

HIGHTSTOWN BOROUGH PLANNING BOARD
APPLICATION NO: 2020-01

IN RE: CITY LINE AT
HIGHTSTOWN-MINOR SUBDIVISION
AND PRELIMINARY AND FINAL MAJOR
SITE PLAN, BLOCK 8, LOT 12;
BLOCK 21, LOTS 1-14, 20 & 26;
BLOCK 30, LOTS 1-7 & 10-13

Transcript of proceedings taken on
September 16, 2020, at 7:30 p.m. via
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A P P E A R A N C E S:

CHAIRMAN: MR. MONTFERRAT

RECORDING
SECRETARY: SANDY BELAN

BOARD MEMBERS: VICE CHAIRWOMAN BEVERLY
ASSELSTINE
MAYOR LAWRENCE QUATTRONE
COUNCILMAN STEVE MISIURA
BILL SEARING
JOHN LAUDENBERGER
BETH WATKINS
JOSEPH BALCEWICZ, ALT. #1
RAYMOND CABOT, ALT. #2

PLANNING BOARD
ATTORNEY: JOLANTA MAZIARZ

BOARD PLANNER: BRIAN SLAUGH

BOARD ENGINEER: CARMELA ROBERTS

APPLICANT'S
ATTORNEY: MICHAEL FLOYD, ESQ.

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1 CHAIRMAN MONTFERRAT: Is everybody
2 ready, including our applicant?

3 MR. FLOYD: We are ready to proceed.

4 CHAIRMAN MONTFERRAT: So, I call to
5 order this meeting in continuance of the
6 September 14th meeting.

7 Tonight is September 16th, I'll call
8 tonight's meeting to order and I'll make
9 our statement, adequate notice of this
10 meeting has been given in accordance with
11 the Open Public Meeting Act pursuant to
12 Public Law 1975, Chapter 231.

13 Said notice was advertised in the
14 Trenton Times and Windsor Heights Herald as
15 required by law, and it's posted also in
16 the borough clerk's office.

17 Sandy, if we can have a role call,
18 please?

19 MS. BELAN: Mr. Montferrat?

20 CHAIRMAN MONTFERRAT: Present.

21 MS. BELAN: Mayor Quattrone?

22 MAYOR QUATTRONE: Here.

23 MS. BELAN: Councilman Misiura?

24 COUNCILMAN MISIURA: Present.

25 MS. BELAN: Ms. Asselstine?

1 VICE CHAIRWOMAN ASSELSTINE: Here.

2 MS. BELAN: Mr. Searing?

3 MR. SEARING: Here.

4 MS. BELAN: Mr. Laudenberger?

5 MR. LAUDENBERGER: Here.

6 MS. BELAN: Ms. Watkins?

7 MS. WATKINS: Here.

8 MS. BELAN: Mr. Balcewicz?

9 MR. BALCEWICZ: Here.

10 MS. BELAN: Mr. Cabot?

11 MR. CABOT: Here.

12 CHAIRMAN MONTFERRAT: Thank you,
13 Sandy. Next on the agenda we'll do the
14 flag salute, if I ask ask the mayor of
15 Hightstown to lead us in the flag salute.

16 (FLAG SALUTE)

17 CHAIRMAN MONTFERRAT: Okay, as I
18 stated, tonight is a continuation of our
19 meeting from Monday and Tuesday night and
20 we'll pick up, I know Carmela Roberts, our
21 borough engineer wanted to still talk a
22 little bit about the traffic report and her
23 comments and then we'll move forward with
24 Brian Slaugh, and then we will talk to any
25 of our commissioners from the fire

1 department or environmental, parks and rec,
2 any of our commissions on that, and then
3 we'll go to Q and A from our planning board
4 members, and then we will have our public
5 comment session, of course.

6 So, Carmela, I will defer to you to
7 continue your testimony.

8 MS. ROBERTS: Okay, thank you,
9 chairman. Everyone can hear me?

10 CHAIRMAN MONTFERRAT: Yes.

11 MS. ROBERTS: Okay, last night
12 Heather Balgowan was with us, she is a
13 traffic and engineering expert. She is
14 unavailable tonight, but during the day she
15 prepared a memorandum of a synopsis and an
16 overview of what we discussed and what we
17 would like to see the applicant provide,
18 and if you don't mind, I would like to read
19 this and I could submit this to Sandy
20 after.

21 So, the following is a summary of the
22 significant traffic matters from the
23 meeting. Testimony was provided by the
24 applicant's engineer, and noted in the
25 traffic impact study that the overall

1 impacts of the proposed development study
2 area intersections are very minor.

3 However, it's important to note
4 individual movements and approaches are
5 adversely impacted at certain crucial
6 intersections at the borough, including
7 Main Street and Franklin Street at the
8 westbound Franklin approach, Main Street
9 and Bank Street, and County Street, and
10 Stockton-street.

11 These impacts include level of service
12 degradations, major increases in delay, and
13 vehicle cue lengths, specifically at Main
14 Street and Franklin Street which are not
15 comparable to no build conditions.

16 The increases in delay at the Franklin
17 and Main intersection along the westbound
18 approach are between 18 and 38 seconds with
19 cue lengths increasing by 4 to 8 vehicles.

20 This intersection is part of a
21 coordinated system. The signal timing
22 modifications proposed by the applicant
23 only transfer the traffic issues from Main
24 Street to Franklin Street. This
25 intersection is part of a coordinated

1 system, and therefore the entire system
2 should be evaluated and retimed.

3 The need for transportation
4 improvements should not be determined on
5 capacity alone. Safety of all traffic,
6 motorists, pedestrians, and bicycles should
7 be considered. The applicant should offer
8 solutions to mitigate and improve the
9 safety and capacity at the crucial
10 intersections.

11 Potential improvements include always
12 stop control, restricting movements during
13 peak commuter hours, 7 to 9 a.m., and 4 to
14 6 p.m., overhead flashing beacon to help
15 enhance the visibility of the intersection,
16 raised or textured crosswalks to reduce
17 vehicle speeds and improve motorists
18 yielding, mid block crossing along Bank
19 Street at the entrance to Rocky Brook Park,
20 other traffic calming devices, other
21 pedestrian enhancements, and retying the
22 entire coordinated system along Main Street
23 to improve vehicle progression and allow
24 the through movements to pass without
25 stopping.

1 So, in conclusion, it is recommended
2 the applicant perform a post-development
3 study in addition to what was previously
4 requested, or traffic and pedestrian counts
5 at the driveways and nearby intersections
6 to confirm the results of the traffic
7 impact study.

8 If additional improvements are
9 necessary as a result of the
10 post-development monitoring, the applicant
11 should be responsible for the expense of
12 designing and constructing the necessary
13 improvements. Thank you.

14 CHAIRMAN MONTFERRAT: Thank you,
15 Carmela. Michael, any response?

16 MR. FLOYD: Yes, first I do take
17 exception with the entire memorandum and
18 synopsis that was just read into the
19 record, it's hearsay, and I understand that
20 Heather cannot be here, but I think it's
21 patently unfair for the applicant to have a
22 synopsis read into the record by Heather
23 when we can't question her conclusions,
24 number 1, especially when at the conclusion
25 of yesterday's hearing, we made it clear

1 that our traffic expert, Maurice Rached,
2 was not able to attend tonight's hearing.

3 That being said, it appears that the
4 request that was just read into the record
5 is, for the most part, consistent with
6 comment number 18 in Carmela's review
7 letter regarding the post-development study
8 of traffic counts and parking counts.

9 The applicant takes no exception to
10 conducting that traffic study and the
11 parking counts, and should that
12 post-development study, post-occupancy
13 study, show that the traffic impact study
14 counts were accurate or above actual
15 counts, then no further action is required.

16 If there are offsite improvements that
17 are required, the applicant, of course,
18 would be obligated to provide it's pro rata
19 share of it's costs pursuant to the
20 Municipal Land Use Law. But the applicant,
21 as a matter of law, cannot be solely
22 responsible for 100 percent of those costs,
23 that's very clear in the Municipal Land Use
24 Law.

25 So, again, with comment number 18, the

1 applicant agrees to do a post-occupancy
2 traffic study to reconfirm that the counts
3 provided by Maurice were accurate, and if
4 the counts are above what were provided in
5 the traffic study that would be in
6 connection with this application, the
7 applicant would agree to implement the
8 necessary offsite improvements and provide
9 a pro rata share pursuant to the Municipal
10 Land Use Law.

11 CHAIRMAN MONTFERRAT: And Michael,
12 your traffic expert will be working with
13 our traffic experts on this?

14 MR. FLOYD: Absolutely.

15 CHAIRMAN MONTFERRAT: Okay because
16 this is -- go right ahead, Carmela.

17 MS. ROBERTS: As of last night's
18 meeting, I thought we had made more
19 progress and I believe that what I read as
20 a synopsis here was everything that was
21 discussed last night, and during last
22 night's hearing, I know that both Heather
23 and I were insistent that additional study
24 needs to be done at this point, now, to
25 determine what improvements are needed now,

1 to mitigate the traffic that is expected.

2 The response from the applicant is
3 that traffic signals are needed, but we
4 don't want to put them in, you don't want
5 to have them, and that's been the end of
6 the conversation, I believe, on the
7 applicant's side.

8 What I said last night, what I say
9 again tonight is, what are your
10 recommendations in lieu of traffic signals?
11 And that is the list that I read just now,
12 is it always, take a look at always stop
13 control, take a look at restricting
14 movements during peak commuter hours,
15 overhead flashing beacons, raised or
16 textured crosswalks, mid block crossings,
17 et cetera, et cetera. Those were discussed
18 last night, I thought there was a
19 consensus, I thought there was a consensus
20 that the applicant should move forward now
21 to provide the recommendations for what
22 should be undertaken in conjunction with
23 the approval, not after construction.

24 CHAIRMAN MONTFERRAT: And I'm in total
25 agreement with your view on that, Carmela,

1 and I hope the applicant will also be on
2 the same page as we're asking them to be.

3 MR. FLOYD: Let me just, for the
4 record, that Carmela's characterization of
5 Maurice's testimony is not accurate. We
6 did not state that there was a current
7 problem right now, and we did not state
8 that any traffic signal is necessary right
9 now. Put that aside, we can agree to
10 disagree about Carmela's interpretation of
11 Maurice's testimony. In terms of what the
12 applicant is agreeing to do, the review
13 letter, comment number 18 specifically
14 speaks to a post-occupancy traffic study.
15 We agree to do that, as I just previously
16 described.

17 We also did agree to do a current
18 study on the intersection for stop signs,
19 et cetera, and to provide that not as a
20 condition of post-occupancy, but as a
21 condition of the approval. So, if I
22 misspoke earlier, my apologies, but we
23 would agree as a condition of approval, to
24 provide the study that Maurice described
25 last night, and we also agree

1 post-occupancy, to provide a full traffic
2 study to make sure that the counts provided
3 in the original TIS were accurate.

4 MS. ROBERTS: And if I could just
5 add one thing here, my apologies on saying
6 right now. And what I mean by right now is
7 as a result of your development, there are
8 needs. I don't mean right now today, I
9 just wanted to clear that up.

10 MR. FLOYD: Understood. And again,
11 Maurice, I think we were in agreement last
12 night about what would be provided as a
13 condition of site plan approval and as the
14 condition post-occupancy. So, Carmela, we
15 agree we will provide that study as a
16 condition of approval, as well as the
17 post-occupancy study.

18 And there was also discussion last
19 night about the grant that the DRCC for 60
20 thousand dollars for additional studies
21 that can be utilized by the township, which
22 PRC contributed to as well.

23 MS. ROBERTS: Yes.

24 CHAIRMAN MONTFERRAT: Carmela, are we
25 good with that, then? We'll lay those

1 conditions out.

2 MR. FLOYD: I just want to make sure,
3 so with Carmela, are we in agreement that
4 with the Municipal Land Use Law for any
5 offsite improvements if they are required
6 with the post-occupancy study, that the
7 applicant is only required to contribute
8 it's pro rata share?

9 MS. ROBERTS: We'll have to talk to
10 the attorneys about that. What I'd like to
11 ask before that is the study that we're
12 going to perform shortly after this
13 approval of recommended improvements in
14 lieu of a signal, is the applicant willing
15 to install whatever improvements are needed
16 in lieu of, and is that, this can be as
17 simple as a traffic stop sign or as complex
18 as a flashing beacon.

19 MR. FLOYD: I understand that even if
20 it's installing stop signs, that in the
21 greater scheme of things that that's not a
22 huge cost of this project, but as a matter
23 of law, the applicant cannot be obligated
24 to install 100 percent of these
25 improvements, and I would ask the board

1 solicitor to chime in, but there is case
2 law in the State of New Jersey from the
3 Supreme Court down, that it's very, very
4 clear that for offsite improvements, the
5 applicant can only be required to
6 contribute it's pro rata share for water,
7 sewer, and traffic and road improvements.
8 And even if the applicant this evening was
9 telling you that they would agree to
10 install 100 percent of the improvements at
11 it's own costs, I would be stepping in and
12 saying no, as a matter of law you can't do
13 that because it opens up this approval, if
14 we get it tonight, to a third party
15 challenge.

16 So, we just cannot agree to that and I
17 realize that installing, for example, stop
18 signs and flashing lights is small with
19 respect to the overall project, but we have
20 to make sure that we have an approval this
21 evening, if we get an approval this
22 evening, that is unappealable, and usually
23 under the Municipal Land Use Law, we can
24 only provide our pro rata share.

25 CHAIRMAN MONTFERRAT: Jolanta, would

1 you like to weigh in on that with the
2 Municipal Land Use issues?

3 MS. MAZIARZ: Yeah, I agree with
4 Mr. Floyd and we did discuss this earlier
5 today. Generally, off tracks contributions
6 by developers are limited to their pro rata
7 share of off-track issues. You know, we
8 will have to figure out what that pro rata
9 share is, this developer may owe the lion's
10 share of that pro rata share depending on
11 how many other properties are implicated.
12 So, that's something that I will have to
13 agree in theory that yes, the developer is
14 responsible for it's pro rata share.

15 MR. FLOYD: And again, it could be 99
16 percent, it could be 1 percent, and if it's
17 99 percent, it is what it is, I just want
18 to make sure that it's the pro rata share
19 regardless of what that share is.

20 CHAIRMAN MONTFERRAT: Totally
21 understand that, Michael.

22 MS. ROBERTS: If we are, Mr.
23 Chairman, Jolanta, Michael, this brings us
24 to another point in the traffic analysis,
25 and it was brought up in my report. The

1 analysis is based on a 5-year projection,
2 which we believe is not appropriate in this
3 situation, that 5 years is too far in the
4 future, it should be a 2 to 3 year
5 analysis. And this little sticking point
6 will make a difference to the cost of an
7 applicant's share of pro rata share of
8 improvements.

9 It's an objection I've made from the
10 moment we reviewed this and put it
11 together. Anything can happen in these
12 days in 5 years, it's a very uncertain
13 timeline, and even though it was put
14 together, that 1 percent increase per year,
15 and that is the NJ DOT percentage, 3 years
16 is the appropriate timeline to look at
17 this. And from that timeline, all these
18 other questions we're discussing are
19 unfolding.

20 MR. FLOYD: Carmela, I know you put
21 that objection on the record last night,
22 and I think Maurice was very firm and clear
23 in his response that the build out analysis
24 that he did was accurate and he was trying
25 to respond in details regarding the counts

1 and everything else and he was shut down,
2 by you, but --

3 MS. ROBERTS: It's not that we said
4 Maurice was not accurate, it's that this
5 study, timeline, is too long, and there
6 were no solutions offered. And his
7 presentation was looking at a portion of
8 the impacts, not the total impacts. So,
9 that wasn't saying he was wrong in his
10 analysis, that analysis is, we made a
11 comment to what that analysis means.

12 MR. FLOYD: Again, I know the comment
13 is in your letter, but the fact is that you
14 brought in Heather yesterday as the traffic
15 expert, and neither Heather is here this
16 evening, nor Maurice, and Maurice was very
17 firm in his testimony, very clear in his
18 testimony regarding why his analysis was
19 accurate and he responded to the comment in
20 the review letter and again, stating for
21 the record, to be reading Heather's quote
22 unquote synopsis into the record, it's
23 hearsay, it's not appropriate.

24 And I feel like we're getting
25 sandbagged right now when we specifically

1 stated that Maurice was not going to be
2 available this evening, Heather was not
3 going to be available this evening, and
4 frankly as a common courtesy, you could
5 have sent to us that synopsis up front so
6 that Maurice could have had a chance to
7 review it, and we weren't given that
8 opportunity.

9 MS. ROBERTS: This was not an
10 intentional stunt --

11 MR. FLOYD: It most certainly was.
12 It most certainly was.

13 CHAIRMAN MONTFERRAT: Michael,
14 respectfully, we have our professionals,
15 and we brought in our traffic person, so if
16 we can just have a conversation about this,
17 it would definitely be helpful because it's
18 a big project, Michael, and this is a big
19 part of it so we want to work this through
20 so then the residents that are already in
21 existence there are not going to be
22 impacted.

23 So, I want to get through this and I
24 want to have a conversation and not have a
25 conflict as we were having a little bit

1 last night. So, if you can respectfully
2 understand where the borough and our
3 professionals are coming from, it would be
4 appreciated.

5 MR. FLOYD: Mr. Chairman, my
6 apologies, and I totally understand and
7 agree with what you're saying, my apologies
8 to Carmela, I was a little frustrated, I
9 know our project team, that we were
10 preparing for comments from the planner to
11 address comments from the board and the
12 members of the public, we weren't expecting
13 to address traffic comments, let alone a
14 synopsis that we haven't seen.

15 What I would put forward if it is
16 acceptable to Carmela and the board would
17 be, we are agreeing to do studies as a
18 condition of the approval as discussed; we
19 are agreeing to do the post-occupancy
20 traffic counts and study as agreed upon
21 last night and this evening and as
22 requested in the review letter; and we
23 would agree as a condition of approval for
24 our traffic engineer to work with Carmela
25 and Heather to rectify any outstanding

1 questions or concerns that they have about
2 the traffic counts and the study.

3 CHAIRMAN MONTFERRAT: That's
4 definitely agreeable. Carmela, your
5 thoughts?

6 MS. ROBERTS: That's definitely
7 agreeable. For certain, I do want to
8 state, Heather couldn't come tonight, I
9 wanted a synopsis and I asked her very late
10 in the day, it arrived about 7 p.m. I am
11 -- did not mean to sandbag you, it was a
12 cooperative effort, and with that -- it
13 wasn't my intention.

14 MR. FLOYD: Thank you, I appreciate
15 that.

16 CHAIRMAN MONTFERRAT: All right, well
17 thank you. Carmela, any other comments, or
18 you want to put into the record on this?

19 MS. ROBERTS: No additional
20 comments.

21 CHAIRMAN MONTFERRAT: All right, well,
22 thank you Michael, and thank you Carmela.

23 So, moving forward from our
24 continuation, I'll ask Brian Slaugh for his
25 comments to share with the board and to the

1 applicant. Brian?

2 MR. SLAUGH: Thank you. I have some
3 questions stemming from the testimony we've
4 heard so far. I may well be straying into
5 comments, so I thought maybe I should be
6 sworn in.

7 CHAIRMAN MONTFERRAT: Sure, Carmela, I
8 mean, Jolanta?

9
10 BRIAN SLAUGH, S-L-A-U-G-H, sworn by the Board
11 Attorney, testified as follows.

12
13 MR. SLAUGH: So, I had a number of
14 questions, kind of grouped in so the
15 applicant can have each of his
16 professionals necessary.

17 There's some clarity that needs to
18 happen, we heard some testimony last night
19 from Mr. Constantine and Mr. Feinberg that
20 there will 30 public parking spaces in the
21 parking garage, yet there is another
22 notation that indicates that it would be 20
23 spaces. The redevelopment plan requires
24 the 30 spaces, so I would like to confirm
25 by PRC, that in fact it's going to be 30

1 spaces in the garage, or the board will
2 need to entertain an exception for that
3 requirement, because there's a conflict.

4 MR. FLOYD: It would be 30. That
5 conflict will be resolved, it will be 30
6 cases.

7 MR. SLAUGH: Thank you. In that same
8 thing -- so, Mr. Floyd is stipulating to
9 that. So in a similar fashion, we heard
10 testimony from Mr. Feinberg pertaining to
11 electric vehicle charging stations in, on
12 the Tract B garage, but I don't believe I
13 heard testimony that he would meet the EB
14 standards that are in the redevelopment
15 plan with the project.

16 MR. FLOYD: The short answer is we
17 meet EB standards for all sections.

18 MR. SLAUGH: Okay, thank you very much
19 for that.

20 We have, I believe, all the mechanical
21 equipment will be screened from view in
22 basement areas or located on rooftops also
23 behind power pits and not visible from the
24 street. I'm wondering, if Mr. Feinberg can
25 confirm that, in fact, the mechanical

1 equipment screening will be all screened
2 from public view from outside the project.

3 MR. FLOYD: I could stipulate for the
4 record that that is correct, and it will
5 be.

6 MR. SLAUGH: Thank you. On Tract A,
7 the two-story parking garage is proposed to
8 be concrete with a painted finish. Were
9 there other treatments considered for the
10 exterior facade of the parking garage?

11 I note that it's, if you look in the
12 plan, it's in between the brick mill
13 building and the concrete mill building,
14 and the concrete mill building because of
15 it's historic nature, I believe it's just
16 going to be clean, effectively, so it will
17 still remain a formed concrete building,
18 and this garage would have that treatment,
19 but then it would not need to be painted.

20 So, if there's any conversation that
21 Mr. Feinberg or maybe Mr. Constantine can
22 have about the treatment of the exterior
23 facade of the garage, because there isn't
24 any ornamentation, it's basically just
25 straightforward, for the concrete it

1 appears, I'd like to hear some more
2 discussion on that, if that's possible.

3 MR. FLOYD: Yes, Mr. Feinberg will
4 address that.

5 And Mr. Chairman, just a housekeeping
6 matter, Bill Feinberg was sworn the last
7 two nights, I'm assuming he remained sworn
8 or we can have the board swear him again.

9 CHAIRMAN MONTFERRAT: No, I think
10 he's fine. Jolanta, I know you said it's
11 all continuous.

12 MS. MAZIARZ: Yes, Mr. Feinberg,
13 you understand that you're still under
14 oath?

15 MR. FEINBERG: I do.

16 MS. MAZIARZ: Okay, thank you. Mr.
17 Feinberg remains under oath, Chairman.

18 MR. FEINBERG: So, Brian, based on
19 your comments that I'm hearing, what we
20 would look at is having the surface of the
21 two-story parking garage, textured in the
22 same way that the historic concrete mill is
23 which at the time, it looks like it was
24 done with large plank boards, because at
25 that time we didn't have steel, form works,

1 that we would texture that to match and
2 then subject to our application to SHPO, if
3 we do have to, we do have to seal the
4 building, but we do have to paint it a
5 color because they will dictate whether or
6 not there was a color on the concrete where
7 it was originally built. We would do that,
8 if they say there was no color, then we
9 would not apply color to the garage or to
10 the concrete building.

11 MR. SLAUGH: Okay, but your intention
12 would be that if an analysis of the surface
13 indicates that it had been painted at one
14 point, and if SHPO, State Historic
15 Preservation Office, requires the building,
16 what you intend to do, is have that emulate
17 the brick mill building's exterior facade,
18 is that correct?

19 MR. FEINBERG: That's correct. Let
20 me just direct that, you said brick mill,
21 the concrete mill, correct?

22 MR. SLAUGH: Concrete mill, did I say
23 brick mill?

24 MR. FEINBERG: Yes.

25 MR. SLAUGH: So, in terms of the

1 retaining wall material, there's retaining
2 walls, I believe that form certain parts of
3 the, effectively where the 35 townhouses
4 are, and then the group of 8 townhouses.
5 What's the anticipated material of those
6 retaining walls?

7 MR. FEINBERG: The rendering that I
8 presented last night, the retaining walls
9 that are facing on the public street will
10 have a brick face and a cast stone cap.
11 The backside facing townhouses are away
12 from the public, maybe concrete finish, or
13 we may continue the brick finish on the
14 backside facing away from public streets.

15 MR. SLAUGH: And that would pertain to
16 both Tract A and Tract C?

17 MR. FEINBERG: Tract A definitely,
18 Tract C, I think that retaining wall is on
19 the engineer's plan and it's supporting the
20 parking lot, it's facing the brook, and I
21 don't know what materials were originally.

22 Okay, so we can work with you and if
23 we need -- if that's exposed at that end of
24 the project to the public street on Bank
25 Street, we would look at doing a brick

1 spacing on that also.

2 MR. SLAUGH: And I would say to the
3 board that if that's a modular concrete
4 unit, possibly it could be landscaped a bit
5 more as a way of disguising it's look from
6 the street, would be another possibility in
7 my mind to do that.

8 I think with the ones on 35 townhouses
9 where you have a retaining wall, like for
10 example near the pocket, they're kind of
11 the pocket park, there's a retaining wall,
12 I think SHPO is going to require that it
13 match the exterior of the townhouses. I
14 think that, I agree Mr. Feinberg's
15 testimony that those areas clearly need to
16 have a similar brick face. And then the
17 interior, I believe as he points out, would
18 be really not visible to the public unless
19 someone really tried to see it.

20 So, I would agree that their treatment
21 of possibly brick, but also possibly just
22 finished concrete on the interior would be
23 acceptable, too.

24 MR. FEINBERG: And just in addition
25 to that, we've been very successful on the

1 opposite side that we just spoke about, we
2 could have brick faced form work and then
3 we could stain it, so it will actually look
4 like brick and it can be stained a color to
5 match. So, we could look at all those
6 alternatives.

7 MR. SLAUGH: All right. In that same
8 area of the 35 townhouses on Tract A, we
9 had identified an area where we felt that
10 there was another stairway that would
11 benefit access between the levels in that
12 section from basically the parking aisle,
13 up to the plaza level, and we had indicated
14 that in our report, let me just find that
15 page here.

16 MR. FEINBERG: I believe, Brian, you
17 had indicated with a red X, where we have a
18 gazebo and we have our inner-courtyards.

19 MR. SLAUGH: Yes.

20 MR. FEINBERG: And we discussed that
21 internally as we reviewed your reports and
22 we will make every effort based on grading
23 to add that, to accommodate those stairs.

24 MR. SLAUGH: Okay, thank you. So, the
25 question arises about, so I wanted to make

1 a comment about the street lighting on
2 North Academy, there are overhead wires
3 that were in front of the blue industrial
4 building, warehouse building, so as the
5 applicant indicated, those are intended to
6 remain. That would actually be a
7 significant cost to try to locate those on
8 the ground.

9 So, one question I had was whether the
10 street lights, which are typically placed
11 in the planting strip between the sidewalk
12 and the curb, whether there was an
13 opportunity where those street lights,
14 instead of being on the west side of North
15 Academy Street, could be on the east side,
16 adjacent to the sidewalk in between the
17 sidewalk and the front facing the building,
18 or whether those street lights would be too
19 close to have a proper illumination.

20 MR. FEINBERG: And Brian, just for
21 clarification as we're all sitting here,
22 you're talking about Academy Street and
23 you're talking about on the east side of
24 the street?

25 MR. SLAUGH: Yes, because there was

1 some concern and that got expressed last
2 night between, I believe the borough
3 engineer, and the design engineer about the
4 street lights in front of the existing
5 residents. And it might be something that
6 those existing residents would welcome,
7 don't know that answer, we might hear about
8 that in public comment.

9 But, if the street lights were to be
10 moved to the eastern side, instead of being
11 in the planting strip, is there enough room
12 between the sidewalk and the front face of
13 the building to have street lights, or
14 would it be better to have building-mounted
15 lighting to illuminate the sidewalk and
16 that side of the street, because the
17 buildings are about 10 feet off the
18 property line.

19 MR. FEINBERG: Correct, and what
20 we'd be willing to do is working the
21 condition out with Bill and yourself and
22 Carmela, walk the street there, really
23 locate those fixtures, we also have
24 building-mounted fixtures for all the
25 townhouses, and come to a resolution to

1 what is best for the project and best for
2 the neighbors so we would be willing to
3 work through that problem. And we would
4 also work with JCP&L through that process
5 and invite them to the table.

6 MR. SLAUGH: Okay, from my standpoint,
7 I think it would be fine, and try to work
8 out those location issues and feel, as far
9 as I'm concerned, if the board is willing
10 to delegate that, I would be happy to work
11 with the applicant's professionals and
12 borough engineer on those issues.

13 So, I had a different question related
14 to the parking garage on Tract A. Again,
15 if you look at the geotech report there's
16 lots of instances where the seasonal high
17 water ranges from 16 to 30 inches below the
18 surface, and your intention is to cut into
19 the slope to level out that slope. It's
20 about, I think your testimony, Mr.
21 Feinberg, yesterday was, it's about an
22 8-foot slope across that area, which would
23 certainly be enough with some minor ratings
24 to dig out that slope and put a level paved
25 parking area underneath and then a deck on

1 top. But it suggests that such a, and this
2 may be a question for Mr. Portnoy, about
3 running into high ground water issues
4 related to the parking garage, and it also
5 raises in my mind whether you would
6 anticipate high water issues related to
7 construction of the 35 townhouses since
8 that would also be dug down.

9 MR. FEINBERG: And what we, two
10 things will happen relative to the parking
11 garage on Tract A, that is one of the
12 higher portions of the site because we're
13 sloping up as we're heading towards the
14 height selection property. So, what we
15 would do when we encounter ground water, we
16 continue to do other geotech reports, we
17 would waterproof the garage, the lower
18 level, the slab, make sure it's resistive
19 to hydrostatic pressure.

20 So, same with the townhouses as we
21 start to do the work now, if the building
22 has been removed and we start to move
23 forward with the geotech reports, we're
24 going to have to do test borings, and test
25 pits in that area because the former

1 building is sitting on top of it. We would
2 also make accommodations in our
3 construction to waterproof foundations and
4 alleviate any hydrostatic pressures.

5 MR. SLAUGH: So, some of that still
6 needs to be worked out, you're saying,
7 depending on, now that the property's being
8 cleared of the warehouse, you'd be able to
9 have that geotech work undertaken once an
10 approval is, and you'll have to, at that
11 stage, convince the building construction
12 code official that you have a proper
13 waterproofing system.

14 Would that require under-draining the
15 slabs?

16 MR. FEINBERG: We may, depending on
17 the hydrostatic pressure, but in some cases
18 like the townhouses, and even with the
19 garage on Tract A, we do have a daylight
20 condition on the low side of those areas
21 and then we can daylight into, daylight any
22 kind of drainage. So yes, that may be part
23 of the condition depending on how high the
24 seasonal water table is, and the
25 hydrostatic pressures. And we would have

1 to provide that information as we move
2 forward for construction documents for our
3 building department, we would have to have
4 our work done in advance of that permit
5 post us getting our approvals.

6 MR. SLAUGH: Okay, thank you. Turning
7 to some other aspects of the site plan,
8 there was a fair amount of discussion about
9 the Rocky Brook Trail, and my recollection
10 is that a portion of the concrete building
11 is in the floodway, which is the high speed
12 area, and you had, your team had indicated
13 that any obstruction that exists with the
14 bridge, the foot bridge, in between the two
15 mill buildings has to remain since it's
16 DEP's view that you have to basically
17 maintain the conditions that are there
18 today, is that an accurate statement?

19 MR. FEINBERG: That's correct.

20 MR. SLAUGH: So, there's not a means
21 to get around the stairwell that you will
22 be retaining for SHPO purposes, but not
23 using with the concrete mill building?

24 MR. FEINBERG: That's correct and
25 that's why we have to, regardless of the

1 fact that working with SHPO, we would have
2 to leave that stair tower in place, we just
3 can't use it as the means of egress for
4 under the current construction codes, the
5 new construction codes.

6 So, we are going to work with DEP, we
7 are going to have DEP pre-app meeting, we
8 have a whole list of items that we want to
9 discuss based on the reports that we
10 received from all the board professionals,
11 and those items, those are, have been in
12 the case where we have three that are now
13 growing into foundations which, of the two
14 existing buildings. So we need to mitigate
15 that condition so it doesn't undermine the
16 existing buildings as we move forward with
17 construction. So we will keep the board
18 apprised as we move through DEP, for the
19 approvals.

20 MR. SLAUGH: And it's also not
21 possible, maybe and probably not desirable
22 from your point, that the trail would go
23 between the concrete mill building and the
24 mixed-use building, skirting your poolside
25 amenity, is that correct?

1 MR. FEINBERG: That's correct.

2 MR. SLAUGH: And because there's like,
3 you have the bridge that goes over and that
4 bridge is secure, isn't that a secured area
5 then for residents?

6 MR. FEINBERG: It will be secured
7 area, we're also setting the trail in the
8 direction of the floodway so now you're
9 sending someone to walk in in the event of
10 a flood, into a situation they should not
11 be in that area.

12 So, that's something that you know, he
13 regulates, and it was always a desire as we
14 went through the process and looked at the
15 process from the beginning, we thought it
16 was an idea subject to DEP. So, we believe
17 we've taken the best way of relocating and
18 running through the trail, as I described
19 it, the donut or the Mechanic Street.

20 MR. SLAUGH: So let's talk about
21 that, if I understand the concept of that,
22 between undergoing effectively the second
23 story of the mixed-use building, what
24 you're proposing is, I think in planning
25 terms for what is called a pedestrian

1 street. Is that correct? Where
2 pedestrians have as much, if you like,
3 right to use the land area as vehicles,
4 that there isn't a priority given to
5 vehicles on that street, on that portion of
6 the property.

7 MR. FEINBERG: Yeah, that's the
8 vision that Jim Constantine presented in
9 his testimony. He also had a couple of
10 photos of similar types of projects, and
11 the idea would be to make it a pedestrian
12 street, and that vehicles would be crossing
13 through, it really is the intention, the
14 European kind of streetscape, is what we're
15 looking for.

16 MR. SLAUGH: So, that's brought in,
17 having seen quite a few examples myself in
18 Europe, so that would mean a different kind
19 of treatment for the pavement of the street
20 and perhaps a delineation of walk areas
21 with only, let's say significant bollards.
22 I've seen them done in heavy timber, I've
23 seen them done in concrete, I've seen them
24 done in granite, but I suspect that's not
25 something you want to talk about. And so

1 that you create this area, I'm just trying
2 to understand and make sure that, so you're
3 really trying to create this area where
4 pedestrians will walk on any portion of
5 that property, it isn't like a street with
6 a sidewalk where the pedestrians are on the
7 sidewalk and the cars are in the cartway?

8 MR. FEINBERG: That's correct, I'm
9 gonna have Jim Constantine give testimony
10 because he is gonna be responsible for the
11 design and implementation of this courtyard
12 which crosses over between our residents
13 and the people using the trail and the
14 parks. So, let me turn this over to Jim.

15 MR. FLOYD: And Jim's going to be
16 referencing right now, Exhibit A-1, slide
17 17. And Jim was previously sworn on Monday
18 evening and resworn, or recognized on
19 Tuesday evening.

20 MR. CONSTANTINE: So, Brian, to
21 answer your question, there are some images
22 that you can see on the sides of this page
23 which was in the presentation that I made
24 Monday evening, which basically shows the
25 texture-paved shared space that you can see

1 in the upper right image. There are
2 bollards, there's actually no curb, there's
3 street lamps and benches and things of that
4 nature, that sort of line, this
5 continuously textured-paved environment so
6 that there's a feeling to motorists that
7 they're actually driving to a plaza,
8 similar to what you sometimes find in a
9 sort of a hotel or resort entry where
10 there's all sorts of things going on, but
11 it's texture-paved, you move slow, you're
12 aware that there's people, and there is a,
13 I will say an international movement that
14 this falls under called shared space that's
15 being promoted elsewhere.

16 There have been groups in New Jersey
17 that have held seminars on this and there's
18 the built example in Middlesex County in
19 the Borough of Metechen on the public
20 street.

21 MR. SLAUGH: And so, some of that is,
22 you know, the experiences that I've had
23 where this is essentially creating a
24 self-regulating environment for drivers,
25 that they recognize they're not on the main

1 street anymore, and that drivers
2 automatically slow down, and I think you
3 will have that here because, particularly
4 because you have the overhead, it looks
5 like you're driving through the building.

6 So, that in itself will focus as a
7 very strong traffic calming aspect. One is
8 just a play of light and shadow, for
9 example, underneath the building as you're
10 driving through. The fact is, and I think
11 if you treat that, and so I was kind of
12 looking at the central picture on the left
13 side because you can see that there's
14 cutouts and things of that nature, and
15 where the car is is essentially like the
16 indentation for parking that you have on
17 the courtyard which will be on the west
18 side.

19 So, it seems to be almost like that
20 and then if you envision that with like
21 looking backwards, and you have three
22 stories that are above the roadway, I think
23 this ends up being a self-regulated
24 environment. So I would agree with that
25 that it could create a real amenity space

1 and a sense of arrival, and also
2 significantly slow motorists down.

3 So, in my view, whether the trail goes
4 on one side or the other, I think it to
5 some degree is irrelevant because people
6 using the trail are gonna be all in any
7 place on that space, whether it's where
8 cars can drive or where they can't drive.

9 So, I don't know that there's a need
10 to really focus on what side of the street
11 the trail goes on, because it's not really
12 a street in the conventional sense.

13 MR. CONSTANTINE: I would agree.

14 MR. SLAUGH: So, one of the things
15 that maybe you can discuss as well is, what
16 we haven't seen yet is essentially a
17 signage package for the project. I don't
18 recall seeing one in a submission. How do
19 you intent to address signage?

20 MR. FLOYD: Brian, the answer is is
21 that, you're correct, there's no signage
22 package and our plan is to come back to the
23 board with a complete signage package in
24 the future for review.

25 MR. SLAUGH: I think there could be

1 some innovative things done, some retro
2 clutches for example, I could imagine a
3 vertical sign that's all set from the front
4 facade on North Main Street, for example,
5 to create kind of an iconic sign image for
6 the borough on that side.

7 So, that would have some retro touches
8 to it, but there's a lot of new technology,
9 too, with signs that could make them very
10 attractive. And we've already heard that
11 the applicant intends to create panels for
12 the Tract B garage where it's opened, and
13 not covered, and so I think that that will
14 meet the standard in the redevelopment plan
15 that indicates, that requires all the front
16 facades, all the facades visible to be in
17 the architectural treatment.

18 So, I think that doing panels or
19 things of that nature, where the applicant
20 could invite the public to have some
21 discussions about it or post images for it,
22 historic images of Hightstown that could be
23 placed there, I think that that makes for
24 also some interesting places for
25 pedestrians and visitors to visit and see.

1 Let me see here if I have anything
2 else. Well, I would say that I believe
3 you've agreed to a lot of the, if you like
4 a fair amount of the small items, these
5 have to do with landscape plant choices,
6 heights of some of the plant material, some
7 of the location ensuring that if there is
8 high water near the parking lot surface on
9 Tract A, I don't think you'll have it on
10 Tract B, that the plants are designed to
11 handle occasional wet roots. So, things of
12 that nature, I believe you've agreed to
13 that in kind of opening statements.

14 MR. FLOYD: Yes, that is correct.

15 MR. SLAUGH: One question was, had to
16 do with where does the chain link remain
17 because the chain link fencing requires a
18 design exception and if anybody is going to
19 give testimony to that.

20 MR. FLOYD: It will all be removed,
21 there will be no chain link fencing.

22 MR. SLAUGH: So, you'll have a fence
23 then that's, if you need a fence then we'll
24 have a revision to the site plan that has
25 all the different fence types on it?

1 MR. FLOYD: Correct. Any fencing
2 will comply with the redevelopment plan
3 criteria.

4 MR. SLAUGH: And I believe Bill
5 Feinberg testified with regard to
6 vegetative disturbance. Is it my
7 understanding that because of it's location
8 in environmentally-sensitive areas, that
9 effectively the stream corridor will not
10 be, for a better term of kind of
11 straightened up or cleaned up? Is that the
12 intent to essentially keep that in a
13 natural state?

14 MR. FLOYD: One moment, we're
15 bringing Bill Feinberg back.

16 MR. FEINBERG: In my testimony last
17 night, Brian, I was alluding to the fact
18 that we would like to clean up the south
19 side of Bank Street at the bridge. As you
20 can see, the trees are overgrown, they're
21 growing out of the foundation, and as I
22 said earlier today and last night, that
23 area will be under the direct direction of
24 DEP and their regulations, our desire to
25 clean it up and remove some of these

1 obstructions that are -- yes, that is also
2 under the PRCC Control, also.

3 MR. SLAUGH: That's generally in the
4 area of the existing buildings?

5 MR. FEINBERG: Yeah, the testimony
6 that I gave last night was all to that
7 bridge area and the connection between the
8 two buildings. There was a discussion
9 earlier on Monday night from our civil
10 engineer regarding the extension of the
11 grass pavers and fire access behind the
12 concrete building, but that's also under
13 the control of PRCC and DEP. So, those are
14 the two items where we are discussing our
15 ability to disturb vegetation or remove
16 vegetation, or implement the new pavement.

17 MR. SLAUGH: Okay, well, I think from
18 my perspective, it should look as natural
19 as possible. If they're going to have some
20 type of structural pavement, I would prefer
21 a geogrid and then markers to show where to
22 drive there, but because you're trying to
23 create this greenway, pavement doesn't
24 create a greenway, it detracts from it, and
25 that's my two cents about that.

1 MR. FEINBERG: And my belief is, DEP
2 is not going to allow us to have the
3 paving, or grass creed, or natural, some
4 ability for the fire engine and I gave
5 testimony that we would provide a dried
6 sandpipe for the storage connection from
7 Bank Street back to behind the building and
8 to work on the grading so that ladders
9 could be lifted up in the back.

10 So, our belief is that the DEP's
11 restrictions and DRCC, what we show on the
12 plan is the best solution and probably will
13 be the solution that is accepted for those
14 approval.

15 MR. SLAUGH: Okay, thank you.

16 So, there is, I think the last item I
17 would like to bring up, I should have
18 covered it a little bit before, had to do
19 with your testimony, Mr. Feinberg related
20 to the roof pitch for the townhouses, 35
21 units of townhouses, so the 6 and a half
22 and 12 pitch and then you had indicated, I
23 believe, an 8 and a half and 12 pinch for
24 the townhouses on Track C. If, perhaps, we
25 can have the perspective on the corner of

1 North Academy and Bank Street put up.

2 So, one of the things I was wondering
3 about is whether that roof pitch could be
4 increased on the sort of the public side,
5 if an 8 and a half by 12 is, or an 8 by 12
6 is a more traditional roof pitch for, if
7 you have like this, you have like federal
8 touches that are here with the buildings, I
9 was thinking that, particularly when we
10 look at the townhouses facing on North
11 Academy, that that roof pitch had been too
12 much of the garden apartment look about it
13 and whether that can be increased, hide
14 this lip in here with the stories, not the
15 height per se.

16 MR. FEINBERG: What we'll do is,
17 we'll match the 8 and a half on 12 pitch on
18 the townhouses that you see on the exhibits
19 which would be the south side of Banks and
20 the east side of Academy to match the 8 and
21 a half by 12 that we have on the north side
22 of Banks, so that's acceptable.

23 MR. SLAUGH: Thank you very much. I
24 did have a question on the pent roofs that
25 are at the front doors. And so, all of

1 these are shed roofs, so with this type of
2 arrangement where, and I appreciate the
3 detail that you've put into this actually,
4 I like that you have a curved arch, brick
5 shoulder course that's on the townhouse
6 here on the left, for example that you can
7 see. But the question I have is, with this
8 kind of townhouse look, you would more
9 traditionally have gable-ended, not shed
10 style front doors and then I would say that
11 there is, seems to be somewhat of a, not a
12 clear pattern as to why some doors have
13 pent roofs and some don't.

14 So, that looked to me in the design
15 vocabulary and maybe a little confused on
16 the pent roofs of how they should look.
17 So, I'm sure you have a reason, so if
18 perhaps you could have a discussion about
19 those and maybe if you, well I should let
20 you just answer the question.

21 MR. FEINBERG: So, we wanted to have
22 a variety of entrance ways and so if you
23 look at this right here, this has a
24 two-story archway on top of the door
25 without a pent roof, this one has what you

1 call a pent roof, some has, this has a
2 straight transfer over top, so we were
3 trying to get a variety, and I see now
4 looking at the rendering, that the shed
5 roofs kind of all look the same. So what I
6 would suggest, if it is acceptable, we
7 would have some shed roofs, and maybe we'll
8 turn the gable to the street, in addition
9 to having some that would not have roofs on
10 top. So we really have a greater variety
11 of entrance ways, how each house was built
12 separately by separate individuals. So
13 would you agree to do that and work through
14 that?

15 MR. SLAUGH: Okay, I think with that,
16 that covers my questions. I would just
17 point to the board that one of the
18 retaining walls requires a design exception
19 because it's a little bit over 8 feet,
20 retaining walls are limited to 8 feet. I
21 don't think it's significant, so I would
22 recommend that the board grant that design
23 exception for that retaining wall. I think
24 it's in the 35-unit townhouse project.

25 And with that, Mr. Chairman, those are

1 the questions that I had for the applicant
2 and his witnesses.

3 CHAIRMAN MONTFERRAT: Okay, thank you,
4 Brian.

5 MS. ROBERTS: Mr. Chair, this is
6 Carmela Roberts, I was wondering if I can
7 ask one additional question.

8 As I'm thinking back to Monday night
9 and the presentation that was made by
10 Yosef, I don't recall if the applicants
11 specifically said they would comply with
12 everything in my letter with the exception
13 of what Yosef pointed out. So, I ask that
14 it is either reconfirmed, or that it is
15 confirmed tonight, that there are no other
16 things in my letter, that we are not in
17 agreement with.

18 CHAIRMAN MONTFERRAT: I will defer to
19 Michael and also Jolanta pertaining to
20 conditions.

21 MS. MAZIARZ: Yeah, I can go over
22 the conditions that I've marked and we can
23 discuss that at the end of the hearing.
24 After the board has heard from the public,
25 there may be changes, once the board has a

1 discussion with the public.

2 CHAIRMAN MONTFERRAT: Okay.

3 MR. FLOYD: The applicant agrees to
4 comply with the comments and conditions in
5 Carmela's letter, other than as discussed
6 or clarified or revised during other
7 testimony Monday, Tuesday, or this evening.

8 MS. ROBERTS: Very good. Thank
9 you.

10 CHAIRMAN MONTFERRAT: All right, thank
11 you, Michael.

12 MS. MAZIARZ: That's not really
13 helpful, can we specify what you're not
14 going to be complying with?

15 MR. FLOYD: I mean, I --

16 MS. MAZIARZ: Okay, Carmela?

17 MS. ROBERTS: I can go back to the
18 notes that I took.

19 MS. MAZIARZ: Because I literally
20 have 15 pages of notes at this point so.

21 MS. ROBERTS: Same here, about 6
22 pages each evening. Shall we wait for
23 this, or do you want to do this at this
24 point?

25 MS. MAZIARZ: Maybe we should wait

1 for it because we may have to modify some
2 of this.

3 CHAIRMAN MONTFERRAT: Why don't we
4 wait for that.

5 MR. FLOYD: Mr. Chairman, I think
6 it's appropriate to have any approval
7 conditioned upon satisfaction of the
8 comment in Carmela's letter, except for
9 those that were clarified, or we provided
10 additional testimony to during the hearings
11 Monday and Tuesday night, and if there is a
12 question about what was testified to, we
13 have the ability to look at the zoom video
14 and the transcript.

15 MS. MAZIARZ: I'm not disputing
16 that, you know sometimes those things are
17 not exactly the, aren't as clear as you
18 imagined.

19 MR. FLOYD: No, understood, and we
20 would be willing to work out any specific
21 language in the resolution of approval with
22 you.

23 MS. MAZIARZ: Sure.

24 MS. ROBERTS: And from my
25 perspective, that comment's very helpful if

1 the only things that we spoke about, and
2 that you made comment to, are the things
3 that deviate from my letter, than I
4 understand your presentation and I am fine
5 with it.

6 MR. FLOYD: That is correct, so
7 anywhere where our testimony, you had
8 comments, we provided clarification, that's
9 on the record, anything else that we did
10 not provide additional testimony, we agree
11 to comply with the conditions or comments
12 in your letter, that is correct.

13 MS. MAZIARZ: Okay, so generally,
14 the conditions or the comments that Carmela
15 recommended to be conditions began on page
16 16 of the report.

17 MR. FLOYD: Of Carmela's?

18 MS. ROBERTS: No, no, that's not
19 right.

20 MS. MAZIARZ: I know you have
21 comments before that, but they went over
22 those comments and I think I have which are
23 conditions and which are not.

24 MS. ROBERTS: Okay.

25 MR. FLOYD: We would agree to review

1 them in detail with you with a draft
2 resolution of approval, and if there is any
3 issue, we would order the transcript and
4 review it.

5 MS. MAZIARZ: That's fine.

6 CHAIRMAN MONTFERRAT: Thank you,
7 Jolanta. Thank you, Michael.

8 Okay, at this point of the meeting I'm
9 gonna ask any of our volunteer commissions
10 to step forward and any questions they may
11 have or comments they may have, and I'll
12 start with our fire department. Is there a
13 representative online to make any comments
14 or ask any questions at this time?

15 You may need to unmute yourself if you
16 want to speak. But I'd ask you to state
17 your name and address for the record.

18 I saw Neal Glackin is present, Neal,
19 do you have anything? If not, I'll move on
20 to our commissions. Anyone from
21 environmental, historic, or parks and rec,
22 health department, anyone wishes to step
23 forward please states your name and
24 address. You may need to unmute yourself
25 if you want to speak.

1 Sandy, I don't see anybody stepping
2 forward.

3 MS. BELAN: No, I don't hear anyone.

4 CHAIRMAN MONTFERRAT: So, at this
5 point I'll ask our planning board members
6 for some Q and A with the testimony that's
7 been put before us by the applicant, or
8 else if you have any questions for our own
9 professionals pertaining to this
10 application.

11 COUNCILMAN MISIURA: I had something,
12 Mr. Chairman.

13 CHAIRMAN MONTFERRAT: Go right ahead,
14 Steve Misiura.

15 COUNCILMAN MISIURA: During the
16 course of the presentation, a boutique
17 hotel was mentioned a couple of times. Can
18 we just get a little bit more information
19 and definition as to what that is and how
20 it fits into this project or you know, just
21 a little bit more description on that,
22 because that term was used but not a lot
23 was discussed about what it is, exactly.

24 MR. CONSTANTINE: Jim Constantine,
25 I'll answer that question.

1 The boutique hotel is a permitted use
2 on Tract B in the mixed-use building in the
3 redevelopment plan, so if it were to be
4 optioned in where those boutique hotel
5 rooms were to replace a certain number of
6 apartments in that building, there will be
7 a replacement of those and they will have
8 access from a lobby down on North Main
9 Street, there will be parking in the
10 garage, it will effectively be serviced by
11 the same amenities as the rest of the
12 building.

13 COUNCILMAN MISIURA: So, it's
14 essentially a small retail -- people could
15 make a reservation and stay there.

16 MR. CONSTANTINE: Correct, we
17 talked about possibly removing 10
18 apartments and replacing it with 16
19 boutique hotel rooms.

20 COUNCILMAN MISIURA: Okay, thanks.

21 CHAIRMAN MONTFERRAT: Thank you,
22 Steve, thank you, Jim.

23 Planning board members, any other
24 questions?

25 Yes, Fred this is Bev, I got a

1 few things I would like to talk about.

2 CHAIRMAN MONTFERRAT: Go right ahead,
3 Bev.

4 VICE CHAIRWOMAN ASSELSTINE: First of
5 all, thank you for the presentation. I
6 think this is a very exciting project and I
7 think the presentation was excellent. I
8 think with the exception of the
9 conversation around traffic where I think
10 we still had some things to talk about, I
11 think overall the plan is very good. But I
12 also think we have a good plan for moving
13 forward on the discussion in some of those
14 traffic issues.

15 There's a couple of things I wanted to
16 talk about. First, I'm very happy to hear
17 in your testimony that you've been through
18 the county, and that you're aware of the
19 importance of bicycle facilities to the
20 county and probably heard about the county
21 bicycle plan, and when you talked to the
22 county planners. And when you talked about
23 the -- clarified in your presentation, the
24 bicycle facilities, the bike racks and bike
25 storage, you also mentioned a bike repair

1 station. And I have wanted to point out a
2 couple of things, North Main Street is
3 actually on a cross state, a major cross
4 state bicycle route that goes from the
5 northwest corner down to Cape May and the
6 southeast corner, and it comes right down
7 North Main Street in Hightstown.

8 So I would like to encourage you to
9 place bicycle racks and your bicycle repair
10 station on the North Main Street side of
11 the development because I think that's
12 gonna provide, we get a fair number of long
13 distance bikers coming through Hightstown
14 on North Main Street, so I think that would
15 be a nice enticement for them to stop, get
16 off their bikes, and actually look around
17 Hightstown, so I would like to encourage
18 that.

19 Also, to point out, when the county
20 was doing their bike plan last fall,
21 finalizing it, Hightstown was one of the
22 five demonstration projects that they did
23 in the county, and the bike lanes that we
24 have on North Main Street from the borough
25 line down to Monmouth, were part of that

demonstration project.

We deferred the treatment for bicycle facilities from Monmouth through downtown, knowing that the redevelopment project was coming in. So, I think when we work on, together, on some of these transportation issues, this is a great opportunity for us to look at the opportunities for treatment of bike route for the rest of the way through town.

Secondly, I would like to talk about Bank Street. We're also in the process of doing a mobility plan for Hightstown, working with the state department of transportation under a technical assistance plan. And the plan will probably be finalized by the end of the year, but one of the things that we had been trying to solve for is a network of bike routes around town and Bank Street is going to be an important bike route for us.

So, in the, I believe it's in Carmela's letter on page 6, she's summarizing the treatment for Bank Street and she talks about how it is a different

1 cartway of 28 feet wide and you are going
2 to be adding on-street parking. So, my
3 question there is, what's going to be the
4 dimensions of the roadway with the
5 on-street parking? I think at 28 feet
6 we're pretty tight to install a bike lane
7 on that road, but I'm just carious what the
8 final dimensions would be. Is that
9 something you can answer quickly?

10 MR. FLOYD: So, we're moving the curb
11 in so it's going to be recessed with the
12 parking to create additional travel lanes.
13 There's not going to be any impact.

14 VICE CHAIRWOMAN ASSELSTINE: So you
15 think it will still be 28 feet?

16 MR. FLOYD: Correct.

17 VICE CHAIRWOMAN ASSELSTINE: Which is
18 still a tad bit tight for a bike lane. But
19 what I would ask is that when Bank Street
20 is reconstructed, I understand that it's
21 going to have to be repaved and
22 reconstructed because of all the water
23 lines and all underground power and all of
24 that stuff. I ask that you consider the
25 mobility plan and as appropriate, add

1 whatever bike signage and pavement markings
2 are appropriate in that area.

3 Probably I'm talking about pavement
4 markings for shared road signage for the
5 bike route and that sort of thing. But I
6 ask you to take that into consideration at
7 that time.

8 MR. FLOYD: We will take that into
9 consideration.

10 VICE CHAIRWOMAN ASSELSTINE: I know
11 you already agreed to the midblock
12 crosswalk at Rocky Brook Park, and I know
13 that one of the other things you agreed to
14 was further discussion on Academy Street
15 with the on-street parking and the issues
16 with where that starts and ends and the
17 balance of on-street parking for the
18 funeral home and the next block up.

19 I also would like you to consider in
20 that discussion the possibility of, it's
21 difficult to tell by looking at the
22 drawings, but if there is a possibility of
23 doing another curb cut and adding a
24 crosswalk over to Grant Avenue, I believe
25 that the townhouses are going to be a

1 little bit larger, of course, from the
2 apartments. You're gonna have young
3 families there, and that's gonna be
4 accountable to bring pedestrians over to
5 Association Park, with the playground and
6 the picnic tables and the concert gazebo,
7 and I think we will have a lot of
8 pedestrian traffic there. So if that could
9 be worked into the plan in your
10 discussions, I would like to see that as
11 well.

12 MR. FLOYD: We'll take it under
13 consideration and our engineer will work
14 with your professionals to see if we can
15 incorporate that recommendation. We just
16 haven't looked at it yet, but we will.

17 VICE CHAIRWOMAN ASSELSTINE: Yep,
18 thank you, I appreciate that.

19 And the last comment I wanted to make,
20 I know there was a slight disagreement,
21 different points of view between Brian and
22 Carmela on the Mechanic Street with the
23 courtyard. I still think that what you
24 agreed to previously to sit down with
25 Carmela and get the options for the pathway

1 whether the path runs on the east side or
2 the west side, I still think that
3 conversation is important and should be a
4 part of the condition for approval. I
5 think that having the fire staff come
6 through there and emergencies and the
7 entrance and exits out of the garage still
8 creates a conflict with pedestrians.

9 So I still think that's a conversation
10 that should take place just to make sure if
11 we're considering safety as well as the
12 advantages of that conventional street
13 which Brian talked about, which I think is
14 also a great thing.

15 Also, it was my understanding that the
16 courtyard was assessed and just to ensure
17 that we've got an ADA compliance out of the
18 way for people to use that part of the
19 greenway, as well. So, those are my
20 concerns.

21 MR. FLOYD: It will definitely be ADA
22 compliant.

23 VICE CHAIRWOMAN ASSELSTINE: That's
24 it, thank you.

25 CHAIRMAN MONTFERRAT: At this time I'm

1 gonna ask Sandy if you could unmute
2 everyone, because I'm getting some messages
3 saying that some [INAUDIBLE].

4 MS. BELAN: Unmute everyone?

5 CHAIRMAN MONTFERRAT: Yes, unmute
6 everyone. If anyone has a comment from
7 fire department?

8 MR. GLACKIN: [INAUDIBLE].

9 CHAIRMAN MONTFERRAT: Sandy, could you
10 hear Neal's question?

11 MS. BELAN: No, it's too garbled.

12 CHAIRMAN MONTFERRAT: I'm going to
13 ask everyone if they can mute themselves,
14 and we'll keep -- Sandy's not going to mute
15 you, so that we'll have less interference.
16 And then, Neal, if you wanted to state your
17 question or comment again.

18 MR. GLACKIN: Neal Glackin,
19 G-L-A-C-K-I-N.

20 CHAIRMAN MONTFERRAT: Go right ahead,
21 Neal.

22 MR. GLACKIN once again, I was the
23 only one, I believe, last night from the
24 fire department for the meeting up until we
25 got into the traffic thing when that ended,

1 I ended.

2 I did talk to our team today in
3 reference to what was brought up last
4 night. I believe we talked about knox
5 boxes, we talked about sprinklers, both in
6 the parking garages and the building
7 themselves. I expressed that about the
8 pavers by the pool area whether that was
9 going to be a DEP situation, which I passed
10 that along to the fire chief today and in
11 discussion and anything else that was fire
12 related, I passed along with a few other
13 things.

14 He was okay with all that, I did not
15 speak to the marshall, fire marshall
16 himself, I just spoke as chief, and they
17 were looking forward to having a meeting
18 with the actual developer at a later date
19 which I think is what they were told, and
20 that's pretty much where we stood.

21 CHAIRMAN MONTFERRAT: Thank you.

22 Okay, thank you, Neal.

23 MR. GLACKIN: Thank you.

24 CHAIRMAN MONTFERRAT: Anyone else form
25 any other commissions, wish to make the

1 comment or okay, so I'll open it back up to
2 our planning board.

3 If you could kind of keep
4 conversations to the meeting.

5 I'll ask our planning board members,
6 any questions? Since we're all unmuted.

7 MR. BALCEWICZ: Yeah, this is Joe
8 Balcewicz I have a couple of questions.

9 CHAIRMAN MONTFERRAT: Go ahead, Joe.

10 MR. BALCEWICZ: Okay, on Monday
11 night, I asked some questions about where
12 power poles might still be located within
13 the development area and I thought you were
14 going to have a drawing to show those
15 locations available yesterday; didn't see
16 it. Is that still something you're
17 planning to provide?

18 MR. FLOYD: I'm going to ask Bill
19 Feinberg to speak to the poles above
20 ground, below ground, and any relocations.

21 MR. FEINBERG: So, Doug, I know it
22 came up in some of the testimony from our
23 engineer, and what we're gonna do is, we're
24 gonna have the testimony that I gave that
25 we're working with JCP&L and both your

1 company, CCL, and also Hights Electric will
2 be at the table when we have our next
3 meeting with JCP&L regarding pole
4 location/relocation because they determine
5 ultimately where a pole would go. We can't
6 make that decision.

7 MR. BALCEWICZ: Okay, great, thank
8 you for that. I keep hearing an echo of
9 about two seconds.

10 CHAIRMAN MONTFERRAT: That's because
11 we're all unmuted.

12 MR. BALCEWICZ: I don't know if you
13 ever heard but when you used to talk by a
14 telephone through satellite, it makes about
15 a half a second delay, people go crazy.

16 CHAIRMAN MONTFERRAT: We just want to
17 make sure everybody has a voice tonight.

18 MR. BALCEWICZ: Okay, I'll keep
19 going.

20 The next question had to do with the
21 cultural arts commission. I didn't see any
22 input from them regarding the development
23 plans, but they have an applicant willing
24 to work with them in terms of facade
25 images, and maybe art work that may be

1 distributed throughout the development
2 area.

3 CHAIRMAN MONTFERRAT: Is there
4 anyone from Cultural Arts [INAUDIBLE] to
5 this application?

6 MS. BELAN: No, they did not.

7 CHAIRMAN MONTFERRAT: And they were
8 notified?

9 MR. SLAUGH: Mr. Balcewicz, this is
10 Brian Slauch. They are the planning
11 analysts for the garage level, they create
12 a good canvas in which to put --
13 [INAUDIBLE].

14 MR. BALCEWICZ: Brian, I can't make
15 out a word you're saying.

16 CHAIRMAN MONTFERRAT: Please mute
17 everyone.

18 MR. SLAUGH: So the applicant had
19 indicated that they're going to work with
20 arts groups within the -- related to the
21 new facade for the exterior to create
22 panels that will be attached to the
23 exterior facade of the parking garage which
24 will be visible from walking up North Main
25 Street, as well as along the trail, along

1 the Stony Brook, and they were thinking
2 about images from Hightstown's heritage or
3 other images that were -- I think that
4 there is an opportunity there for the
5 cultural arts folks to be involved in art
6 work at the site.

7 CHAIRMAN MONTFERRAT: Okay, well,
8 that's good information.

9 [CROSS-TALK]

10 MS. BELAN: I'm gonna put everybody
11 on question and answer and you're gonna
12 have to click on the question mark if they
13 have a question. If that helps.

14 CHAIRMAN MONTFERRAT: Very good.

15 MR. BALCEWICZ: So, regarding the
16 flood zone, I think there was testimony
17 that the ground floor of all the buildings
18 would be at least two feet above flood
19 stage. But if that's true, then my
20 question was, are we talking about the
21 flood stage due to a 100-year flood or
22 500-year flood, or what was the criteria?

23 This is Joe Balcewicz. Is there a
24 response to my question?

25 MS. BELAN: I'm gonna have to get PRC

1 back, hold on.

2 PRC, did you hear Joe's question?

3 I think they heard you, Joe, but they
4 couldn't answer. Now they should be able
5 to answer.

6 MR. PORTNOY: The finished floor of
7 all buildings would be a minimum of two
8 feet above the FEMA flood plain elevation.
9 Does that answer the question?

10 MS. BELAN: Joe Balcewicz, does that
11 answer your question? Joe Balcewicz, did
12 your question get answered? Can you hear
13 us?

14 MR. BALCEWICZ: I'm unumuted again.
15 I heard a response to my questions, but it
16 was not complete enough. You said the
17 finished floor of the first floor of the
18 buildings is a minimum of two feet above
19 the FEMA flood height, flood stage.

20 MR. PORTNOY: Flood plain.

21 MR. BALCEWICZ: Does that refer to a
22 100 or a 500-year flood or something else?

23 MR. PORTNOY: The FEMA regulatory
24 flood plain which is 100, that's what DEP
25 building code is all based on. So it could

1 comply with NJ DEP and building code.

2 MR. BALCEWICZ: Some floors of the
3 development are below that flood level,
4 right, like lower floors of the parking
5 garage, for instance, and basements of the
6 buildings? Is that correct?

7 MR. PORTNOY: The lower level of
8 the parking garage is below which is
9 permitted by DEP and construction code.
10 Any areas below the flood will be signage
11 proposed indicating there will be areas
12 subject to flooding.

13 MR. BALCEWICZ: Okay, does that mean,
14 are their pumps involved in mitigating any
15 flood waters that might accumulate there?
16 How do you get rid of that?

17 MR. PORTNOY: The lower level of
18 the parking garage will be equipped with
19 pumps in the event that heavy water does
20 accumulate in there.

21 MR. BALCEWICZ: Is that both parking
22 garages or just the Tract B one?

23 MR. PORTNOY: No, just Tract B,
24 Tract A entirely above the flood plain.

25 MR. BALCEWICZ: And my final question

1 deals with, I didn't see anything in the
2 presentation, although it may have been in
3 some of the materials that were provided,
4 about the effect of this development on the
5 local school district or on borough tax
6 rates. Now, maybe that's something that
7 you don't need to provide, but it's a
8 question that I certainly have.

9 MR. FLOYD: I understand your
10 question, and I would ask the board
11 solicitor to chime in as well, but I don't
12 think it's appropriate as a matter of law
13 to talk about the impact to this project to
14 the borough tax base. As discussed in the
15 previous evening's testimony, the applicant
16 is in the process of negotiating a
17 redevelopment agreement with the township
18 that will be dealt with by the governing
19 body.

20 MR. BALCEWICZ: So, how does, open up
21 the school impacts, is that also off
22 limits?

23 MR. FLOYD: Yes, again we're
24 negotiating with the governing body on a
25 redevelopment agreement and potentially a

1 financial agreement, but again, the
2 jurisdiction for those agreements are
3 solely with the governing body, not with
4 the planning board.

5 MR. BALCEWICZ: Okay, thank you.

6 MS. BELAN: The next board member is
7 Beth.

8 MS. WATKINS: Hi.

9 MS. BELAN: I think we lost Beth.
10 Mr. Laudenberger, do you have a question?

11 MR. LAUDENBERGER: Can you hear me?

12 MS. BELAN: Yes, PRC can you hear?

13 MR. FLOYD: Yes.

14 MR. LAUDENBERGER: Okay [INAUDIBLE]
15 everything, the entire presentation
16 [INAUDIBLE]. I'm curious to hear an
17 explanation about the name, if you guys
18 could tell us how you came up with that
19 name.

20 MR. FLOYD: Are you talking about the
21 name of the project? We discussed on
22 Monday evening, Bank Street Village.

23 MR. LAUDENBERGER: That's right.

24 MR. FLOYD: The feedback we received
25 was not to call it City Line, so we thought

1 that Bank Street Village was an appropriate
2 name given the location and the project
3 layout. And it came from our marketing
4 people as well from PRC.

5 MR. LAUDENBERGER: My thoughts
6 were, considering you're doing all of this
7 effort to maintain the historical aspect of
8 it being a mill, I thought maybe, I was
9 just curious if you guys had any other
10 ideas about a more unique name or something
11 that reminds us of mill, but that's just my
12 own opinion. I was just wondering if you
13 guys had any other ideas about that or it
14 was just a pure marketing standpoint.

15 MR. FEINBERG: I can answer that
16 question because I was working with the PRC
17 Marketing Group. And so we changed the
18 name to Bank Street Village, but each
19 building will be individually named and
20 numbered so we may relate back to Mill
21 Building number 6, or it might be something
22 to the effect to the engine room or the
23 boiler room, with the Boiler Building
24 Number 12. So we're working through that
25 so each building will have something that's

1 reminiscent to the original mill with the
2 overriding name being Bank Street Village.
3 So we do have some consideration that we
4 are working on currently.

5 MR. LAUDENBERGER: Okay, thank you.

6 MS. BELAN: Thanks Tom. Okay, Beth,
7 we're going to Beth. Beth Watkins?

8 MS. WATKINS: Hi Sandy, can you
9 hear me now?

10 MS. BELAN: Yes, I can, thank you.

11 MS. WATKINS: Thank you very much,
12 this is Beth Watkins. My question is
13 regarding the Tract C part of the property.
14 Since the Willis House is going to be
15 demolished, was there any consideration in
16 placing the townhouses further back on that
17 property as opposed to right on the street?

18 MR. FLOYD: The answer is no.

19 MS. WATKINS: No, there wasn't
20 consideration?

21 MR. FLOYD: Let me have Bill Feinberg
22 give some color to that.

23 MR. FEINBERG: Two things we looked
24 at was we wanted to line the street with
25 townhouses on both sides, and we didn't

1 want to impact the single family homes as
2 you turned the corner on Academy and start
3 to head up Park. So, we thought it was
4 best that the yellow house is now centered
5 on Park, and we didn't push them further
6 back into the single family neighborhood.

7 MS. WATKINS: Okay, I guess that
8 goes into the other part of my question
9 then, since you did give great care in
10 recreating the yellow house to mirror the
11 look of the original property, which I
12 really appreciate, and I think you did a
13 great design job on that, given the picture
14 that I looked at. Was any consideration
15 given to placing the yellow house in front
16 of the townhouses? Because I feel like the
17 townhouses block the view of that beautiful
18 house, then.

19 MR. FEINBERG: There was no
20 consideration, but as you walk on North
21 Academy and you head north, the distance
22 between the back of the townhouse and the
23 yellow house, 24, probably about close to
24 30 feet, 40 feet, so you're gonna get a
25 pretty good view. The rendering that I

1 presented was highlighting the townhouses,
2 as the yellow house was in the background,
3 but I think as you walk the neighborhood,
4 you're gonna get a great view of that side
5 entrance, which is the main entrance for
6 our resident amenities. So, I believe
7 we'll be able to, you'll notice that once
8 the building is up.

9 MS. WATKINS: Yeah, I get what
10 you're saying with that view, it's just
11 being a resident, and walking and running
12 and biking and riding, driving in that
13 area, you know that corner, I guess that
14 corner, I guess as we get into the traffic
15 question, which I know we can't get into
16 tonight, but it's just that corner is sort
17 of precarious as it is, and looking at it,
18 it just seems with the townhouses lining it
19 there, it just gives it more of a boxed in
20 feel. So I was just asking if there was
21 consideration of kind of flipping those two
22 properties, moving the townhouses back, or
23 maybe lining them in a different angle and
24 just really giving that yellow house the
25 respect that it probably deserves.

1 MR. FEINBERG: And again, we were
2 trying to line the street on both sides.
3 We have also, those townhouses, we actually
4 eliminated one, we had 9 townhouses and to
5 your point of giving you a visual -- the
6 ability to see around the corner, we
7 actually eliminated, at that point it was
8 almost 24 feet.

9 So the townhouses on that particular
10 corner starts about 24 feet back from the
11 curb line that exists now on Academy, so we
12 did take that into consideration and
13 eliminated a unit.

14 MS. WATKINS: Okay, thank you.

15 MS. BELAN: Any other planning board
16 members that have questions? You need to
17 come to the Q and A session.

18 MR. FEINBERG: Sandy, right now,
19 we're set up as cohosts, so we believe you
20 should be able to hear us, but if you
21 change the setting and you go into Q and A,
22 we'll let you know if you can hear us and
23 we can hear you.

24 CHAIRMAN MONTFERRAT: Sandy, we need
25 to have myself, Jolanta, to participate in

1 this Q and A with everybody else, be a
2 cohost is right, thank you. We're going to
3 have to do something about that.

4 I know we're having problems with
5 people that are phoning in, they cannot
6 unmute themselves, so if you can just open
7 it back up again and we'll ask anybody who
8 can mute themselves and then unmute
9 themselves to do that, and then anybody
10 that cannot mute themselves, to be
11 respectful and wait their turn.

12 MS. BELAN: I'm gonna try to make you
13 a cohost also.

14 CHAIRMAN MONTFERRAT: Yeah, I need to
15 be, there's no doubt, because it can go off
16 the rails real quick.

17 MS. BELAN: Okay, I'm hoping I have
18 three of you as cohosts now, I'm going to
19 go into Q and A.

20 Fred, can you hear us?

21 CHAIRMAN MONTFERRAT: Yes, I can.

22 MS. BELAN: PRC, can you hear us?

23 MR. FLOYD: Yes.

24 MS. BELAN: Jolanta?

25 MS. MAZIARZ: I can hear you. Can

1 you hear me?

2 MS. BELAN: Yes, I can hear you.

3 CHAIRMAN MONTFERRAT: I just want to
4 be able to still run this meeting, you
5 know, as the chairman.

6 So has anybody else raised their hand
7 from our planning board?

8 MS. BELAN: No, I don't show anyone
9 else from the planning board.

10 CHAIRMAN MONTFERRAT: Okay, so at this
11 point of the meeting I will open it for
12 public comment.

13 MS. BELAN: The first person we have
14 is Gene Seraphin.

15 CHAIRMAN MONTFERRAT: Okay, perfect.
16 Thank you, Sandy. And we'll have him state
17 his name and address for the record, of
18 course.

19 MR. SERAPHIN: Eugene Seraphin, 628
20 South Main Street, Hightstown.

21 CHAIRMAN MONTFERRAT: Yes, thank you.

22 MR. SERAPHIN: It was a wonderful
23 presentation of the architect showing the
24 elevation, plus the expert witnesses's
25 testimony. Since the borough was providing

1 water sewer streets, sidewalks, public
2 schools, maybe we're partners with the
3 developer. However, I don't feel like a
4 partner because the questions I have are
5 where is [INAUDIBLE]? What will the rent
6 be? How many people will occupy the total
7 project? What will be the rental prices?
8 What will be the total revenue that are
9 received by the developers? I can make
10 guesstimates at 400 units, it's a 60
11 million dollar project, based on their 6
12 million dollar figure they gave about
13 available cash.

14 So, if your rentals average 1500 a
15 unit, you're talking about 6 million in
16 rentals a year. Why are they saying that
17 they can't answer these questions because
18 they're in negotiations? Therefore, your
19 whole planning board open session is
20 meaningless. If you have a plan, you have
21 to have all the information that serves
22 your impact which you know is required for
23 your school, impact on the tax rate, impact
24 on anything else in this town.

25 You're all worried about the traffic,

1 that's fine, what about the real things
2 about the people who come to live in this
3 town will be at least 400, more like 800,
4 who will they be, what will their rents be?
5 What will the impact be in our community?
6 Thank you.

7 CHAIRMAN MONTFERRAT: Thank you for
8 your comments, Gene.

9 Next, public comment, Sandy.

10 MS. BELAN: Steve Slavin.

11 MR. SLAVIN: Can everybody hear me?

12 CHAIRMAN MONTFERRAT: Yes, we can.
13 Please state your name.

14 MR. SLAVIN: Yes, my name is Steve
15 Slavin, I'm an attorney, I'm with Turp,
16 Coates, Driggers, and White located right
17 here in Hightstown.

18 I'm actually here representing Mr. and
19 Miss Bernard Stella with regard to the
20 ownership of the property at 156 Stockton
21 Street, which houses their business, Hights
22 Electric. I know the board has heard about
23 them during the course of the applicant's
24 application and presentation.

25 My client's property is located

1 adjacent to the applicants's proposed
2 redevelopment to the south. It's the
3 center of their project and adjacent to
4 their proposed two-story parking structure.
5 They share a boundary that is currently
6 separated by the applicant's chain link
7 fence. My client operates a business that
8 rebuilds and maintains large electric
9 motors for any users including ventilation
10 motors for major hospital, Amtrak and sewer
11 and water treatment plants. The business
12 is fairly unique in it's operation by way
13 of their electric utility service
14 requirements, and location in the community
15 for the past 48 years.

16 So, they have some questions, but I
17 think many of them have been addressed.
18 Location of the build of the parking garage
19 was originally going to be to construct a
20 two-story parking garage, 5 feet off the
21 property line of the applicant's chain link
22 fence. Our office has spoken to their
23 attorney who, I believe, is present there,
24 and they're satisfied with their commitment
25 to address the client's concerns by moving

1 the two-story parking structure 18 feet to
2 the north, which would place the structure
3 23 feet from the property boundary, and
4 approximately 28 feet from my client's
5 building.

6 I just want to confirm that that is
7 what was I believe stated and said by
8 counsel, I believe was yesterday, or maybe
9 even Monday.

10 Our second question has to do with the
11 ventilation, and it's our understanding
12 that there is some ventilation on the north
13 side of the building, but we're not sure
14 what the ventilation would be on the south
15 side where my client's property is. We're
16 hoping that there's, you know, no
17 ventilation is going to cause some kind of
18 fumes or issues for my client. We would
19 like that addressed.

20 And then there's also an important
21 aspect of this is that my client would like
22 to note that there's no nothing indicating
23 how the applicant intends to fence or
24 buffer between their parcel and the
25 development around the parking structure.

1 My client has mechanicals for their
2 property, 5 feet space between their
3 building and the applicant's property, and
4 has historically gained access to the
5 property, their property, their building
6 roof area behind the building between the,
7 what will be the new parking garage and
8 their building. And they need some kind of
9 space to be able to continue to do that.

10 So, he's seeking a clarification on
11 the buffering plan and the fencing and
12 asking this question, I want to emphasize
13 that my client has a high power
14 transmission lines coming onto their
15 property supplied from utility poles on the
16 applicant's property.

17 The properties are currently
18 separated, secured by the applicant's fence
19 that exists. Sufficient fencing is going
20 to be necessary to keep all the intended
21 pedestrian traffic from this project into
22 downtown from trespassing or attempting to
23 cross my client's property.

24 So, this is a safety concern, and my
25 client requests that any fence or buffering

1 continue to permit my client to gain access
2 to the rear of his property for fire,
3 safety, as well as easement to permit my
4 client periodic access, he needs to get to
5 the back of his building with a bucket
6 truck, for maintenance or access to the
7 roof of our property, we're asking the
8 applicant to consider that for my client.

9 Essentially, one of the last things is
10 JCP&L. My client's business has a
11 requirement for continued high power
12 electric connections to operate their
13 business as I understand the applicant
14 intends to work with JCP&L to move the
15 power lines from Bank Street, down an
16 extension, to Mechanic Street, to the Rocky
17 Brook underground, then above ground, from
18 Bank, I'm sorry, from the brook to my
19 client's property.

20 With this change, there are risks the
21 power supply being affected for my client,
22 I believe, actually, the applicant has said
23 that they're going to allow us to sit at
24 the table with JCP&L to ensure that there
25 is no interruption of service, and that we

1 will continue to have good service with
2 regard to, so it does not cause any
3 problems with the business.

4 So in conclusion, our only concerns,
5 my client's concerns, are that the
6 ventilation of the lower level of the
7 parking structure be addressed with regard
8 to where my client's building is, access to
9 open space between the properties, proper
10 fencing and buffering, and the electrical
11 connection to service.

12 With that, I thank the board and you,
13 Mr. Chairman, thank you.

14 CHAIRMAN MONTFERRAT: All right, thank
15 you, Steven. Jolanta, is this something --
16 excuse me, Steven.

17 MR. SLAVIN: I was just going to say,
18 is that something the applicant's attorney
19 would be able to answer, if possible?

20 CHAIRMAN MONTFERRAT: I want to speak
21 to our attorney first.

22 MS. MAZIARZ: Yes, I received a
23 letter, I'm getting so much feedback -- I
24 received the letter yes, but and if the
25 speaker right now, and I missed your name.

1 MR. SLAVIN: I'm sorry, Steve Slavin,
2 the letter was probably from George White.

3 MS. MAZIARZ: It was, that's right.
4 If you would like that marked into
5 evidence, you could provide that to Sandy
6 and we could mark it into evidence, but I
7 believe that you have articulated what was
8 in that letter. If you have any questions,
9 I think that the applicant should be
10 answering those questions and responding to
11 that.

12 MR. SLAVIN: Thank you, that's what I
13 was asking for, if that would be possible.

14 MR. FLOYD: I had problems hearing
15 what was discussed but -- we're getting a
16 lot of feedback here.

17 MR. SLAVIN: Can I very quickly just
18 address it? Can you hear me now?

19 CHAIRMAN MONTFERRAT: I think your
20 letter may be enough, Steven. As Jolanta
21 said, we'll file that and we'll have a
22 discussion. I know a few of the items have
23 been addressed.

24 MR. SLAVIN: I believe that is
25 correct, a few of them have, we just want

1 to make sure the others are as well.

2 MR. FLOYD: We can address them right
3 now.

4 CHAIRMAN MONTFERRAT: Go ahead,
5 Michael.

6 MR. FLOYD: Mr. Slavin is correct
7 that the garage is gonna be shifted to the
8 north and that was testified to earlier,
9 the plans will be being revised
10 accordingly.

11 In terms of the question regarding
12 ventilation and fumes, there will be
13 nothing on that adjoining property line on
14 that facade of the garage, everything will
15 be on the north side of the garage so no
16 impact there.

17 There will be a fence, but it will be
18 on top of the structure -- we'll work with
19 the boards's professionals on the location
20 of that fence and the style of the fence.
21 We don't have an issue with access to that
22 open space. I'm sorry I'm gonna ask Peter
23 Wersinger to jump in.

24 MR. WERSINGER: This is Peter
25 Wersinger, I testified very, very briefly

1 on Monday night so I consider myself still
2 sworn.

3 I'm the senior VP and general counsel
4 for the applicant. I spoke with George
5 White on Monday and just to confirm, I
6 indicated to George at that time that we
7 would be moving the, as Michael Floyd just
8 indicated, we'll be moving the parking
9 facility to the north, approximately 18
10 feet, which would provide the 5 feet or 8
11 feet that is on the Hights Electric side,
12 it should end up being 28 to 32 feet
13 separation. Since the parking structure is
14 on grade as it relates to the Hights
15 boundary line, there will be no
16 ventilation, no windows facing the Hights
17 Electric property.

18 We indicated that we would work with
19 the board and with our neighbors in order
20 to have fencing to provide security which
21 may be on top of the 42 inch retaining
22 wall, a protective wall that is on the edge
23 of the parking facility, the parking
24 structure, but in terms of access we have
25 no problem with that either. But that's

1 gonna have to be accomplished by way of
2 easement so that it's done properly, and we
3 have no problem doing that to accommodate
4 the needs and requirement of our neighbor.

5 CHAIRMAN MONTFERRAT: Okay, very good
6 Peter. Thank you, Michael.

7 MR. FLOYD: Thank you.

8 CHAIRMAN MONTFERRAT: Steve, does that
9 answer your question?

10 MR. SLAVIN: It does, and that's what
11 we were looking for was the, I think that
12 answers everything, and we do want, we were
13 looking for that easement just so he can
14 get to that access once or twice a year
15 when he needs to get back there.

16 CHAIRMAN MONTFERRAT: Very good, thank
17 you.

18 MR. SLAVIN: Thank you, sir.

19 MS. BELAN: Fred, do you want to tell
20 the public that if they're trying to access
21 the Q and A from their phone, they have to
22 dial in and star 6 to get into the Q and A
23 sessions.

24 I've got Christi Palmer.

25 MS. PALMER: My name is Christi

1 Palmer, I live at 121 Park Avenue, which is
2 approximately 1 block from the development.

3 First of all, I want [INAUDIBLE] the
4 original footprint and the style of the
5 Willis House. It actually is [INAUDIBLE]
6 -- we also [INAUDIBLE] that house is a
7 little bit more prominently visible along
8 Bank Street -- further to [INAUDIBLE].

9 Along the lines of the Willis House
10 and the house that is at 121 Park Avenue
11 that I reside in, both of those properties
12 were built out about the same time with
13 probably the same architect because the
14 Willis House original footprint and 121
15 Park Avenue are mirror images of each
16 other. Can you guys still hear me?

17 MS. BELAN: It was very garbled, the
18 first part. Do you have your phone and
19 your computer next to each other?

20 MS. PALMER: No, I'm just going
21 through my computer.

22 MS. BELAN: You're clear now, but the
23 first part was garbled.

24 MS. PALMER: Okay, I was getting a lot
25 of feedback also at that point.

1 I'll repeat. I commend the architect
2 on the renderings of the Willis House, it
3 is a faithful reproduction of the original
4 footprint, plus the first addition. The
5 Willis House is a mirror image of our house
6 at 121 Park Avenue.

7 At the time those houses were built,
8 along the Academy Street where the blue
9 [INAUDIBLE] used to be, there were either
10 4, somewhere between 4 and 6 other houses
11 with similar style and construction. And
12 although the current renderings of the
13 townhome are consistent with the master
14 plan, I would urge the planning board and
15 counsel and PRC to consider utilizing that
16 late Victorian style instead of the more
17 earlier, federal brick style, if possible.
18 This would be more consistent with the
19 residential neighborhood just to the east,
20 I'm sorry just to the west of Bank Street
21 mill property.

22 I had a few more things, just bear
23 with me. I've listened since 7:30 on
24 Monday, so I've got a few comments.

25 Following up on some of the comments

1 made about the Greenway and the path, I
2 echo Steve Misiura's initial comment about
3 locating the path of the Greenway, not
4 through that center courtyard of the C, but
5 around the outside of the C.

6 The reason for that is the Greenway
7 isn't meant to provide a connection to
8 nature, and the more nature that you can
9 provide, or connection to nature, the
10 better. And moving it through a courtyard,
11 even [INAUDIBLE] is a very different vibe
12 and feeling than walking along the creek
13 and then having exit that portion of the
14 Greenway go from that C, and through the C,
15 and the existing concrete mill.

16 Because there is consideration for
17 providing access by the fire engines to the
18 pool area, that area can also serve as the
19 pathway around to continue the Greenway on
20 how to exit on to Bank Street just slightly
21 west of where it would have been otherwise.

22 Following along the lines of the
23 Greenway and having green open space, I
24 heard nothing to address the rest of the
25 property C, or redevelopment area C. Are

1 there any plans to have the remaining space
2 be available to the community, and to the
3 residences for some passive recreation,
4 perhaps putting in another type of pathway
5 there for people to connect with nature in
6 a more naturalized setting?

7 The Willis House has some excellent
8 old bones in terms of landscaping. With
9 the current plan, I doubt there will be
10 much that can be saved because of the
11 massive shifting of dirt and townhouses and
12 moving the new yellow house into it's
13 proposed structure, or proposed space. But
14 if there is a way to retain some of those
15 old bushes, some of those old trees that
16 are in good shape and can be maintained for
17 that future landscaping, I would encourage
18 PRC to consider that.

19 I'm making sure I hit all my points.
20 With the layout that you're proposing on
21 installing along North Academy Street, from
22 my perspective, it will be preferable to be
23 located on the mill property, not on the
24 side with the existing residents. But
25 where ever that location is, please

1 consider lighting that will reduce as much
2 as possible excess light pollution. So
3 have the lights focused on the street, the
4 pathways that must be lit, rather than have
5 excess light go up and out where it's not
6 needed.

7 And a final point, can we just call it
8 the Mill at Bank Street? Can we go back to
9 the original, what we all call it as
10 residents around here? We just call it the
11 mill property and having mill in the name
12 will give it that sense of history, even
13 though PRC may want to name some of the
14 individual buildings after the mill or
15 elements of the mill.

16 So with that, thank you for allowing
17 me to have such an extended time
18 interacting with the planning board, and
19 providing comments back to the planning
20 board and PRC. Thank you.

21 CHAIRMAN MONTFERRAT: Thank you,
22 Christi. Next public comment.

23 MS. BELAN: Joe Cicalese?

24 MR. CICALEASE: This is Joe Cicalese
25 at 136 Broad Street. I'm a councilman in

1 Hightstown, but I'm speaking tonight as a
2 resident. Obviously I've been interested
3 in this project since the beginning, since
4 before the beginning, for as many years as
5 we can remember that this has been going
6 on.

7 I just want to say thank you to the
8 board, to the professionals for your
9 thorough insight for making sure that this
10 is a sound project, and I really think it
11 is, I think we knocked it out of the park
12 here.

13 I want to thank the applicant for
14 their deep consideration to Hightstown's
15 history. I mean every conversation that
16 we've had about this so far, I can see that
17 you get the town, you get the history of
18 it, and the interest of the public in
19 seeing this project through. So everything
20 that you've touched on, I really
21 appreciate, the attention to detail and the
22 responsiveness to everything that the board
23 has brought up.

24 That said, I just want to talk a
25 little bit about the cycling and pedestrian

1 implements that we talked about. I deeply,
2 deeply appreciate that kind of the
3 consideration put into those things because
4 we feel that the future of this town is
5 going to be focused on walkability, on
6 mixed-use, and the ability for people to
7 walk down the street and do their business,
8 see all the amenities in the area, spend a
9 little at our local businesses. So I just
10 want to encourage the applicant to continue
11 on that trail.

12 I don't know what kind of ability we
13 have after the project is completed to
14 ensure that those pieces are kept as a
15 major part of the project, but I hope that
16 we do because Hightstown's future is going
17 to be very walkable. We want to have
18 people coming around the lake.

19 People see Hightstown as a destination
20 today, and we want to encourage that all
21 the more in the future and this project is
22 the key linchpin in all of that.

23 So thank you everybody for your time,
24 thank you for your thoroughness, and thank
25 you for your consideration to those

1 aspects.

2 CHAIRMAN MONTFERRAT: Thank you, Joe.

3 MS. BELAN: Gene Seraphin.

4 MR. SERAPHIN: First of all, it's
5 for you Jolanta.

6 The attorney for the applicant said
7 that they're in negotiations with the
8 borough counsel. When did the planning
9 board get to review such things as the
10 number of bedrooms, the impact on schools,
11 et cetera?

12 MS. MAZIARZ: Mr. Seraphin, those
13 issues are not within the jurisdiction of
14 the planning board, that's something that
15 the borough counsel has to work out with
16 the redeveloper, because the borough
17 counsel is the redevelopment entity
18 according to the redevelopment plan that I
19 have here in front of me.

20 So, the planning board looks at site
21 considerations that have been submitted in
22 this site plan for site plan approval. So,
23 what you, as you heard, what the planning
24 board has been considering is the layout of
25 the site effectively, what it's going to

1 look like when it's built, how the parking
2 is going to function, how the traffic is
3 going to function, where the garages are
4 going to be, how the refuse is going to be
5 removed, and things of that nature.

6 The planning board doesn't get to
7 opine on the matters that you are
8 suggesting that the planning board opine
9 on. That is a governing body matter.

10 MR. SERAPHIN: Thank you. The
11 second point is, what about solar panels or
12 other things for energy reduction of the
13 occupants? That's not part of your
14 jurisdiction either? Asking the applicant
15 to provide some sort of power?

16 MS. MAZIARZ: Well, if you would
17 like to ask the applicant that question,
18 you're certainly welcome to ask them.

19 MR. SERAPHIN: Okay, so that's a
20 question I have to ask the applicant in
21 terms of providing solar panels or other
22 things to make the project more green. I
23 don't see any effort to make things green
24 in that project right now.

25 Thank you, Fred.

1 CHAIRMAN MONTFERRAT: All right, thank
2 you Gene.

3 Any other questions from the -- not
4 questions, but public comment? Sandy, I
5 don't see anybody else in the cue.

6 MS. BELAN: Nope, don't see anyone.
7 Oh, here come some.

8 CHAIRMAN MONTFERRAT: Oh, here come a
9 couple. Okay.

10 MS. BELAN: Doug Albrecht, do you
11 have some comments?

12 MR. ALBRECHT: Good evening, I've
13 been through this a few times back in 2018.
14 My name is Doug Albrecht, I'm CCL vice
15 president, corporate vice president of
16 facilities engineering, environmental
17 health and safety worldwide. And CCL has
18 been in town since '83. I've been in town
19 for 32 years, I'm familiar with the board
20 of development of our company and the
21 constant provider of jobs in the community,
22 and what we're looking at is some comments.

23 We've already had some good
24 conversation with the applicant, I think
25 they're on board with everything, but I

1 just want to make sure that the paperwork I
2 submitted with our issues is entered into
3 the documents from this meeting, and that
4 included the easement details that we had
5 on record back in 2018, which Carmela said
6 she had in her notes, but I didn't get a
7 chance to see them, but, just have to be
8 reassured that that easement and the funds,
9 that were not paid for the efforts that we
10 put forth, paid legal fees which we weren't
11 reimbursed in 2018 are taken care of and
12 then all the stipulations of security and
13 the fencing and things they seem very
14 cooperative about in our conversations.

15 So I'm satisfied with that, that as
16 long as the condition, that we resolve it
17 in detail, and the signs and permitted
18 agreement. We also have maintenance
19 because they're interested in using our
20 access for our company, which means they
21 will have some utility use of the emergency
22 vehicles and management.

23 So, some of the upkeep and management
24 of the snow removal, to make sure it's
25 clear for their emergencies, and their

1 portion of that has to be put down in a
2 document so we can make sure we have proof
3 of their insurance for being on the
4 property, and also the use of it, upkeep of
5 the gate and such like that, and those
6 details are evident, and what I believe
7 even Jolanta has as far as us from CCL.

8 The other thing with the fencing
9 around security, most of the neighbors have
10 come to us because in my 32 years there,
11 we've provided great comfort to our
12 neighbors to try to have a cooperative
13 company being a neighbor for an industrial
14 company in the middle of the town. And to
15 continue that, I guess they came to me
16 again and said what are we doing about
17 security, they're very concerned.

18 So back in 2018 we addressed this in a
19 requirement for fencing security for the
20 residents, plus our boundaries for the
21 project, and again, the applicant expressed
22 that they will cooperate with that, and we
23 have some discussions to do to make sure
24 it's part of the compliance of the
25 application.

1 The last issue has been covered by a
2 number of people because again, we talked
3 about it and I want to make it a part of
4 the record, is the JCP&L feed of
5 underground power from the mechanic's high
6 voltage lines which were installed for us
7 in 1994 and then come down Mechanic Street,
8 and then carry over behind the fire
9 company, over the creek, and to a pole on
10 our side, and then underground.

11 I'm familiar, being an engineer and
12 working in 38 countries and doing safety
13 engineering in 100s of locations and flood
14 areas all around the world, conduit needed
15 to be reassured that we would be in good
16 shape in case we had the rising waters that
17 we've seen since the '90s and Sandy and the
18 rest. It has to be very waterproof to get
19 underground penetration, and overflow
20 penetration of the conduit.

21 So, it's a rather expensive conduit
22 and we have to make sure the investment and
23 the responsibility is on the developer to
24 provide the correct conduits so we don't
25 have business interrupted because that

1 would be a severe issue.

2 We're a pharmaceutical essential
3 business, so during the pandemic our
4 company has been very well globally
5 providing things for the vaccines coming up
6 and everything else, and the interruption
7 of our business impacted a lot in our
8 community.

9 So, we need that consideration as well
10 and that planning they invited us to sit on
11 is in compliance with an uninterrupted
12 changeover and no loss of quality as Hights
13 Electric is concerned with, as well.

14 So, to that vein I think I've covered
15 the things that we're mostly concerned
16 with, but I would like to make a couple of
17 comments over safety concerns because it's
18 part of my blood.

19 When we look back at the Mechanic
20 Street underpass, where we have a break
21 area or amenity area, park area for people
22 to sit at picnic tables and be right along
23 side that under-garage passageway which is
24 going to entertain 413 vehicles, it's going
25 to entertain the emergency response people

1 approaching the firehouse in an emergency
2 event, hopefully they respect the idea of
3 the cobblestone effect or something like
4 that and calm down as they pass through
5 there because the Greenway walkers will be
6 coming through there. You have possible
7 children in those small tables and things
8 along that area.

9 Our experience, worldwide again with
10 our shared space design in Paris and London
11 and in many other places in Asia and
12 everything else, has been very cautious,
13 and we have an active global program that
14 keeps monitoring that because there are
15 fatalities, small children can be in that
16 kind of play area, they'll wander out
17 during a vehicle coming out with that much
18 traffic, that's a lot of traffic on a
19 little passway, and it could be a
20 horrendous outcome. So a few bollards may
21 not be adequate.

22 James Constantine, I'm familiar with
23 your work. I live on the border of
24 Metuchen, New Jersey for over 45 years and
25 the planning and things in that town were

1 very considered as well. The shared space
2 community thing has had a number of
3 vehicles passing in through the bollards
4 that are spaced in the main plaza, and
5 luckily it didn't result in any critical
6 injuries. But it seems to be a common
7 thing that can happen with a setup that's
8 not done right and it may require more of a
9 rail of some antiquity look or something
10 like that, but something that provides a
11 safe area for children and people walking
12 with strollers and coming through that
13 area, two-way traffic and I don't know if
14 the fire company is going to be using it
15 for events as well. I heard that a while
16 ago that they might have access to use it
17 when they do other training things and
18 stuff.

19 So, it's a lot of traffic and it's a
20 condensed, dark area. During the day
21 someone driving into a tunnel, I think
22 you're familiar with what lighting
23 differential can mean for people's sight
24 and vision. So, children are out there
25 3:00 on a summer afternoon and the ambient

1 light outside is reduced as they go through
2 that tunnel, their vision for a few seconds
3 has been delayed, and those few seconds is
4 critical.

5 I've done traffic study work like I
6 said, in multiple countries, Dave is on the
7 call here as well with me, but we've
8 witnessed design considerations to put
9 safety in it and I would really appreciate
10 if that was looked at one more time as far
11 as that.

12 Other than that, I hope the flood
13 plain stuff works out, the basin behind the
14 townhouses looks like it can hold some
15 water, but we do have high water in there.
16 But if we design our building about 8 feet
17 above the FEMA code stuff which includes
18 not only the flood zone, but the second
19 stage still water free board levels and
20 under your crest, because when you have
21 flowing water from Petty Lake coming down
22 that creek, you actually have to deal with
23 not just the still water under [INAUDIBLE],
24 you have to look at the free board of
25 current and the flow of the water which

1 happens and then the 100-year crest which
2 occurs.

3 There's a 5 foot diverted stream that
4 enters into Rocky Brook right opposite
5 where that parking garage is, which brings
6 in millions of gallons per hour in a rain
7 storm and you're gonna add to the volume of
8 water, too.

9 I wish for the best, but I know we're
10 secure, but that will be it for me, for
11 now. Thank you for your time.

12 CHAIRMAN MONTFERRAT: Doug, thank you
13 very much for your comments.

14 That's it for public comment?

15 MS. BELAN: Wendy McDade?

16 MS. MCDADE: Sure, it's Wendy McDade
17 at 125 South Street in Hightstown. I just
18 have three questions, comments. But, I
19 just want to start by thanking everyone
20 involved. It's been a long road and this
21 reiteration of the plan is, I think the
22 most sympathetic to understanding
23 Hightstown and what we [INAUDIBLE]. So I
24 want to thank everyone for their hard work
25 in getting it to this point.

1 My first comment is about the Willis
2 House. I was happy to hear the great
3 lengths that the applicant was going to go
4 to to have the two mills properly
5 registered. I believe it was with,
6 registered for historic purposes, preserved
7 and restored, that's exactly the kind of
8 thing we're interested in around here.

9 I also liked that they were saving the
10 boiler caps to make a feature of in one of
11 the amenity spaces. And just, I am
12 hopeful, wishing to revisit the Willis
13 House because that is another one of our
14 historic assets. We don't have too many of
15 them, there's a finite number and we lose
16 one here, we lose one there, and the next
17 thing you know, there's not too many left.

18 I understand it's been chopped and
19 changed in the past. A lot of us that live
20 in historic houses recognize that there's
21 many phases to houses, but at least the
22 original part of that house and possibly
23 the first addition, I appreciate wanting to
24 save all the hardware and whatnot, but
25 there's just nothing quite like saving that

1 original house, and I would just ask for
2 you to reconsider saving that house as best
3 you can.

4 My second comment is on the renderings
5 for the Broad Street view. The concrete
6 section, I think there's two of them that
7 are above the walkways, or the driveways,
8 they seem a bit modern. I think you know
9 we're kind of going for industrial
10 revolution, but those parts, to me, just
11 look a little too modern.

12 I'm just wondering if there's anything
13 you can do with the windows, treatment of
14 the windows, or something that would make
15 that seem, those two sections seem more in
16 line with the other restored mill section.

17 And my last comment is, I did want to
18 reiterate, including the Hightstown
19 Cultural Arts Commission, they're very
20 involved in the community, and they have
21 commissioned mural artists in the past,
22 there's a mural downtown where they've
23 commissioned a local artist, and they also
24 worked with a group of local kids to paint
25 two other murals that are around town, and

1 I just think that would be a great way to
2 include the community in the creation of
3 this next great phase of our town. Thank
4 you very much for your time.

5 CHAIRMAN MONTFERRAT: Thank you Wendy
6 McDade. I don't see anyone else stepping
7 forward, Sandy?

8 MS. BELAN: No, I don't see anyone.

9 CHAIRMAN MONTFERRAT: All right, I
10 would like to go into, if that's the end of
11 the public comment, I'll close the public
12 comment and I'd like to go into discussion
13 with our planning board members.

14 So, Sandy is there a way to --

15 MR. BOND: Hi, this is Jeffrey Bond,
16 I wasn't able to get on.

17 CHAIRMAN MONTFERRAT: I could hear Mr.
18 Bond wants to speak.

19 MS. BELAN: Mr. Bond, I unmuted you,
20 can you hear us?

21 MR. BOND: I just have a few
22 comments and one question. I'd like to
23 congratulate the PRC and [INAUDIBLE] for
24 bringing this project to Hightstown. He
25 could have taken a project to any other

1 town, but he chose Hightstown and I think
2 it's very commendable.

3 I'm glad one thing is that a consensus
4 was reached not to put a whole lot of
5 retail into this project, to steer
6 everything towards the downtown and I think
7 that would be, whoever made that decision,
8 I guess it was a collateral decision.

9 My only question is, and this may not
10 be in the purview of the planning board
11 application, but all these units will be
12 rentals, am I correct on that?

13 CHAIRMAN MONTFERRAT: Yes, I believe
14 they are.

15 MR. BOND: Including the townhouses?

16 CHAIRMAN MONTFERRAT: Michael?

17 MR. FLOYD: The apartments will all
18 be rentals, the townhouses may or may not
19 be rentals.

20 MR. BOND: Okay, my question then
21 is, obviously this town has a registration
22 and inspections for all rental apartments
23 within the town. I would assume that all
24 the rentals in this project would be
25 subject to that, both state and county

1 inspections?

2 MR. FLOYD: Yes, they would comply
3 with any applicable state or local
4 requirements.

5 MR. BOND: Okay, that's it, thank
6 you very much.

7 CHAIRMAN MONTFERRAT: Thank you. I
8 guess, Sandy, is there a way that we could
9 just have the board members be
10 participants?

11 COUNCILMAN MISIURA: Fred, can you
12 hear me?

13 CHAIRMAN MONTFERRAT: I can.

14 COUNCILMAN MISIURA: Yeah, I think we
15 can individually unmute ourselves if we
16 want to speak then, and we can mute
17 ourselves when our turns are up.

18 CHAIRMAN MONTFERRAT: Do all the board
19 members have that capability?

20 MS. BELAN: Yes, they should.

21 CHAIRMAN MONTFERRAT: John
22 Laudenberger?

23 MR. LAUDENBERGER: I do, yes.

24 CHAIRMAN MONTFERRAT: Beth Watkins? I
25 think Beth may be the only one. Is Ray

1 Cabot on?

2 MR. CABOT: Yeah, I'm here, I can do
3 it.

4 CHAIRMAN MONTFERRAT: Mayor Quattrone?
5 Maybe Larry cannot.

6 So, sandy is there a way to put them
7 as a host? For Larry and for Beth?

8 MS. BELAN: Okay, I did Beth.

9 CHAIRMAN MONTFERRAT: Beth, are you
10 there? Beth are you able to unmute
11 yourself? Mayor Quattrone, can you unmute
12 yourself? All right, so, Sandy if you can
13 unmute, can you just unmute a number?

14 MS. BELAN: I can go through and try
15 to unmute them.

16 Joe Balcewicz, can you hear us?

17 MR. BALCEWICZ: Yes, I can hear you.

18 MS. BELAN: Beth, can you hear us?

19 MS. WATKINS: Yes, can you hear me
20 now?

21 CHAIRMAN MONTFERRAT: Yes, we can.

22 MS. BELAN: Beverly, can you hear us?

23 VICE CHAIRWOMAN ASSELSTINE: Yeah, I
24 can hear you. Can you hear me?

25 MS. BELAN: Yes. Ray Cabot?

1 MR. CABOT: Yeah.

2 MS. BELAN: Bill Searing, can you
3 hear us?

4 MR. SEARING: Yes, I can hear you.

5 CHAIRMAN MONTFERRAT: So we just need
6 the mayor.

7 MS. BELAN: Mayor, can you hear us?

8 CHAIRMAN MONTFERRAT: Let's have a
9 discussion. I'll open up our meeting now
10 for discussion pertaining to the PRC
11 application 2020-01.

12 I'd like to start off with a motion,
13 if I can get a motion from the board and
14 then we'll have a discussion. But my
15 motion would be to vote to pass this minor
16 subdivision and preliminary and final major
17 site plan and then we can have a
18 discussion.

19 COUNCILMAN MISIURA: Fred, I would
20 make that motion or second it, if you made
21 the motion.

22 CHAIRMAN MONTFERRAT: I just suggested
23 the motion, I'll have you be the first to
24 you know, and then I'll look for a second
25 from one of our board members.

1 MR. CABOT: I'll second it.

2 CHAIRMAN MONTFERRAT: Okay, I'll take
3 that second from Ray Cabot.

4 So, let's have a discussion pertaining
5 to this application, and I would also like
6 to talk about some of the items that the
7 public comment made, just on a couple of
8 the things pertaining to the application.
9 So, let's start this discussion, who would
10 like to weigh in first?

11 COUNCILMAN MISIURA: Fred, I'll be
12 glad to since I made the motion.

13 CHAIRMAN MONTFERRAT: Thank you,
14 Steve.

15 COUNCILMAN MISIURA: I'd like to
16 start by thanking PRC for such a well done
17 presentation in spite of all the technical
18 glitches, but that's the world we live in.
19 You know, the borough had to find a
20 platform that was open that people could
21 call into or they can also access from the
22 computer, so we realized this wasn't the
23 best, the smoothest operating system, but I
24 think we muddled through it and I'd like to
25 thank the Chair for being able to kind of,

1 I guess, muddle through it and for
2 everyone's patience with this and for
3 Sandy, in scrambling to get everybody
4 heard.

5 I do support this application. Some
6 of the things that I didn't know that they
7 were doing, such as the SHPO and the great
8 lengths to preserve the mill buildings, you
9 know, this means not only for this project
10 but forever they'll be listed, and that was
11 really a key to this whole project. These
12 are whole dilapidated structures, the site
13 was a mess, the site's contaminated, it's
14 urban blight. It would have been very easy
15 for someone to come in and demolish the
16 site, it probably would have been easier to
17 develop it that way, but we found a
18 developer that is taking the historic
19 aspect of this seriously.

20 And I guess there's some controversy
21 over the name but you know, I'm okay with
22 it, maybe it should be the Bank Street Mill
23 Buildings or something. A couple of things
24 that were brought up, I guess first with
25 the traffic. I think that discussion, I

1 didn't think it had to be as contentious as
2 it was. I think we're all in agreement
3 that traffic from this project will have an
4 impact on the borough. How much, and
5 whether that's really going to be
6 negligible in the long run, you know,
7 there's gonna be traffic. And I think the
8 fact that we're all in agreement that
9 traffic lights wouldn't be a good idea even
10 though the study calls for them, or would
11 warrant them, I guess it warrants them but
12 not necessarily says that it should be
13 there, but I think it's fair.

14 It's PRC's benefit that we're not
15 asking for the traffic light, so I would
16 ask that they work cooperatively with us
17 and work as partners because pedestrian
18 safety and things like that are a big
19 concern to us. You'll have 5 to 600 new
20 pedestrians coming out of this project, so
21 I just ask that it be a mutually
22 cooperative working relationship, how to
23 address those intersections.

24 And we have a complete streets
25 committee that currently has two active

1 grants looking at these types of things, so
2 I think we'll have a lot of good
3 information coming out of those and I look
4 forward to working with PRC on those.

5 One specific thing I think should be
6 considered and it was brought up by a few
7 people, our engineer, and that is the
8 Mechanic Street and the Greenway access --
9 well, first of all I think every effort
10 should be made to extend the Greenway even
11 if it exits by the, has another exit by the
12 pool, but if we are going to have access
13 along Mechanic Street, even though I
14 understand the whole concept of the street,
15 where you kind of blur the lines between
16 pedestrian and vehicular traffic, I am a
17 little concerned that in an emergency,
18 somebody responding to a fire call may be
19 rushing through there.

20 So, I think every effort should be
21 made to see if we can put the walkway on
22 the opposite side and see how that can be
23 worked out.

24 So, I'll look through my notes and
25 I'll let somebody else speak and maybe come

1 back if I find something else I want to
2 talk about, but I do support this project
3 and I would like to see this approved
4 tonight.

5 CHAIRMAN MONTFERRAT: Very good,
6 Steve, thank you. Next board member for
7 comment?

8 MR. BALCEWICZ: This is Joe, I have
9 just have a couple of comments.

10 I would support the application, I'm
11 just disappointed that we don't have all
12 the information that I'd like to see to
13 evaluate. The one thing that's sticking in
14 my mind, is all these pretty renderings
15 that we see, as I mentioned on Monday,
16 don't show any telephone poles, or power
17 lines, and yet I know that's still being
18 negotiated with the power company, but gee,
19 it's not going to look as pretty.

20 The final construction is not going to
21 look as pretty as the drawings look, and
22 that's somewhat of a disappointment. I'd
23 like see what it's really going to look
24 like when it's completed. So that's the
25 thing that's sticking in my mind.

1 And the question for Jolanta, who gets
2 to vote on this motion? I think the whole
3 board is here, including the two
4 alternates, and in the past when that's
5 happened, you've excluded the alternates,
6 is that the case here as well?

7 MS. MAZIARZ: Well, I believe that
8 Joanna Jackson is recused so we will have
9 to add alternate number 1 into the vote
10 because she's not here, we need nine
11 people.

12 CHAIRMAN MONTFERRAT: We do have 9
13 tonight, because we also have a vacant
14 seat.

15 MR. BALCEWICZ: Great.

16 MS. MAZIARZ: Okay, that's fine.

17 CHAIRMAN MONTFERRAT: So, Joe and Ray
18 will be voting tonight.

19 MS. MAZIARZ: That's correct.

20 CHAIRMAN MONTFERRAT: Thank you, Joe.
21 Next up, I'll ask Ray Cabot for your input,
22 please.

23 MR. CABOT: Sure, I've been in
24 Hightstown for 35 years and this is the
25 closest we've ever been to something that

1 would really work in this part of town.

2 So, I wholeheartedly support it, I
3 think PRC has done a great job with
4 demonstrating willingness to work with
5 their neighbors, with our people, our
6 professionals, to take into account the
7 town.

8 I'm on the HVC and I wish we could
9 save the Willis House, but I really do
10 think that their attempt to recreate it is
11 probably in some ways better than them
12 trying to save it, given the condition it's
13 in, and I think even if it doesn't look
14 exactly as the images are, it's gonna make
15 that part of town a whole lot better, and
16 make the whole town a whole lot better, and
17 I think they demonstrated a willingness to
18 be a good partner with the town going
19 forward. And we can resolve some of the
20 uncertainties going forward and it will be
21 better for everyone, so I support it.

22 CHAIRMAN MONTFERRAT: Thank you, Ray.
23 I'll ask Bill Searing for his comments.

24 MR. SEARING: Yes, Mr. Chairman, I
25 really am quite pleased with the plans that

1 the PRC group put together for this project
2 and I see many renderings of this
3 development and this is the nicest I've
4 seen. So, I'm really pleased with it
5 moving forward, the town needs it, and I am
6 cautious about the traffic circulation. I
7 know we spoke to it at great lengths with
8 the traffic engineers, but I would hope
9 counsel would really pay a lot of attention
10 to the traffic circulation as it goes
11 through the developer's agreement.

12 CHAIRMAN MONTFERRAT: Thank you,
13 Bill. Okay, I'll ask Johnny Laudenberger.

14 MR. LAUDENBERGER: I have nothing
15 to add right now.

16 CHAIRMAN MONTFERRAT: What's your
17 thoughts on the project, John?

18 MR. LAUDENBERGER: I think it looks
19 great. I'm not crazy about the name, but
20 you know, their marketing group can figure
21 it out somehow, so they need to sell it I
22 guess, let them figure that out.

23 CHAIRMAN MONTFERRAT: Okay, very good,
24 John.

25 Our newest board member, Beth Watkins,

1 Beth, your thoughts.

2 MS. WATKINS: I am also in support
3 of this project. I am disappointed about
4 the new yellow house, that that wouldn't be
5 a more prominent feature. In my question,
6 I was kind of hoping they had considered
7 moving it up and moving the townhouses
8 perhaps behind or perpendicular to it, but
9 other than that -- and traffic, of course,
10 is a concern, especially being a pedestrian
11 in that area.

12 But I am very excited, being a
13 lifelong Hightstown resident, that
14 something is finally, you know, that this
15 is making some headway. I've watched plans
16 pretty much throughout my lifetime of
17 things coming and going there, so I'm
18 excited that it seems like something is
19 actually going to happen. And I'm
20 definitely in support of this.

21 CHAIRMAN MONTFERRAT: The mayor did
22 text me and he's still muted, and from what
23 we can see, Sandy, it says unmuted. So
24 should I have the mayor call in?

25 MS. BELAN: Yeah, I tried to unmute

1 it.

2 MS. WATKINS: He's on a phone so
3 you might have to do the phone number like
4 you did for me.

5 CHAIRMAN MONTFERRAT: I'm just texting
6 the mayor to see if he is on his phone. I
7 think just the mayor and I need to make our
8 comments.

9 VICE CHAIRWOMAN ASSELSTINE: Can I
10 make mine?

11 CHAIRMAN MONTFERRAT: I'm sorry,
12 Beverly, go right ahead.

13 VICE CHAIRWOMAN ASSELSTINE: That's
14 all right, I don't have a lot to add.

15 I agree with a lot of what everyone
16 else has said. I've lived in Hightstown
17 for 29 years, I've seen all variations for
18 the plans for this site as well and I agree
19 that this is the best of all of the
20 attempts to redevelopment this site.

21 I also think that having gone to the
22 last two, that the preparation and the
23 thought that went into preparing for all of
24 this presentation and the thought going
25 into the plan made this significantly

1 smoother process than what we saw the last
2 time. So, I'm very optimistic, and I think
3 it's going to be a great addition to the
4 town and I support it.

5 CHAIRMAN MONTFERRAT: Thank you,
6 Beverly. So, Sandy, can you unmute the
7 phone number that says Pleasantville, New
8 Jersey, it's the 548. Mayor are you there?

9 As we wait for the mayor to come on, I
10 will just make my comments, of course.

11 I want to thank PRC, of course,
12 Michael, thank you for your patience.
13 Three nights in a row, it's like going to a
14 rock concert for three nights in a row, a
15 lot of glitches. I think it really went
16 very smoothly.

17 Like Steve Misiura said, working with
18 historic preservation, SHPO, that was a
19 pleasant surprise, and I think that just
20 hit it out of the ballpark for me. I know
21 the Willis House was in everybody's minds
22 and I know the structure well. I've walked
23 through the house, I know the shape of it,
24 and it would take a miracle to bring that
25 one back. So I think what PRC is doing

1 with it is exceptional.

2 I would just like to say a couple of
3 things that the public might have said with
4 the grounds surrounding that property,
5 hopefully we're able to save a lot of those
6 species of trees and plants because I know
7 that was really a, folks would come from
8 all around just to see the plantings along
9 the Rocky Brook. So whatever PRC could do
10 to preserve some of that would definitely
11 enhance, keep the property the way it was
12 laid out to be.

13 As someone also said, saving the
14 hardwood out of the building which you
15 guys, was in testimony either on Monday or
16 Tuesday, it was a great idea, and PRC
17 working with Historic Preservation is
18 another one that we really do appreciate it
19 because these commissions, they're
20 volunteers, and they really put their heart
21 and soul into it, so.

22 And we totally appreciate you working
23 with the Cultural Arts Commission on some
24 of these items. Again, volunteer folks and
25 whatever input they can work with you on,

1 that's always definitely a plus. We
2 appreciate you working with our
3 commissioner, of course, on this project.

4 I believe you are engaged with CCL on
5 some things and once the project does
6 start, you're mindful and communicate with
7 them during the whole construction phase.

8 I think as you know, and I don't need
9 to you know, keep on talking about this,
10 but I think the traffic study, and the
11 traffic calming, and working with our
12 professionals, and our professionals
13 working with yours, would really make a
14 difference on the two sides going out to
15 Stockton Street and going out to North Main
16 Street. I think that's an important part,
17 safety-wise, of the project.

18 And we totally do appreciate working
19 with getting a shuttle service to Princeton
20 Junction, and also to the buses for new
21 folks coming in, and even people that live
22 in the area is definitely a total plus.

23 So, kudos all around to PRC for really
24 working this through and giving us a
25 fantastic product. Of course, a bunch of

1 us have been on planning boards longer than
2 we ever thought we would be, so when we go
3 through one applicant and then another
4 applicant, and then two more before you,
5 it's like, you know, as I said, it's a home
6 run and we totally do appreciate your
7 effort and your group's effort in making
8 this a fantastic project. And we're gonna
9 really, we're excited for it and we look
10 forward to it. So, I thank you.

11 I don't know, is the mayor on now?

12 MAYOR QUATTRONE: I'm trying, I
13 don't know if you hear me or not.

14 CHAIRMAN MONTFERRAT: We can hear you,
15 Mayor.

16 MAYOR QUATTRONE: Well, I
17 apologize for the technical problem I had
18 on this end, but I've called in about a
19 dozen times already.

20 CHAIRMAN MONTFERRAT: You worked
21 through it, so you're fine, go ahead.

22 MAYOR QUATTRONE: I'd like to
23 thank PRC for all their hard work, and
24 working with the public. I think it's the
25 greatest thing that happened to Hightstown.

1 I'm amazed that it happened under my watch,
2 and I hope I can see the bricks fall, and
3 the shovels go in the ground.

4 But, once again, I have to thank the
5 council, the borough, the planning board,
6 the volunteers. I mean, this is something
7 that I had said two or three years ago that
8 it was going to be a long, hard process,
9 and having three planning board meetings in
10 a row is unbelievable.

11 But again, I want to thank everybody,
12 our professionals, their professionals, and
13 I wish them the best of luck with all of
14 it. If they need me for anything, please
15 give me a call, and I thank you again.

16 CHAIRMAN MONTFERRAT: Stay on the
17 line, Mayor, because we're gonna do a vote.

18 MAYOR QUATTRONE: I will.

19 CHAIRMAN MONTFERRAT: So, there is a
20 motion to approve. Jolanta, and our
21 professionals will work through with some
22 of the conditions. Is that correct,
23 Jolanta?

24 MS. MAZIARZ: Yes, would you like
25 me to go through them quickly right now?

1 CHAIRMAN MONTFERRAT: Of course, yes.

2 MS. MAZIARZ: Okay, the first
3 condition from Monday night was that the
4 applicant would obtain an access easement
5 as a condition of approval.

6 There was a mistake on the plan with
7 regard to the rooftop amenities, they do
8 not extent beyond the 4th floor, the
9 mistake will be corrected.

10 The fire marshal's report will be
11 complied with, for example, connecting the
12 centralized panels, knox boxes, installing
13 knox boxes, et cetera.

14 Street parking on Academy and Grant,
15 the parking is still subject to fine
16 tuning, as was testified to by the
17 applicant's professionals. As a condition
18 of approval, the applicant's professionals
19 will work with our borough engineer in
20 order to fine-tune that parking.

21 The developer will provide recycling
22 removal as well as onsite street lighting
23 and snowplowing, and for that, the borough
24 will not provide reimbursement. The
25 applicant will be required to work out a

1 snow removal plan which will comply with
2 the Department of Environmental Protection
3 regulations.

4 The Greenway is proposed to be
5 relocated from it's current location on the
6 plans, and that will also, the applicant
7 professionals will also work with the
8 borough engineer to her satisfaction to
9 relocate it.

10 The lighting on North Academy, the
11 applicant conceded that the heights of the
12 proposed lights on the west side would be
13 lower and moved to the east side of the
14 road and will work also, today, conceded to
15 work with the planner and engineer to
16 relocate these lights.

17 With regard to comment number 18 in
18 Carmela's report, the applicant agreed to
19 perform a traffic study and a
20 post-development study in order to take
21 appropriate corrective action if that is
22 required, and that will be worked out with
23 Carmela.

24 The applicant will also pay for the
25 water/sewer connection fees and any

1 performance guarantees, and all of those
2 conditions will also be subject to a
3 redeveloper's agreement with the borough,
4 which the redeveloper has agreed to enter
5 into.

6 With regard to how many spaces are in
7 the garage, the applicant's professional
8 testified there will be 30, although the
9 plan says 20, the plan will be resolved and
10 corrected.

11 With regard to vehicle charging
12 stations in the Tract B garage, they will
13 meet all standards for all of the tracts.
14 All mechanical equipment will be screened
15 from public view from outside the project.

16 The applicant also agreed to work with
17 the borough planner in order to disguise or
18 better screen the retaining walls from the
19 public view. No chain link fencing will be
20 installed. All fencing will comply with
21 redevelopment plan criteria.

22 And the applicant agreed to comply
23 with the recommendations made in both of
24 the borough professional's report subject
25 to what was agreed to on the record before

1 the board.

2 And I will go through the hearing
3 again, I will go through the hearing either
4 transcript or the recording, even though
5 the recording is a little difficult, or was
6 difficult for me to hear. I will also
7 confer with the borough's professionals, as
8 well as the applicant's attorney in order
9 to come up with a list of conditions that
10 the board will review before adopting this
11 resolution.

12 CHAIRMAN MONTFERRAT: Very good. All
13 right, without further ado or whatever I
14 will say, it's getting late. We have a
15 motion, we have a second. Sandy, can we
16 have a roll call vote, please?

17 MS. BELAN: Mr. Montferrat?

18 CHAIRMAN MONTFERRAT: Yes.

19 MS. BELAN: Mayor Quattrone?

20 MAYOR QUATTRONE: Yes.

21 MS. BELAN: Councilman Misiura?

22 COUNCILMAN MISIURA: Yes.

23 MS. BELAN: Ms. Asselstine?

24 VICE CHAIRWOMAN ASSELSTINE: Yes.

25 MS. BELAN: Mr. Searing? Mr.

1 Searing?

2 CHAIRMAN MONTFERRAT: I don't see Bill
3 on. Let me text Bill real quick and see if
4 he can sign on.

5 MS. BELAN: Mr. Laudenberger?

6 MR. LAUDENBERGER: Yes.

7 MS. BELAN: Mr. Balcewicz?

8 MR. BALCEWICZ: Yes.

9 MS. BELAN: Mr. Cabot?

10 MR. CABOT: Yes.

11 MS. BELAN: Ms. Watkins?

12 MS. WATKINS: Yes.

13 CHAIRMAN MONTFERRAT: I just texted
14 him.

15 So, that was 8 votes.

16 MS. MAZIARZ: Mr. Searing just
17 joined.

18 MS. BELAN: Mr. Searing, we're
19 voting.

20 CHAIRMAN MONTFERRAT: I'm gonna
21 unmute him. Bill, you're on.

22 MR. SEARING: Yes, sorry, Bill
23 Searing.

24 CHAIRMAN MONTFERRAT: Yes, Bill, we're
25 taking the vote.

1 MR. SEARING: Yes, I apologize my
2 battery went dead.

3 CHAIRMAN MONTFERRAT: That's all
4 right, everybody's muddling through this so
5 you're good. Your vote again?

6 MR. SEARING: Yes.

7 CHAIRMAN MONTFERRAT: Thank you, Bill.

8 MS. BELAN: 9 affirmatives.

9 CHAIRMAN MONTFERRAT: Okay, very good.
10 Congratulations Mike and PRC.

11 MR. FLOYD: Mr. Chairman, members of
12 the board, all the board's professionals,
13 thank you very much for all three nights
14 for your patience and comments and
15 questions. We really appreciate it, and
16 look forward to working with you on the
17 project.

18 CHAIRMAN MONTFERRAT: Same here,
19 Michael, we do, too.

20 MR. FLOYD: Have a good evening.

21 CHAIRMAN MONTFERRAT: Okay,
22 agenda-wise, we have no other new business
23 or old business so congratulations to
24 everybody for this historic moment. I
25 think, I know counsel has been working on

1 this forever along with us. So, very happy
2 tonight without a doubt. With that said,
3 we'll have a motion to adjourn.

4 MR. LAUDENBERGER: Motion to
5 adjourn.

6 CHAIRMAN MONTFERRAT: Thank you, John.
7 Second?

8 VICE CHAIRWOMAN ASSELSTINE: Second.

9 CHAIRMAN MONTFERRAT: Second by
10 Beverly. All in favor.

11 BOARD MEMBERS: Aye.

12
13 (Hearing was adjourned at 11:02 p.m.)
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C E R T I F I C A T I O N

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