18 architecture from Cornell University and a
19 master's of architecture in urban design and
20 planning from Harvard University.

21 I've provided testimony in front of
22 boards similar to this, specifically for Prism
23 Capital Partners at Dunellen Station in Dunellen;
24 Bloomfield, New Jersey; and West Orange, New
25 Jersey.

1 And I've also done work for other
2 national builders such as Lennar and K. Hovnanian
3 and have done work in Hanover, Morris Plains,
4 Burlington Township and Fort Monmouth.

5 Q. And who are you employed by?

6 A. I'm employed by City Invincible
7 Multifamily Mixed Use and Urban Design.

8 Q. And you're testifying here tonight as an
9 architect, not a planner?

10 A. Correct.

11 MR. REGAN: I offer Mr. Alberto as
12 an expert in architecture.

13 CHAIRMAN HANDS: Thank you. Duly
14 accepted. Thank you.

15 MR. REGAN: Thank you, Mr. Chairman.

16 BY MR. REGAN:

17 Q. Mr. Alberto, I know that the plans --
18 the architectural plans that were submitted for
19 the residential buildings, you were not involved
20 in the preparation of those plans and you were
21 subsequently retained by the applicant to prepare
22 the plans for the retail and clubhouse buildings,
23 is that correct?

24 A. That is correct.

25 Q. And, also, subject to the Board

1 approving the application, you would be involved
2 in the preparation of the construction plans for
3 the residential buildings?

4 A. That's correct.

5 Q. And you're familiar with the
6 architectural plans for the residential buildings
7 that were submitted with the application?

8 A. Yes. Our office has done a number of
9 projects very similar to what I'll be describing
10 tonight.

11 Q. Okay. You're obviously familiar with
12 the property and I know you've listed your other
13 testimony.

14 So if you could proceed with your
15 testimony, you know, and describe the proposed
16 buildings, all the residential, the retail and the
17 clubhouse building.

18 A. Okay. Sure. Thank you, Mr. Regan. And
19 thank you to the Board. Again, I'm Angelo
20 Alberto. And I think probably the best thing here
21 is for me to share my screen, and all of the
22 drawings I'm going to present are drawings that
23 we've already submitted. So let me see if I can
24 do this here.

25 Did that share?

1 Q. Yes.

2 CHAIRMAN HANDS: Yep.

3 Q. Okay.

4 A. And if it's okay with the Board, I'm
5 just going to very, very quickly walk through the
6 eight boards that I'm going to present so that you
7 can have a mental picture of what I'm going to
8 present, and then I'll start back at the
9 beginning.

10 So this will be first, second, third,
11 then the three-story building, three-story
12 plans, then the clubhouse and then the retail
13 building.

14 So, okay. This is the site plan, which
15 you've seen several times before. North is up,
16 Stone House Road is the bottom, Division Street.
17 As an architect, I'm just pointing this out, but,
18 again, we see these 14 structures. That's all of
19 the residential, the three-story residential
20 buildings. Along Division Avenue is the retail
21 building. And then tucked between the retail and
22 this cluster of homes is the community's clubhouse
23 and pool. So it's just reorienting you.

24 Ten buildings with -- I'm sorry, 14
25 buildings with 10 units in each building for a

1 total of 140 units.

2 I wanted to start with this plan first
3 because, you know, for any community, the most
4 important thing is, how does the build -- how does
5 the project feel? I felt that this was captured
6 well in here. This is the view -- again, nothing
7 technical here, but this is a view from Commerce
8 Street, the rail line. You can see a little bit
9 of Division Street over here and this is this
10 cluster of buildings next to the retail building.
11 Here's a clubhouse in between.

12 So this is sort of, you know, an
13 array of buildings facing the public streets.
14 And then further away from public view is
15 these -- getting the bulk of the development
16 between this back property line and this other
17 property line.

18 So this -- and I'm reading through
19 the materials and things like that. But this,
20 I think, really captures the way the project
21 feels.

22 So, again, these are really well-done
23 renderings and they're accurate for what we will
24 document for construction. So I was using this
25 rendering here to explain the materials. And I'm

1 really focusing, first, on the exterior of the
2 buildings because that's what the public is going
3 to digest the most.

4 So this is a view from the clubhouse,
5 and you can see the edge of the pool here. And
6 this is a typical facade of one of the residential
7 buildings. So you can see that there are three
8 stories, typical for our buildings. The first
9 floor is made up on one side of garages and
10 entrances here and then on the other side
11 there's two units. And I'll get into the units
12 in detail. And there are one-story units
13 behind.

14 And then, on the second and third
15 floor, we have what are called "stacked
16 units." So on this second floor it's all
17 public living spaces such as a living room,
18 dining room, kitchen, and then it's all
19 bedroom. And, again, I'll get into the
20 plans.

21 The building heights, except along
22 Division Avenue and Commerce Street, are 45 feet
23 is the highest that the buildings can be. And
24 it's pretty much a national standard, unlike days
25 of old, where you have 8-foot ceilings. The

1 living quarters on the first floor and the living
2 quarters on the second floor will have 9-foot
3 floor-to-ceiling and in the bedroom area it's a
4 more traditional 8-foot floor-to-ceiling.

5 So when you have the floor joists and
6 everything added up, you'll come out to about 31
7 feet 2 inches. And that leaves us about 13 feet
8 10 inches for our roof, which we will be well
9 under that. We'll be under the 45 feet. You will
10 have a nice pitched roof. So that sort of is --
11 will be the height. We say we fall within that
12 45-foot maximum.

13 The base of the building is a durable
14 material and that will be brick. And the idea
15 with the materials is there's kind of a dialogue
16 going back and forth between the residential
17 buildings and the clubhouse and retail. So these
18 materials will reoccur throughout the project.

19 So brick on the first floor. On the
20 second and third floor, we're introducing
21 horizontal vinyl siding. And the color we've
22 chosen for that is kind of a slate blue. It
23 won't be a bright blue or a powder blue, but
24 is a slate blue which is kind of a more earthy
25 color and it's also the complement of red

1 brick.

2 So there'll be some good contrast
3 between the brick base, the vinyl siding, and
4 then the fronts and the backs of the building
5 have an access -- I'm sorry, an accent in
6 brick. So the brick jumps up here to the
7 second and third floor.

8 In all of the gable ends, we're
9 introducing a vinyl cedar shake-styled siding
10 material. So vinyl in slate blue and this is in
11 white, kind of an accent cedar shake style.

12 All of the windows will be a vinyl-clad
13 window and I'm going to say all the trim are
14 probably over -- over 80 percent of the trim.
15 Sometimes we have some details that aren't in a
16 composite material or -- people doing a home
17 project, it's commonly called AZEK. That's what
18 we'll do all of the trim in that you see around
19 the project as well as these columns that you
20 see.

21 The roof material is very common and we
22 used an upgraded asphalt shingle, often called an
23 architectural profile asphalt shingle. Not only
24 is it more durable, but it also is more
25 aesthetically pleasing. It has more texture to

1 it.

2 So that's similar on all four sides of
3 the building and consistent throughout the project
4 for the material and the building lights.

5 Now I'm going to go through the three
6 floors of the residential floor plans. And just
7 before I get into the details of the plan, I just
8 wanted to, for the record, make a couple of
9 technical or housekeeping comments that all of
10 these units will meet applicable building codes.
11 And in New Jersey that's New Jersey International
12 Building Code 2018. And we're bound to that as
13 professionals.

14 And, again, we've done these types
15 of projects. We meet that code. It's
16 imparted to a use group, an occupancy group,
17 and we'll use 5B construction, which for our
18 purposes, level of detail we'll get into,
19 is -- is we're separated by firewalls between
20 the units.

21 There's no elevator in these buildings.
22 It's permitted by code that the ground floor is
23 wheelchair accessible, but the upper floors are
24 not required to have elevators so they're what we
25 call walk-ups. You walk up to the living space on

1 the second floor as well as the bedrooms privately
2 on the third floor.

3 All of the units are sprinklered as per
4 code with an NFPA 13R sprinkler system.

5 Here, we're looking at the first floor
6 and you can probably see -- probably seen this
7 before on drawings, these round circles. The
8 first floor units have accessible features and
9 adaptable features. Without getting into detail,
10 we have to meet the accessibility standards. And
11 if a handicap family did move in, or a person, we
12 would have to adapt certain parts of the project.
13 So the first floor meets all of those and that's
14 not -- those features are not necessarily by code
15 on the second and third floor.

16 The other thing, again, before we get
17 into any detail of the plans, that I wanted to
18 point out in my testimony is that there's 141
19 total units. Twenty-one of these units by
20 approval -- or the ordinance have to be
21 affordable, or commonly called COAH units. So 21
22 of the 140 units are going to be affordable COAH
23 units. Of those 21 units -- the standard is that
24 5 percent of those 21, or five units, have to be
25 three-bedrooms. Okay?

1 So in front of this -- we're on the
2 first floor now. This is all garages here.
3 On the back we have two units, an A unit and a
4 B unit. This A unit has been designed with
5 three-bedrooms. And I don't know if you can
6 see this little hand here, but this is a
7 three-bedroom unit which we call an A unit.
8 Every building has an A unit. There's ten
9 buildings. We only need five.

10 So five of these A units will be
11 affordable units and the other five will be
12 market rate. There's units A through E.
13 There's an E unit also on the first floor, so
14 an A and an E. And this is the same footprint
15 but it has larger bedrooms. So this is a
16 two-bedroom unit. None of these are
17 affordable. Five of the ten of these are
18 affordable.

19 And it's a pretty simple floor plan. I
20 can walk you through that. You enter into a
21 dining/living space. Kitchen is tucked back here;
22 three bedrooms. This bedroom is a master bedroom
23 with its own private bathroom, and these two
24 bedrooms and the public spaces are shared -- share
25 this bathroom here.

1 There are ten units per building and
2 each building has six garages. So six of the ten
3 units will have a garage. And as was testified
4 before, we do meet all of the parking standards.
5 But in this case each building has six enclosed
6 covered cars in garages.

7 This is the second floor plan and these
8 unit plans are really, I personally think as an
9 architect, quite handsome. You have the flat
10 units on the first floor and these are two-story
11 units. So everything you're seeing here is
12 kitchen, living and dining.

13 And on the ends of the building we have
14 what we call B units, D units in the back, and E
15 units -- C units, I'm sorry, in the -- in the
16 front. And the difference between D and C,
17 they're basically the same, it's just the way you
18 enter the unit. This is the stair coming up from
19 below and this is the stair coming up from below.
20 So it just changes the square footage slightly.
21 These are all about 1,325 square feet. These end
22 units are 1,178 including the second floor.

23 So we have the D and C units in the
24 center, and then on the ends we have these which
25 are accessed from below on the ends of the

1 building. And you come into a small, you know,
2 coat closet, private hot water heater, private
3 powder room, and then your living spaces and your
4 kitchen tucked back here.

5 So that's essentially what you'd have on
6 these two-story units on their first floor, which
7 is the second floor of the building. So that is
8 the second floor. And then we come to the third
9 floor. Again, we see -- you can see these
10 firewalls, B units, B unit, B unit, B unit all on
11 the end, Bs and Cs, and they're all two-bedroom
12 units.

13 I should say -- what I didn't say was
14 that we have five three-bedroom units and the
15 remaining 16 -- five affordable three-bedroom
16 units on the first floor. The remaining 16
17 affordable units are in these end B units.
18 Fourteen of them, there's 14 buildings, will be
19 B-1 units.

20 So that means that all buildings
21 will have a B-1 affordable unit. Five of the
22 units will have an A three-bedroom, and that
23 equals 19. Fourteen plus 5 is 19. And then
24 in two of the buildings that don't have a
25 three-bedroom affordable unit, we're going to

1 put a B-2 or a B-3 unit will become
2 affordable.

3 So that very much fits the spirit on the
4 Council on Affordable Housing to disperse and
5 spread the affordable units within the project.
6 We're not creating an affordable building. And
7 that not only works well visually, but it also
8 works well socially. And I'm not a sociologist,
9 but that's what I've read.

10 So here we are at the third floor.

11 Q. Angelo, before you move on with the
12 plans --

13 A. Sure.

14 Q. -- can you just go to the ground floor
15 plan? I just want you to point out -- there's
16 been some prior testimony with regards to the
17 trash.

18 A. Oh, yes. Thank you.

19 Q. Trash locations. And if you could just
20 explain, you know, for the garage units and then
21 what you have outside the building.

22 A. Right. Thank you, Frank. I missed
23 that.

24 So when we design these units typically,
25 this product, and other similar products do this,

1 you can just almost see visually that these
2 garages are pretty deep and a lot of times what
3 we'll do is you'll see an area striped out at the
4 end of each garage where you'll have a trash and
5 recycling area. And we have ample room for trash
6 and recycling in these six garage units. So six
7 of the ten units will have trash and recycling
8 within their unit garage.

9 The four units that do not have garages
10 in each building, we've created a trash enclosure
11 on the ends of the building. So four units do not
12 have the trash in. Ironically there's four
13 squares, but this will probably be trash,
14 recycling, trash, recycling, for two units above
15 and two units above here. So that's how trash is
16 handled.

17 And just architecturally, symmetrical,
18 if you're looking at the end, to the trash there's
19 also typical to these units is a sprinkler closet
20 on the exterior of the building and an electric
21 room.

22 So we -- we handle -- all this trash
23 enclosure is completely enclosed. Trash is
24 completely enclosed in the garages. And then
25 architecturally it's made up symmetrically with

1 the electrical and the sprinkler closet.

2 Is that clear enough, Frank?

3 Q. Yes, thank you.

4 A. Okay.

5 MR. LANZAFAMA: Could I just
6 interrupt for one second while we're talking
7 about the mechanical sprinklers in the
8 building? What about your meters? Where
9 would the meters be located? For example,
10 will gas be serviced -- servicing the heating
11 units in the building or are they going to be
12 all electrical? Have you made that decision
13 yet?

14 THE WITNESS: I don't know if we
15 made that decision.

16 MR. LANZAFAMA: Well, if it's going
17 to be gas fed and you're going to meter them
18 separately, where would be the most likely
19 place you'd gang the meters?

20 THE WITNESS: Typically we do it on
21 the ends, but as you can see, there's a lot
22 of --

23 MR. LANZAFAMA: Yeah. Your
24 entrances are on the ends as well as on the
25 front.

1 THE WITNESS: Right. Exactly.

2 MR. LANZAFAMA: So perhaps you can
3 gang some on either side. There's a refuse
4 area --

5 THE WITNESS: Right here.

6 MR. LANZAFAMA: Yeah.

7 THE WITNESS: And it's a very good
8 question. We, again, typically -- this is the
9 level that we get approvals on. These are --
10 these are accurate schematic drawings, but you
11 could imagine perhaps the trash enclosure
12 slipping down this way and ganging meters
13 here, slipping down slightly here and ganging
14 meters here.

15 So we have not designed for that
16 level of detail yet.

17 MR. LANZAFAMA: Yeah. The only
18 reason I ask you is because aesthetically they
19 can become real eyesores on some of these
20 projects if they're not appropriately screened
21 in some way or we find just the right spot to
22 place them in.

23 And then the only other thing I was
24 concerned about was condensing units. What's
25 the plan for cooling on these units?

1 THE WITNESS: Typically on a number
2 of these units we'll use a Magic-Pak which
3 does not have a condenser.

4 MR. LANZAFAMA: Right.

5 THE WITNESS: I'm not going to
6 testify that that's absolutely what we're
7 going to use, but that's typical of these
8 units. We'll have to determine that.

9 I'm writing these notes down. I can
10 get that information to you.

11 MR. LANZAFAMA: Yeah, that would
12 be -- that would be great.

13 THE WITNESS: Okay.

14 MR. FOURNIADIS: If I could just say
15 for a minute -- I'm sorry, I keep losing my
16 signal. I'm going to have to get closer to my
17 router.

18 But it is our intention that these
19 all will be -- will be heated by gas, so they
20 won't be electric units.

21 MR. LANZAFAMA: Okay.

22 MR. FOURNIADIS: And we will have
23 either Magic-Pak units or split systems
24 with the condensers in the back of the
25 building.

1 MR. LANZAFAMA: Well, okay, but you
2 don't have a lot of opportunity around those
3 buildings to place condenser units. That's my
4 only question. If you go back to the site
5 plan, the very first plan that Angelo put up,
6 you get a better sense of -- and window up on
7 that. You don't have a huge number of
8 opportunities for condensing units.

9 You know, the -- you do have those
10 common areas between the buildings. You
11 can -- you can screen them in in there
12 somewhere. But it's just something to be
13 aware of. And as you move your designs
14 along, you really should be cognizant of the
15 meter locations as well as the possible
16 condensing units. That's what --

17 MR. FOURNIADIS: We understand and
18 we will be. My experience with the gas
19 company is we usually end up splitting the
20 meters 50 percent on one side, 50 percent on
21 the other. So you're only going to have to
22 deal with five meters on each side of the
23 building.

24 MR. LANZAFAMA: Yeah, that's what I
25 was --

1 MR. FOURNIADIS: I will --

2 (Indiscernible cross talk; reporter
3 requests one speaker).

4 MR. LANZAFAMA: Sorry.

5 MR. FOURNIADIS: Sorry.

6 THE WITNESS: Right. It would be
7 just five on each side, which, you know,
8 you're conjuring up images of buildings you
9 can drive by with 25 on each side.

10 MR. LANZAFAMA: Yeah, exactly. No,
11 I realize that. I didn't want to see a gang
12 of ten in one location. Yeah, so split them
13 up.

14 Okay. And one other question
15 regarding your testimony, Angelo. The brick.
16 Is it real brick you're going to be using or
17 have you made that determination?

18 THE WITNESS: He's asking if it will
19 be real brick. That means a full 3-inch deep
20 brick or what's commonly called sometimes
21 lick'em stick'em or a face -- face brick.
22 We'll probably most likely use full brick.

23 MR. FOURNIADIS: Well, I'm just
24 going to say definitely we're going to use
25 real brick. We don't use the lick'em and

1 stick'em or the thin brick or anything like
2 that.

3 THE WITNESS: Yeah, that's what
4 we've used on other Prism projects, and
5 actually there's a lot of reasons that
6 developers do that. The little face bricks
7 actually have some weird details and they also
8 can be quite laborious to put up.

9 MR. LANZAFAMA: Right.

10 THE WITNESS: So thanks, Bob.

11 MR. LANZAFAMA: Okay. And one other
12 question.

13 The roof material over the canopies
14 in the entrances, they look like standing seam
15 roofs. Is that accurate?

16 THE WITNESS: That's what's
17 illustrated in the sketches. I would like to
18 have the option to use In seam more, a
19 national shingles roof look if we could, just
20 because --

21 MR. FOURNIADIS: Yeah, it's that --

22 THE WITNESS: Go ahead, Bob.

23 MR. FOURNIADIS: Yeah, that's just
24 the way the renderer drew it. That's intended
25 to be -- if your question is if it's the same

1 material that's on the roof, that's the
2 intention there. It's just rendered that way.

3 MR. LANZAFAMA: All right. Thank
4 you.

5 CHAIRMAN HANDS: Dennis -- I have
6 one quick question, but, Dennis, I see you
7 raised your hand.

8 BOARD MEMBER SANDOW: Can I ask you
9 to go back one slide? If what I'm looking at
10 here in the lower left-hand corner is the
11 Railroad Station Cafe and then to the right of
12 that is a driveway that used to be River Road
13 and went down to the train station parking
14 lot, and if you cross the tracks at that
15 point and follow in that driveway that you
16 show with the white car parked at the end,
17 that's really the train station's parking lot
18 and you have buildings shown in the train
19 station parking lot.

20 MR. LANZAFAMA: No. No.

21 MR. FOURNIADIS: No, it's not.

22 BOARD MEMBER SANDOW: Yes, I
23 understand -- I understand that view is
24 correct, but your rendering is misleading.

25 THE WITNESS: Right.

1 MR. REGAN: Back up.

2 THE WITNESS: I probably should have
3 emphasized "artist's rendering." This was
4 really from an earlier iteration. This gives
5 the feel, that's what I was trying to
6 illustrate, but from a site plan perspective
7 it's not accurate.

8 BOARD MEMBER SANDOW: Well, yeah,
9 but it is certainly misleading to be in the
10 package.

11 MR. FOURNIADIS: I don't understand.
12 Where's Commerce Road here? Isn't Commerce
13 Road where that white van is?

14 THE WITNESS: Right at the --

15 (Indiscernible cross talk; reporter
16 requests one speaker)

17 THE WITNESS: Where are you looking
18 from? Here's Commerce Street. We're looking
19 sort of this way.

20 BOARD MEMBER SANDOW: Back up again.
21 Back up again. Show Commerce Street. Your
22 hand is on Commerce Street now. Yes. And
23 that driveway that crosses in dead center, it
24 used to cross the railroad track but it
25 doesn't now.

1 THE WITNESS: Correct.

2 BOARD MEMBER SANDOW: It shows going
3 into a driveway, but that driveway is, in
4 fact, in the past, connected to the train
5 station parking lot, which is in the -- where
6 you've got four buildings, five buildings
7 shown.

8 MR. FOURNIADIS: Yeah. If I could,
9 now that I noticed this before because of
10 where the fence was. Where that white van is,
11 that's Commerce Street that leads into the
12 train station parking lot. And just on the
13 other side of the landscaping from that white
14 van is the parking area that's shown, the
15 green area and the parking area that's shown
16 on the site plan.

17 That road right where Angelo's hand
18 just was -- Angelo, put it right -- that road
19 doesn't exist. That was a mistake that the
20 renderer made and I didn't notice it until
21 just now. Commerce Street is where the white
22 van and that yellow car is.

23 BOARD MEMBER SANDOW: If you'll
24 back -- zoom out a little bit to show the
25 Train Station Cafe, once you get six or seven

1 cars to the right of the Train Station Cafe
2 and then cross the tracks, that's the end of
3 your property. You can't -- you can't be --
4 you can't have those buildings that are shown
5 on the left again with reference to the Train
6 Station Cafe. You're showing extending too
7 far to the west.

8 MR. FOURNIADIS: Wait. Where do you
9 say our property ends?

10 BOARD MEMBER SANDOW: Well,
11 unfortunately, I can't speak to the drawing.
12 There we go.

13 THE WITNESS: I think we -- I think
14 this is what he's saying here. This is the
15 end of our project. And this is off our site
16 which --

17 MR. FOURNIADIS: Right. Now, if you
18 go just above where it says "Commerce Street"
19 on the other side of the green, right there,
20 the -- I guess the renderer looked at that and
21 thought that was a road and rendered it as a
22 road. And that's just the area along the
23 tracks.

24 BOARD MEMBER SANDOW: I would just
25 say if that drawing's going to be of any

1 value, it ought to be put into agreement with
2 the site plan.

3 MR. FOURNIADIS: Well, again, the
4 purpose of the drawing was to show what the
5 buildings look like in the middle of a
6 surrounding area, but we can have that
7 correction made when we resubmit. That's
8 fine.

9 BOARD MEMBER SANDOW: Please.

10 CHAIRMAN HANDS: And the changes to
11 the car park as well. I think there's changes
12 you need to do there. Because it looks
13 like --

14 MR. FOURNIADIS: Where? I'm sorry?

15 CHAIRMAN HANDS: Those cars there,
16 are they -- is that the train car park?

17 MR. FOURNIADIS: That's the --
18 that's the train station parking lot.

19 CHAIRMAN HANDS: Yes. It looks like
20 those cars are parked up towards the building
21 are part of the property. Would you say
22 that's all --

23 MR. REGAN: Yeah, if I can
24 interrupt. This is a rendering and it
25 depicts -- as Angelo said, its intent is to

1 show the buildings. You know, if you want us
2 to correct it, I guess we will to show it
3 being accurate as to the site, but it's really
4 not a site plan document. It's a rendering.
5 It was provided for that purpose.

6 MR. FOURNIADIS: Yeah, we'll do
7 that. But if you go to the site plan.
8 Angelo, go back to the site plan and then just
9 scroll to the top. You'll see where that
10 building, which is building number 1 -- you
11 have to go up a little bit more -- is in
12 proximity to the parking spaces that the
13 chairman was just referring to.

14 CHAIRMAN HANDS: Yeah.

15 MR. FOURNIADIS: Just from the way
16 it's rendered from up high, you can't see the
17 distance between Building 1, I think that's
18 Building 1, and then the parking lot, but
19 that's what -- that's what you're looking
20 at.

21 CHAIRMAN HANDS: Right.

22 MR. FOURNIADIS: We can have the
23 renderer -- we can have the renderer clarify
24 that.

25 CHAIRMAN HANDS: If you don't mind.

1 If you are going to do that, if you can just
2 take a look at that.

3 MR. FOURNIADIS: Not a problem.

4 CHAIRMAN HANDS: Thank you.

5 I just have one quick -- Dennis, are
6 you good?

7 BOARD MEMBER SANDOW: Yes. Thank
8 you.

9 CHAIRMAN HANDS: Just a quick --
10 something just came to mind when we were
11 talking about utilities, the gas and electric.
12 And you may have -- you may have this, and I
13 apologize if I don't recall it, but are you
14 going to have any backup generators on the
15 site?

16 MR. FOURNIADIS: No, we weren't
17 planning on it.

18 CHAIRMAN HANDS: Okay. Just
19 obviously our power -- that answers the
20 question. Thank you.

21 BY MR. REGAN:

22 Q. Angelo, you want to continue? Go
23 ahead.

24 A. Yeah. So the last two structures that I
25 was going to describe are the clubhouse and the

1 retail building. This -- you know, in one of the
2 earlier renderings we showed, you were standing
3 here looking back at the residential. Now we
4 have our back to the residential and we're looking
5 at the primary facade of the clubhouse. So this
6 is the clubhouse building which is -- I'll
7 describe the plan first and I'll describe the
8 exterior.

9 Here's the plan. It's 36 feet by 50
10 feet. That's 1,800 square feet. This is the pool
11 side here and you can see a little overhang or
12 brise soleil, which we show in the rendering. And
13 this faces the parking and this is the entrance
14 side. So essentially it's 36 by 50, 1,800 square
15 feet; has a vestibule on the back, men's and
16 women's toilet. You have to meet accessible code
17 for this public or semi-public building. Utility
18 spaces, mechanical, janitor's closet.

19 We have a 20-by-28 community room or
20 club room and then we have a 20-by-22 -- these are
21 plus or minus numbers, we haven't detailed this
22 building -- exercise area.

23 Off of the club room there's a small
24 kitchenette and storage area. Very simple
25 building with access from the club room out to the

1 pool and vice versa, from the pool going into the
2 toilet rooms or perhaps going this way into the
3 toilet rooms.

4 This is our rendering of the exterior of
5 the building. And, again, we are trying to tie it
6 into the residential units. So we would have the
7 same or very similar brick as a residential, and
8 then you can see the accents of the slate blue
9 horizontal siding and, again, this similar asphalt
10 shingles, the architectural grade asphalt
11 shingles.

12 We're introducing a -- this will
13 probably, for structural purposes, be a little
14 metal -- the fancy word is "brise soleil" or
15 perforated trellis, blocking some of the sun, and
16 all of the public rooms overlook the pool.

17 That's pretty much it for the -- for the
18 clubhouse. We can come back to it if you have
19 questions.

20 And then what we've done -- this is the
21 last structure I'm going to describe. We have our
22 clubhouse building. This faces Division Avenue.
23 And what we worked with Prism Capital Partners
24 with on this was we tried visually to elevate or
25 change the style a little bit. So most of it --

1 the community is a little more traditional style,
2 which is really attractive for housing. In retail
3 over the last probably five to eight years,
4 retailing has become a little more streamlined and
5 modern. And we thought that this would be a good,
6 subtle transition from the clubhouse and
7 residential to a little bit more of a contemporary
8 feel for the retail.

9 So it ties into the residential because,
10 again, we're using the same or very similar brick.
11 And then we're looking at introducing perhaps an
12 accent slate blue brick tying into our slate blue
13 siding, and then a gray or a slate blue metal
14 paneling up here.

15 So, again, I think architecturally these
16 are conceptual, but close to the final design in
17 the sense that we also introduce this canopy idea
18 again. This might be a fully covered canopy as
19 opposed to the club. It's similar to the
20 clubhouse, but the clubhouse will be more like a
21 trellis. So this will be a covered canopy. And
22 we'd like to do, along Division Avenue, this
23 higher-end or fancier pin-mounted signage or
24 freestanding letter signage.

25 So that's what we're showing here.

1 We're showing some accent lighting along the
2 building and then we're -- from a lighting
3 perspective, we're consistent with the lighting
4 plan, but architecturally we'll probably have
5 downlights over the, you know, face, shooting down
6 in front of all of the display areas.

7 So that's Division Avenue -- Division
8 Avenue elevation. We're also suggesting kind of
9 a tower element, which is 20 feet high. That's
10 along Division Avenue. That's the building
11 height maximum. Again, just another accent
12 element.

13 This is the view at the parking lot
14 side. So it's simplified somewhat because it's
15 less public than the Division Avenue elevation.
16 That's where you want to have your nicest
17 elevation. This will get nicer because we did
18 not show signs here. We are not submitting this
19 evening for signage and we'll come back with a
20 signage package, but we'll either do the
21 free-standing lettering on the back, which will
22 occur in this area here, or we may do wall-mounted
23 signage.

24 I should also point out that Prism has
25 agreed to do double-fronted retail. So there'll

1 be entrances along Division Avenue as well as
2 entrances along the parking lot side. And when
3 you see those entrances, it just makes for a more
4 friendly -- a friendly facade. It doesn't always
5 work well or perfectly well for retailing, but
6 we'll work that out down the road.

7 In terms of the building size, it's 40
8 feet, which is a good residential depth. In the
9 old days it was more 60 and 80, but nowadays it's
10 a little less, 40 by 100. So that is 4,000 square
11 feet. And we've designed the retail so it can be
12 a 4,000-square-foot tenant or perhaps divide into
13 three retail tenants, up to three or two, a larger
14 one and a smaller one. And if it was three,
15 they'd be approximately 1,300 square feet, which
16 meets a typical size of, you know, a Starbucks or
17 something like that.

18 So that is the plan and, again, the
19 materials are very similar. So that's my overview
20 of the architecture.

21 MR. LANZAFAMA: The parapet feature,
22 the mechanicals will be hidden behind that?

23 THE WITNESS: Yes. And what I say
24 in the little text below is I say "Heat and
25 air-conditioning units will be on the roof."

1 It will probably be the condensers on the
2 roof. Three compact units are contemplated.
3 Rooftop units will be obscured from
4 ground-level view through the design of a
5 low-roof parapet and low-profile units, less
6 than 4 feet high.

7 MR. LANZAFAMA: Okay.

8 THE WITNESS: So we believe --
9 because we deal with this a lot on retail
10 buildings -- that we angle and the low-profile
11 units will obscure the units from view.

12 MR. LANZAFAMA: Thank you.

13 MR. REGAN: You're done, right,
14 Angelo?

15 THE WITNESS: Yes.

16 MR. REGAN: All right. I have
17 nothing further from Mr. Alberto, so,
18 Mr. Chairman.

19 CHAIRMAN HANDS: Thank you.

20 Mike, did you have anything else,
21 any other questions for the architect?

22 MR. LANZAFAMA: No. I think he
23 answered my concerns.

24 CHAIRMAN HANDS: Then, Liz, did you
25 have something?

1 MS. LEHENY: I just have a couple of
2 questions.

3 Can you go back to that rendering
4 which I know is a rendering? But if you're
5 going to make changes, I just wanted to make
6 it consistent. If you -- it looks to me when
7 I was looking at it before, does the retail
8 building that you're showing here have a
9 pitched roof?

10 THE WITNESS: These -- this --

11 MR. FOURNIADIS: I can answer it.
12 Yes. The answer is yes. Yes, this was done
13 before Angelo wowed us with the retail
14 building.

15 MS. LEHENY: That's fine, but I just
16 wanted to add --

17 MR. FOURNIADIS: Yeah, we changed
18 that.

19 MS. LEHENY: Yeah. Exactly.

20 And then the other question I had,
21 and I just wanted to put it on the record, is
22 you said 5 percent of the 21 will be
23 three-bedrooms and it's actually 20 percent.
24 So it's higher than will be the three-bedroom
25 affordable.

1 And then do you have -- how many
2 affordable units will there be per building?
3 Does it vary?

4 THE WITNESS: Oh, I'm sorry, you're
5 right. It's 15 percent of the total units are
6 affordable and 20 percent of the
7 three-bedrooms, yes.

8 MS. LEHENY: Twenty percent of the
9 total, right, yeah.

10 THE WITNESS: No, 15 percent of the
11 total.

12 MS. LEHENY: Fifteen percent of
13 the total. But of the 21 affordable, I think
14 you said 5 percent before and it's 20
15 percent.

16 THE WITNESS: Twenty percent,
17 correct, and that equals five three-bedroom
18 units.

19 MS. LEHENY: Right.

20 THE WITNESS: And your question
21 again about the --

22 MS. LEHENY: Is there -- how many
23 affordable units are there per building?

24 THE WITNESS: So there are -- all
25 buildings have one two-bedroom.

1 MS. LEHENY: Okay.

2 THE WITNESS: Okay? Then -- but I'm
3 kind of adding up here. Five of those
4 buildings --

5 MR. FOURNIADIS: Angelo. Angelo,
6 can I answer this? Because I've worked on
7 this from the beginning to make sure we had it
8 right.

9 THE WITNESS: Okay.

10 MR. FOURNIADIS: You can have
11 seven -- seven buildings will have two units
12 and twelve buildings will have one unit.

13 MS. LEHENY: Okay.

14 MR. FOURNIADIS: So we did that to
15 try and spread the affordables around as much
16 as you could.

17 MR. REGAN: Bob, I think it's seven
18 buildings have two units and seven buildings
19 have one unit.

20 MS. LEHENY: Yeah.

21 MR. FOURNIADIS: Yes, I'm sorry.
22 Yes. Okay. That's how long I've worked on
23 it. You're right.

24 MS. LEHENY: Okay. Just one last
25 question and it had to do with the HVAC. And

1 I just -- forgive my ignorance on Magic-Paks,
2 but I know sometimes you see grates, you know,
3 under windows, facades that have, you know,
4 the HVAC system and I don't see any on the
5 renderings. So I'm just curious if there will
6 be any on these drawings.

7 THE WITNESS: Right. Actually the
8 Magic-Pak ones are usually the vertical ones
9 that look like window grates. The ones under
10 the windows are just -- are called PTACs
11 typically. We're not going to use PTACs.
12 They're not ducted.

13 I don't want to speak for
14 Mr. Fourniadis, but I don't -- currently
15 they're not designed for Magic-Paks. So
16 you're not seeing them --

17 MR. FOURNIADIS: Angelo, can you put
18 up the floor plans, please?

19 THE WITNESS: Yeah. I don't --

20 MR. FOURNIADIS: Yeah. I didn't --
21 for us to be able to have a Magic-Pak, the
22 furnace room has to be on the perimeter of the
23 building. You don't have that here. It's
24 been my intention all along, just like when we
25 do stacked townhouses, Angelo, that these

1 would all be split systems.

2 THE WITNESS: Right.

3 MS. LEHENY: So my question -- I
4 don't know what a split system is either. I
5 mean --

6 MR. FOURNIADIS: That's where you
7 have the condenser. You have the HVAC inside.
8 Just like the one you probably have in your
9 house. You have the HVAC main part inside and
10 then you have a condenser in your backyard.
11 That's a split system.

12 MS. LEHENY: Okay. And so you
13 wouldn't have the grilles on the facade?

14 MR. FOURNIADIS: That's correct.

15 MS. LEHENY: Okay. Thank you.
16 That's what --

17 MR. LANZAFAMA: They would then have
18 the condensers outside.

19 MR. FOURNIADIS: Yes.

20 MR. LANZAFAMA: They would have the
21 condensers outside and that's what you have to
22 look at.

23 MR. FOURNIADIS: Yes. We did look
24 at that when we designed this and feel that
25 there's plenty of room to put ten condensers

1 near the back of the buildings where the
2 buildings face each other.

3 MR. LANZAFAMA: Maybe when the
4 landscape architect is working the plan, he
5 can show how he's going to treat that area and
6 give us a little more information on that.

7 MR. FOURNIADIS: All right. Sure.
8 He's got to make a resubmission. We'll have
9 him include that.

10 MR. LANZAFAMA: Thank you.

11 BOARD MEMBER SANDOW: I did not see
12 in any of these plans something that resembled
13 a management office.

14 MR. FOURNIADIS: This -- if I could
15 answer that. We're only 140 homes. You
16 wouldn't have on-site management here. It
17 would be managed remotely by the management
18 company, which is us. We also have a property
19 management division from one of our other
20 sites. But it's -- they would have phone
21 numbers, e-mails, mobile phones, online
22 communication. So if there are any issues,
23 we're a phone call, a text or an e-mail
24 away.

25 BOARD MEMBER SANDOW: Similarly, the

1 recreation building is unstaffed?

2 MR. FOURNIADIS: That's correct.

3 Again, it's only 140 homes. It doesn't

4 justify a full-time activities director.

5 There will be porters and cleaning people that

6 come on a regular schedule who will also be

7 available to be contacted if there's a

8 problem; a broken window, a leaky faucet,

9 things of that nature that need to be tended

10 to. And they'll also be there on garbage day

11 to make sure --

12 BOARD MEMBER SANDOW: So there's

13 nobody checking IDs -- there's nobody

14 checking IDs of people diving in the pool?

15 MR. FOURNIADIS: Well, there's

16 nobody checking IDs, but everything will be a

17 fob or a key code access to be able to get

18 into the pool, to be able to get into the

19 club.

20 BOARD MEMBER SANDOW: Got it. Thank

21 you.

22 MR. LANZAFAMA: One thought I had.

23 I'm just looking at the layout of the rec

24 building. Is there a way to allow people

25 coming out of the pool to get to the toilets

1 without walking through the rec building?

2 Just a thought. Have you thought about

3 that?

4 MR. FOURNIADIS: They can walk

5 around to the front. It's not a long

6 distance.

7 MR. LANZAFAMA: But in the marked-up

8 plan they're walking through the vestibule.

9 That's all just a thought.

10 MR. FOURNIADIS: Yeah. Our plan

11 would be to have a type of flooring in between

12 where the club room is and the wall that would

13 be okay for someone to be able to walk on if

14 their feet are a little damp.

15 MR. LANZAFAMA: Okay.

16 CHAIRMAN HANDS: I asked before

17 about any outside area along the retail

18 building.

19 Do you have any plans for that, to

20 have a sitting area or somewhere towards the

21 top end?

22 MR. FOURNIADIS: Well, a lot of it's

23 going to -- if you remember from the

24 landscaping plan, or we can go to the site

25 plan, there are areas on the north side of the

1 building that are a little roomier. A lot of
2 it is going to depend on who our tenants are.
3 I mean, when we first started this process, I
4 felt very comfortable that, you know, we'd get
5 some sort of restaurant here. Now, I don't
6 know what we're going to get here in the
7 post-COVID world.

8 CHAIRMAN HANDS: Yeah, I just -- I
9 don't know why I just had some designated sort
10 of sitting area. You know, just for the
11 public walking by as well, perhaps, just to
12 stop, have a cup of coffee.

13 MR. FOURNIADIS: If we have a coffee
14 shop there -- and hopefully we do get one --
15 we'll have outdoor seating for it. That will
16 be a requirement at least.

17 CHAIRMAN HANDS: Yeah, I'd
18 appreciate that. Something just, in this day
19 and age with everything going on, I think more
20 outdoor space. It's -- on the north side
21 there would be a suggestion.

22 I hate to harp back on COAH. Are
23 there any garages adaptations to the COAH
24 units as well or is that --

25 MR. FOURNIADIS: No, they're not.

1 CHAIRMAN HANDS: And that's a
2 regular COAH consideration?

3 MR. FOURNIADIS: There's nothing
4 that requires it, you know.

5 CHAIRMAN HANDS: Okay. I just
6 didn't notice --

7 MR. FOURNIADIS: It's not required.
8 But the garages are expensive and, you know,
9 we didn't -- we didn't go cheap on the COAH
10 units. The market rate three-bedroom and the
11 COAH three-bedroom are exactly the same. The
12 market rate twos and the COAH twos are
13 exactly the same. But as you know, these
14 probably rent out at 80, 90 cents a square
15 foot and the project does have to be viable.
16 And where we can save money we will and one of
17 the areas you can save money is in the
18 garages.

19 CHAIRMAN HANDS: Okay. Thank you.

20 THE WITNESS: And just for the
21 record, we've done many, many COAH units
22 similar to this and have done zero garages in
23 COAH units. That seems to be a common
24 trade-off.

25 MR. FOURNIADIS: Yeah. You see we

1 gave the COAH units two bathrooms or a
2 bathroom and a powder room just like the
3 market-rate units. We didn't go cheap and
4 just give them one bathroom. So, yeah, we're
5 doing it -- we're trying to make everything as
6 equitable as possible.

7 CHAIRMAN HANDS: Of course. And
8 they don't have two parking spaces each then
9 for the three-bedrooms, I guess, along those
10 lines?

11 MR. FOURNIADIS: Yes. Yeah, the
12 three-bedroom -- the three-bedroom homes were
13 taken into account when we calculated the
14 parking requirements that we discussed at the
15 last hearing.

16 CHAIRMAN HANDS: Okay. Thank you.
17 Board members, any -- any questions?
18 Any thoughts? Okay.

19 BOARD MEMBER PFEIL: Okay. I have
20 one. You said that Mr. Alberto did the plans
21 for the commercial and the clubhouse, but not
22 the residential.

23 Is the -- is the architect who did
24 the residential not available or have you
25 just, you know --

1 MR. FOURNIADIS: So the architect
2 for the residential did what's called
3 schematic plans. He did a pretty good job,
4 but he's in Virginia. And in the pre-COVID
5 world it didn't make sense to have an
6 architect drive up from Virginia to testify
7 and do construction administration and things
8 like that.

9 So we took the plans that he
10 prepared. And Angelo and I have worked on --
11 this would be our fourth project together.
12 And I feel very comfortable -- I guess fifth
13 if you count the one in the old days,
14 Angelo -- comfortable taking the schematic
15 designs and then bringing them to construction
16 documents.

17 BOARD MEMBER PFEIL: Okay.

18 MR. FOURNIADIS: It's not unusual.

19 BOARD MEMBER PFEIL: Thank you for
20 that.

21 Mr. Alberto, second question. The
22 renderings -- in the renderings the windows
23 seem awfully large for a more
24 traditional-style neighborhood that this is
25 going to be in. If you compare it to the

1 townhouses further to the south, this looks
2 awfully modern to me.

3 Am I mistaken or are those windows
4 much more contemporary than the -- than the
5 surrounding properties?

6 THE WITNESS: I wouldn't describe it
7 as awfully modern, but it's more contemporary
8 than what I would describe as the type of
9 townhomes that were being done eight, ten
10 years ago.

11 As soon as you pair windows, what I
12 happen to have up here now, the paired windows
13 on the ends and in the brick area next to it,
14 that there says it's more 20th century. Like
15 in the 20th century, you would see a lot of
16 traditional-style Georgian houses and paired
17 windows like that.

18 So it, you know, companies like
19 Prism are constantly sort of massaging their
20 products because the renter or the buyer,
21 whatever it happens to be, it's always --
22 their tastes are changing and things have
23 gotten a little more close to what we're
24 illustrating here.

25 So with all that said, yes, it is a

1 little more, I would call it, streamlined and
2 contemporary than some of the townhouses that
3 were be done maybe between five and ten years
4 ago.

5 BOARD MEMBER PFEIL: Okay.

6 Second -- second question: Why introduce the
7 blue-gray color when you could go with the
8 brick and the white and the gray roof? Why a
9 fourth color? Is that necessary?

10 MR. FOURNIADIS: Well, I can answer
11 that because this was my design. I just think
12 it looks good. I did a project, which is
13 still being built, in Wood-Ridge called
14 Liberty Square, which my old company finished
15 it up and we designed something like that.
16 And another phase up there called Wright Place
17 and we used this color scheme.

18 And it just looks great. It
19 actually looks better in real life than it
20 does in the rendering. And I can send you
21 pictures of some of the homes from Wright
22 Place and Liberty Square, of homes that were
23 actually built. And it's just a nice -- I
24 think it's a nice combination.

25 Now, going with what Angelo said, it

1 kind, you know, connects two worlds. You can
2 always do everything that just that looks
3 colonial, you know, something that was
4 designed during the Revolutionary War era,
5 like Colonial Williamsburg, or you can bridge
6 something to contemporary times. And that's
7 what I like about this color.

8 BOARD MEMBER PFEIL: Again, this is
9 a more -- this is a more traditional
10 neighborhood.

11 MR. FOURNIADIS: That's why --

12 BOARD MEMBER PFEIL: And I've looked
13 at the houses, at the townhomes, and this is
14 a -- this is a stark difference. I just
15 wonder if it can be toned down to be more of a
16 transitional look. Because if you go to the
17 north, again, you're in very traditional
18 architecture and this -- this kind of doesn't
19 blend in with the neighborhood at all, in my
20 humble opinion.

21 MR. FOURNIADIS: This is why we put
22 brick in it. This is why we put the
23 gingerbread scallops in the eaves.

24 BOARD MEMBER PFEIL: No, I
25 appreciate that.

1 THE WITNESS: If I could, Bob.

2 We -- you know, we constantly
3 require this as architects because you want to
4 be somewhat timeless, but tastes do change.
5 And in this case I would describe this -- I
6 would not describe this as modern. I would
7 describe it as transitional. That would
8 probably be what the style is.

9 And I can tell you that we,
10 especially on the commercial retail building
11 and the clubhouse, we really pushed Prism to
12 do something much more contemporary, including
13 a building with a butterfly roof for the
14 clubhouse, and Prism really pushed back. They
15 described what you're describing, that it's
16 more of a traditional town.

17 So we wanted to seem fresh and a
18 little bit more up-to-date, but not walk away
19 from the traditions that you have in your
20 community. So, you know, even if I were --

21 MR. FOURNIADIS: I think --

22 THE WITNESS: Go ahead. I'm sorry.

23 MR. FOURNIADIS: I think if we came
24 in -- I always felt -- not that I would ever
25 do this, but if we came in with a building

1 that was red brick where you see the brick and
2 everything else was white siding, you wouldn't
3 like that at all. I wouldn't like that.

4 That's why we didn't do that.

5 And I'm sure you have homes in Long
6 Hill Township that have partial brick fronts
7 and the balance siding. In that regard it's
8 not -- it's not that far out of the ordinary
9 from many of the homes that have been built
10 over the past 30 years.

11 BOARD MEMBER PFEIL: Okay. One --
12 one final comment.

13 Is it possible on the commercial
14 space to get rid of that vertical element and
15 replace it with something much more
16 traditional? Because that really stands out
17 as, in my opinion, really ugly.

18 THE WITNESS: I'm sorry. I'm sorry,
19 what are you referring to?

20 BOARD MEMBER PFEIL: The vertical
21 elements on the front of the commercial
22 building.

23 MR. FOURNIADIS: Which one,
24 Mr. Pfeil? The 20 -- the 20-foot-tall tower?

25 BOARD MEMBER PFEIL: No, no, no, no.

1 Above the -- yeah, the vertical elements above
2 the windows. That. That looks like -- that
3 looks like an automobile dealership. It
4 doesn't look like anything that belongs on
5 Division in Long Hill.

6 MR. FOURNIADIS: Sure.

7 BOARD MEMBER PFEIL: The verticals
8 -- the vertical stuff above the tenant signs,
9 you know, behind the tenant signs, all that,
10 that looks way too modern for the area.
11 Again, I'm a single person.

12 MR. FOURNIADIS: I would agree as a
13 continuing -- again, it depends on how
14 everybody else feels. But as a continuing
15 condition that, you know -- of our approval,
16 you know, we come back with something and show
17 it to the Board, show it to a couple of Board
18 members and then the planner. We want to
19 build something that everybody likes.

20 But I happen to agree with this
21 wholeheartedly for all of the reasons that
22 Angelo stated.

23 BOARD MEMBER PFEIL: Bob, thank you.

24 And, Angelo, thank you for your
25 comments.

1 THE WITNESS: Bob, you're cutting in
2 and out.

3 MR. FOURNIADIS: Yeah, I'm sorry.

4 Again, if you look at what's across
5 the street from our property [Zoom audio drop]
6 --

7 THE REPORTER: I can't take that
8 down. I can't hear you.

9 CHAIRMAN HANDS: It's stopped.

10 BOARD MEMBER PFEIL: Bob, this is
11 Alan again. I had the same objection to
12 what's across the street now.

13 VICE CHAIRMAN JONES: Mr. Chairman,
14 just conscious of time, it is now 10:20.

15 CHAIRMAN HANDS: Yeah. Agree.
16 Thank you. Thank you. Thank you.

17 I just want to make sure. Bob, is
18 he going to reconnect?

19 VICE CHAIRMAN JONES: Yeah. If you
20 want to move, we can make a motion --

21 MR. FOURNIADIS: I'm walking -- I'm
22 walking to sit down next to my router.

23 CHAIRMAN HANDS: All right.

24 MR. FOURNIADIS: Can you hear me
25 now?

1 CHAIRMAN HANDS: Yeah, that's
2 better. Keep talking, Bob.

3 MR. FOURNIADIS: Okay. I came
4 downstairs to sit next to the router.

5 CHAIRMAN HANDS: That's better.

6 MR. FOURNIADIS: All right.

7 BOARD MEMBER PFEIL: David, I had no
8 further comments. Thank you.

9 CHAIRMAN HANDS: Bob, did you want
10 to just finish up what you were saying? I
11 thought I heard the word "continuing
12 conditions" on the retail building and I think
13 you were just going to finish up a thought on
14 that. My one thought is how much can we
15 modify this building potentially over the
16 course of time?

17 MR. FOURNIADIS: Well, look. We --
18 this building -- can you hear me now?

19 CHAIRMAN HANDS: Yes.

20 MR. FOURNIADIS: Yes. Okay.

21 This building, the retail's not the
22 driving force here. We liked it because we
23 think it's a good transition from residential
24 to retail, but I don't have a problem
25 accepting as a condition to our site plan

1 approval that, you know, we come back with
2 another plan, whether it's to the full Board
3 or to a subcommittee of the Board. That's up
4 to you to decide to come up with something
5 that you like better.

6 CHAIRMAN HANDS: Appreciate it.

7 MR. FOURNIADIS: We'll do that.

8 CHAIRMAN HANDS: Thank you. I quite
9 appreciate that because that will be an
10 important thing to consider.

11 Tom, as you mentioned, I think we're
12 coming up on time, to 10:30. We haven't
13 gotten into any public discussions, at least
14 on this.

15 Are we good, everybody, just to
16 extend to 11 o'clock at least?

17 MAYOR RAE: David, what are we going
18 to accomplish if we extend till 11?

19 CHAIRMAN HANDS: I just want to get
20 public questions. I see two people.

21 BOARD MEMBER RICHARDSON: But, I
22 mean, David, it's 11 o'clock, right? We could
23 probably wrap up at the next meeting with just
24 uninterrupted public comment at that time.
25 We're just -- we're running into another, you

1 know -- another late, late night and I don't
2 know what we're necessarily going to
3 accomplish. We're going to have to break it
4 up anyway.

5 BOARD MEMBER PFEIL: I agree with
6 Mayor Rae on that. This would probably be a
7 great place to stop.

8 CHAIRMAN HANDS: Okay. Thank you
9 for that comment.

10 Is there any other Board questions,
11 then, before we get to that point?

12 Okay. I see three hands are up at
13 the moment. So the suggestion is that we
14 continue only till 10:30; postpone the public
15 conversation to next meeting. As we said
16 before, that next meeting we will begin any
17 public testimony.

18 Is everybody comfortable to do
19 that? And, Bob and Prism, would you be okay
20 to hold public comments for tonight for the
21 architect?

22 MR. FOURNIADIS: Yes, we're fine.
23 We have to come back anyway. Might as well do
24 the questions and the comments in one hearing.
25 I'm fine with that.

1 CHAIRMAN HANDS: Good. And the rest
2 of the Board members, any opinions?

3 BOARD MEMBER PFEIL: Good.

4 CHAIRMAN HANDS: Okay. Then we'll
5 do that then.

6 So, folks, I see four hands up. I
7 apologize for not getting into public
8 questions tonight. If you can just postpone
9 those thoughts to the next meeting.

10 With that said, Jolanta, do you need
11 to address the next meeting? The timing and
12 --

13 MS. MAZIARZ: I'm sorry, could you
14 repeat that? You cut out a little bit.

15 CHAIRMAN HANDS: Right. The timing
16 for the next meeting, what are we going to
17 propose?

18 MS. MAZIARZ: I believe that we have
19 an extension of time, Deb, until October?

20 COORDINATOR COONCE: Yeah.

21 MS. MAZIARZ: I believe that's
22 correct. The end of October, yes. So all you
23 need to do is carry this application to the
24 next Planning Board meeting without further
25 notice. I believe that's September 8th.

1 COORDINATOR COONCE: That's correct.
2 September 8th.

3 MS. MAZIARZ: September 8th.

4 CHAIRMAN HANDS: Okay. Is that --

5 BOARD MEMBER SANDOW: Mr. Chairman,
6 I have questions for the engineer. And I know
7 from our first meeting that we had questions
8 that were going to be carried over for the
9 environmental guy. So will the next meeting
10 be questions for all?

11 MR. REGAN: Mr. Chairman, we'll
12 obviously have our engineer here and our other
13 professionals. As far as the environmental is
14 concerned, I mean, we had our environmental
15 consultant up for six hours, two meetings.
16 Quite frankly, we did it as a courtesy to the
17 Board and the public because of the concerns
18 expressed, you know, with the past use of the
19 property and the associated demolition and so
20 on.

21 We don't know what else there is to
22 talk about with respect to the environmental.
23 I mean, you've made it clear that it has to be
24 remediated. It's under the guidance of the
25 LSRP. So we didn't intend to bring our

1 environmental consultant back. Everybody else
2 obviously we will have back.

3 CHAIRMAN HANDS: And I know there
4 was one open set of questions open that I
5 think have been responded to. Was that the
6 close --

7 MR. REGAN: Yes, questions from one
8 member of the public. Obviously that offer
9 was put out a couple of meetings ago to the
10 members of the public and only one person
11 provided questions and they have been
12 responded to by the LSRP.

13 CHAIRMAN HANDS: Okay. Dennis, do
14 you want to hold -- is it fair that -- let me
15 just clarify. The engineer you'll bring back
16 again for any questions from the Board?

17 MR. REGAN: Yeah.

18 BOARD MEMBER SANDOW: I left an open
19 item with the engineer and he said he'd be
20 back with an answer. And I'd like to pursue
21 that if he's available.

22 MR. FOURNIADIS: Was it -- was it --
23 it was the engineer, though, not the traffic
24 consultant?

25 BOARD MEMBER SANDOW: It was the

1 engineer. It was a question about fill.

2 MR. FOURNIADIS: Okay. We'll -- I
3 know he provided the -- he's putting together
4 a package, I reviewed it this week, which
5 provides the cut-and-fill analysis for the
6 property and that's going to be submitted to
7 your professionals.

8 But if you've asked him a question,
9 he will be available at the next meeting to
10 answer that.

11 BOARD MEMBER SANDOW: Okay. Thank
12 you.

13 MR. FOURNIADIS: But your
14 professionals will be getting supplemental
15 submissions from him including a cut-and-fill
16 analysis.

17 CHAIRMAN HANDS: Are we doing any
18 revised -- I apologize if I'm misremembering.
19 Any revised landscaping and lighting?

20 MR. FOURNIADIS: Yes. Those are
21 all -- those will all be resubmitted in
22 response to all of the comments that we
23 received.

24 CHAIRMAN HANDS: And would they be
25 available for any further questions?

1 MR. REGAN: Yes.

2 MR. FOURNIADIS: Yes. Yeah, if the
3 professionals, after they review them, I
4 suppose, feel that they haven't addressed the
5 comments, we will, of course, be available --
6 the professionals will be available to address
7 them.

8 CHAIRMAN HANDS: Fine. Thank you so
9 much.

10 Therefore -- yes, Tom?

11 VICE CHAIRMAN JONES: All right. I
12 just wanted to go back, Mr. Chairman. I just
13 wanted to go back to Mr. Regan on the
14 follow-up responses to the one resident.

15 What date was that response sent
16 back?

17 MR. REGAN: I honestly don't know.
18 It was within the last few days. I think
19 maybe on Friday.

20 MS. MAZIARZ: Yes.

21 MR. REGAN: This past Friday.

22 VICE CHAIRMAN JONES: Okay. Thank
23 you.

24 CHAIRMAN HANDS: Okay. So with that
25 said --

1 MR. REGAN: It was supposed to be
2 filed with the Board secretary. She could
3 probably give you the date, you know.

4 VICE CHAIRMAN JONES: Okay. I'll
5 follow up with her, but thank you very much.

6 CHAIRMAN HANDS: Jolanta, Debra,
7 we're going to carry to September the 8th this
8 application?

9 COORDINATOR COONCE: Correct, with
10 no further notice required by the applicant.

11 CHAIRMAN HANDS: Appreciate it.
12 Thank you.

13 Thank you, public. I apologize for
14 not getting to you, but let's make that the
15 focus of the next meeting.

16 With that said, thank you, guys.
17 We've got the last couple of items to cover on
18 the agenda. We'll just finish up the meeting
19 in a couple of minutes.

20 MR. REGAN: Thank you.

21 MR. FOURNIADIS: We can go?

22 CHAIRMAN HANDS: You can enjoy the
23 rest of the evening.

24 MR. FOURNIADIS: Thank you.

25 (Whereupon, the hearing was

1 adjourned at 10:29 p.m. to September 8, 2020,
2 at 7:30 p.m.)

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