

Township of Hillsborough – PLANNING BOARD

Public Meeting Minutes

September 14, 2023

Chairman Carl Suraci called the Planning Board Regular Public Meeting of September 14, 2023, to order at 7:10 pm. The meeting was held in the Courtroom of The Peter J. Biondi Building. All stood for the flag salute.

NOTICE OF MEETING

Chairman Suraci announced the meeting has been duly advertised according to Section 5 of the Open Public Meetings Act, Chapter 231, Public Law 1975 (“Sunshine Law”). Notice of the 2023 Annual Meeting Schedule has been provided to the officially designated newspapers, the Township Clerk, posted on the Township’s website and available at the Hillsborough Township Municipal Complex.

Application documents have been made available on the Township’s web site <https://hillsboroughnj.civicclerk.com/>. Complete applications files are available in the Planning and Zoning Department for inspection, in accordance with the public meeting notice.

ROLL CALL

Present - Robert Wagner, Jr
Absent - **Robert Peason, Secretary**
Absent - Frank DelCore
Present - Ron Skobo
Recused - Bruce Radowitz (Alt #1)

Present - Patricia Smith
Present - Committeeman John Ciccarelli
Present - Mayor Shawn Lipani
Absent - **Neil Julian, Vice Chairman**
Present - **Carl Suraci, Chairman**
Vacant (Alt. #2)

Also in attendance: David Kois, PP, AICP, *Township Planning Director*; Eric Bernstein, Esq., *Board Attorney (Eric M. Bernstein & Associates)*; Mark Mayhew, PE, CME, *Board Engineer (Pennoni Associates)*; Christina Restuccia, CCR, *covering Board Court Reporter*; Dylan Tollefson, *Township Videographer (Fuerza Strategy Group)*

CONSIDERATION OF MEETING MINUTES

- None

CONSIDERATION OF RESOLUTIONS

- None

PLANNING BOARD BUSINESS

- None

CONSIDERATION OF ORDINANCES

- None

BUSINESS FROM THE FLOOR (public comment for matters not on the agenda)

Chairman Suraci opens to comments from the public. He reminds of the rules, comments only no questions (there will be an additional period for questions), no comments regarding warehousing direct or indirect*, and there is a five-minute limit per person. He asks that each person state their name and address for the record.

(*warehouse-related comments and questions should be expressed during the designated public hearing portion of the meeting)

No members of the public step forward.

APPLICATIONS – PUBLIC HEARING

- **Homestead Road, LLC – File 21-PB-25-MS/MSP(V)** – (TOD: 09-30-23 w/Ext.) - Block 200.10, Lots 32 & 33 – 203 Homestead Road and 189 Homestead Road. Applicant seeking preliminary and final major subdivision approval (determined a minor subdivision); preliminary and final major site plan approval; ‘c’ bulk variances; and waivers, to consolidate the two lots and then subdivide into two reconfigured lots; and demolish all existing structures to construct two warehouse/office buildings, with associated stormwater, parking, and site improvements, on Property in the TECD, Transitional Economic Development District. (EC Review: 03-28-22) *Revised plans/report submitted 04-21-22 and 04-28-22/ Additional plans/exhibits/documents submitted 06-24-22 / Additional submission 11-28-22. Applicant, no longer seeking ‘c’ bulk variances per revised plans/reports/documents submitted 02-17-23. Copy of NJDEP application received 03-31-23. (PB agendas: 05-12-22; 07-07-22; 10-06-22 adjourned; 12-08-22; 01-12-23 – no testimony – for scheduling only; 03-02-23; 04-06-23 – canceled, rescheduled to 04-13-23; 04-13-23; 05-25-23; 06-22-23; 09-07-23). Application continued from September 07, 2023 without further notice.*

1. The hearing began at 7:13 PM.
2. Craig Gianetti, attorney for the applicant, introduces himself.
3. The Objectors introduce themselves: Mike Pisauo, Scott Gross, Brian Tarantino, and John Lanahan. Mr. Tarantino states Objector #5 will not be present this evening.
4. Mr. Bernstein states for the record he has received a Certification by Absent Board Member Examination of Record Eligibility to Vote for Mr. Skobo and Mayor Lipani for the September 7, 2023, meeting therefore they are both eligible to vote.
5. Mr. Gianetti notes for the record it is now 7:15 pm and the meeting started at 7:10 pm.
6. Mr. Gianetti summarizes the application. He calls their architect to address the remainder of the public questions from the previous meeting.
7. Larry Valenza is sworn in. He states he is representing H & M Architects and summarizes his educational and professional qualifications.
8. There is a motion to open to public comment, with second. All were in favor, none opposed. Motion carries.
9. Chairman Suraci reminds this is a period for public question, not comment. He asks each member of the public to identify if they are not represented by any of the Objectors.
10. Bill Martin – 237 Hillsborough Rd, states he is not associated with any of the Objectors.
11. Mr. Martin asks how many dump trucks filled with gravel will be required for the footings, pads, driveways, and parking lots for both warehouses. And how many cement trucks will be required for the footings and pads for both warehouses.
12. Mr. Valenza states he does not know the quantities or any other building material quantities, but perhaps a contractor would know.
13. Mr. Martin asks if he will know what sized crane will be required to put in the tilt-up wall panels.
14. Mr. Valenza states he does not know but it is a standard crane used for that sized panels. He states this is another question a contractor could answer. If the walls are precast they could be brought in by flatbed truck.
15. Mr. Martin asked if the trucks will be oversized.
16. Mr. Valenza states no.
17. Mr. Martin asks how much noise and pollution will be generated by these trucks since they do not shut down.
18. Mr. Gianetti objects to the question.

19. Chairman Suraci states to let him answer and if he cannot answer the question then to say he cannot answer it.
20. Mr. Valenza states he cannot answer the questions.
21. Mr. Martin asks who owns and maintains the railroad bridge.
22. Mr. Valenza states he does not know.
23. Mr. Martin asks if the TECD Zoning calls for warehousing, shipping and receiving located completely within an enclosed building.
24. Mr. Valenza states yes.
25. Mr. Martin asks if there are exterior operations which includes 137 trailer parking spots and mule trucks moving trailers around.
26. Mr. Valenza states that is correct.
27. Mr. Martin asks a series of questions pertaining to outdoor truck activity including but not limited to:
 - a. if trucks will be held in queue, storing material and waiting to be processed.
 - b. if trucks that are processed will be moved to the parking spaces to wait to be picked up.
 - c. If a dock is occupied a waiting truck will drop its trailer into one of the parking spots pending processing.
 - d. if an arriving truck could pick up a processed trailer.
28. Mr. Valenza states everything happens within the building except the movement of trucks.
29. Mr. Valenza states everything happens within the building except the movement of trucks.
30. Mr. Martin asked about the use of a dispatcher to coordinate truck movement, and this would make the site a depot.
31. Mr. Valenza states he does not know the definition of a depot.
32. Mr. Martin asks a series of questions about the mule trucks.
33. Mr. Martin asks how many times a trailer moves bearing in mind it is beeping every time it goes in reverse.
34. Mr. Gianetti objects by stating there is an assumption of facts.
35. Mr. Martin asks how many times a trailer will be moved.
36. Mr. Valenza explains it is dependent on the user.
37. Mr. Martin asks if the mule trucks idle at all times and if it sounds like a train coupling when mule trucks connect with a trailer.
38. Mr. Valenza states he does not think it sounds like a train coupling and the mule trucks do not idle at all times.
39. Mr. Martin asks if the mule trucks are ever inside a completely enclosed warehouse.
40. Mr. Valenza states he would not say 'never', but perhaps not 'often'.
41. Gail Martin - 237 Hillsborough Rd, states she is not associated with the Objectors.
42. Mr. Gianetti shows Ms. Martin a list of members of the Stop Warehouse of Trucks which contains her name and asks if it is her.
43. Ms. Martin states that is her name, but she is not a member. She joined a forum but is not an enrolled member.
44. Mr. Gianetti states for the record that she is identified as a member of SWAT and offers a member list to Mr. Bernstein for review.
45. Mr. Gianetti asks Mr. Tarantino if he knows if she is a member of SWAT.
46. Mr. Tarantino states she is not, and SWAT submitted their list of members to the Board last year. He states there is a SWAT Facebook group of which she is an active member and participant.

47. There is a discussion about if the list has been annotated and where Mr. Gianetti obtained his list.
48. Mr. Bernstein advises Mr. Tarantino, as he is the Objector representative, that if it is discovered Ms. Martin is a member of SWAT any testimony she gives and/or questions she asks may be ultimately stricken from the record.
49. Mr. Tarantino states he understands.
50. Mr. Gianetti asks Mr. Tarantino to submit an updated list of SWAT.
51. Mr. Bernstein asks all the Objectors to provide an updated list to all the other Objectors, Mr. Gianetti's office, Mr. Kois and to his office within 10 days of completion of this meeting.
52. Mr. Pisauro objects to providing a list of members to the Watershed Institute as it has hundreds to thousands of members who have become members in various capacities from Stream Watch volunteer to Summer Camp participant. He has had no conversations with people he knows to be members regarding this application. The Watershed Instituted was not formed for the purpose of objecting to this application; they have been existence for approximately 75 years.
53. Mr. Bernstein suggests the request for updated membership lists be for Objectors two, three and four due to their obvious direct interest.
54. Mr. Gianetti asks for the Watershed Institute to submit a list of their Board members.
55. Mr. Pisauro states they have a Board of Trustees, which is listed on their website. He states he is here as an independent action, not as a direction from the Board of Trustees.
56. Mr. Bernstein asks Ms. Martin, if she agrees with the conditions she indicated, that she is not a member of SWAT in terms of participating, fundraising, etc. and if it turns out she is anything and everything related to her will not be considered by the Board.
57. Ms. Miller agrees.
58. Ms. Miller asks if building number two can have multiple tenants and if so how many potential tenants.
59. Mr. Valenza states there is only one office entrance so it would be difficult to have more than one tenant.
60. Ms. Miller asks where over-time employees would park.
61. Mr. Valenza states he believes this building is not going to attract a tenant that needs more parking than is available.
62. Ms. Miller asks if he will advise tenants or truck drivers to turn off back-up alarms.
63. Mr. Valenza states it is not within his power to advise tenants in such capacity.
64. Susan Gulliford - 7 Hunt Club Road, states she is not associated with any of the Objectors.
65. Mr. Gianetti states for the record she is also identified on the SWAT Facebook page as a member since May 11, 2023.
66. Ms. Gulliford states she is not a member of SWAT.
67. Mr. Tarantino explains anyone can follow a Facebook group and that is not how they accept members into SWAT.
68. Mayor Lipani asks how one can become a member of SWAT.
69. Mr. Tarantino explains there are four people who came together to create SWAT. They do not actively recruit members.
70. Mr. Gianetti asks for clarification that when Mr. Tarantino 'speaks on behalf of SWAT' it is the four members he speaks on behalf of.
71. Mr. Tarantino states this is correct.
72. Ms. Gulliford asks how it would be handled if remediation or moderation is needed for any of the AOCS that are under the building.

73. Mr. Valenza states that is not an architectural issue.
74. Ms. Gulliford asks if the Environment Commission recommended light restrictions has been handled in the proposed designs.
75. Mr. Valenza states the lighting designed by and part of the Civil Engineers testimony.
76. Ms. Gulliford asks if there will be a protocol for spills by the building owner or tenant.
77. Mr. Valenza states no but he knows the Civil Engineer did testify as to the runoff and how that filtration happens in the basins.
78. Ms. Gulliford asks as it pertains to the flat roofs, where will the run-off drain to.
79. Mr. Valenza states the minimal slope of the roof slopes toward roof drains which are piped underground to the basins where it is handled as stormwater.
80. Meryl Bisberg - 4 Hickory Hill Rd, states she is not a member of any of the Objector groups.
81. Mr. Bernstein asks if she was a member of SWAT and if she is no longer is, she submits a notice of removal from membership.
82. Ms. Bisberg confirms she was a member for about three days and requested to be removed.
83. Ms. Bisberg asks for understanding of the building height measurements.
84. Ms. Bisberg asks if they assumed trailer parking is allowed in TC Zones.
85. Mr. Valenza states yes.
86. Ms. Bisberg asks how it was the original number of trailer parking spaces determined and on what operational basis was it reduced by 15%.
87. Mr. Valenza states he is not sure what she is referring to in regards to the reduction, and it suggests it is a question for the Civil Engineer.
88. Ms. Bisberg asks why there is more trailer parking for building two proportional to the number of docs than for building one and does it represent a difference in function between the two buildings.
89. Mr. Valenza states no.
90. Ms. Bisberg asks with regard to going into the double stack, will it ever be necessary to get a trailer out of the back when one is in front.
91. Mr. Valenza states they may potentially need to do this, though cannot answer if they will need one mule or two.
92. Ms. Bisberg asks if this application were to be approved with the information given, would they go ahead and break ground without a tenant or before coming back for approval for anything a future tenant might want.
93. Mr. Valenza states it is the developer's decision on when he wants to build the building.
94. Ms. Bisberg asks if he is aware of section 188-31 E-1 of the Township Land Use Law and reads it into the record.
95. Mr. Valenza states yes. He believes they have submitted as much information as the can without a specific tenant.
96. Ms. Bisberg asks how the TCD Zone pedestrian access requirements, which encourages bicycle circulation with links to surrounding areas, are being met. She also asks about electric car charging station logistics.
97. Mr. Valenza states the interconnection and pedestrian walkways were addressed by the Civil Engineer and he does not know how to answer the electric car logistics questions.
98. Ms. Bisberg asks how he distinguishes between industrial warehouses and other warehouses and which category this warehouse falls under.
99. Mr. Valenza explains warehouses are in the "industrial market" so a warehouse is a warehouse and is always an industrial use. He states he previously testified that this warehouse is not a transfer station or fulfillment center.

100. Ms. Bisberg asks if it is a bounded warehouse, a last-mile or a high cube.
101. Mr. Valenza states he does not believe it is a bounded warehouse, it's just general warehousing.
102. It's not a last-mile warehouse.
103. He states yes it could be a high cube.
104. Ms. Bisberg asks if it could be a cold storage warehouse.
105. Mr. Valenza states it is unlikely but it is possible to build a cooler inside the concrete panel walls.
106. Ms. Bisberg asks if the Civil Engineering will be returning for additional testimony.
107. Mr. Gianetti states the Civil Engineer, Mr. Ford has testified and been questioned extensively.
108. Mr. Anderson asks if the Board requests to question Mr. Ford again, would the applicant say no.
109. Mr. Gianetti states he would have to know under what scenario it is being requested.
110. Joyce Eldridge-Howard - 75 Weber Ave, states she is not affiliated with any of the objectors.
111. Ms. Eldridge-Howard asks for the maximum occupancy of the two buildings based on the fire code.
112. Mr. Valenza states based on the fire code, he does not know.
113. Ms. Eldridge-Howard asks if warehouses of this size have a gate that regulates the incoming and outgoing traffic and if so will this site have a gate.
114. Mr. Valenza states the site plan does not currently include a gate. He states if a tenant needs a gate, they will have to request it and appear before the Board.
115. Siv River – 24 Tallyho Trail, states she is not affiliated with any of the Objectors.
116. Ms. River asks if he would consider changing the plan to rotate the building, as suggested in the previous meetings' public question period.
117. Mr. Valenza states that would be his client's decision to make.
118. Ms. River asks if he would make this recommendation to his client in consideration of the residence within 94 feet of the facility.
119. Mr. Valenza states he believes there are a few factors to consider, including the topography of the land.
120. Ms. River asks if it is his job as an architect to consider all possible options for a building including those which may make peoples life a bit easier and if it is his, than whose job is it.
121. Mr. Valenza states no, it's not possible to consider all possible options. He states they advise their client based on all the factors of the site and balance all factors as best they can.
122. Elaine Welsh – 1210 Orchard Drive, states they are not associated with any of the Objectors.
123. Ms. Welsh asks, in Mr. Valenza's experience, if the tugs utilized the property for property use only or are they licensed to go on the street.
124. Mr. Valenza states he does not know for sure but knows they do not pull trailers on the street.
125. Ms. Welsh asks if the tugs were unlicensed would they have to be fueled on property.
126. Mr. Valenza states yes, they would probably be electric.
127. Ms. Welsh asks if it is his experience that tugs are electric powered.
128. Mr. Valenza says all vehicles are moving toward electric power at some point in time. If they are diesel or gasoline fueled, they will have to be 'street-legal' in order to travel to a gas station.

129. Ms. Welsh asks if that is what is normal in his experience, street legal tugs which travel to the gas station.
130. Mr. Valenza states yes.
131. Ms. Welsh asks if there are four tenants, how many high-lows (forklifts) will there be.
132. Mr. Valenza states it is dependent on the tenant, some have a lot.
133. Ms. Welsh asks the fuel source for the high-lows.
134. Mr. Valenza states mostly electric, some are propane.
135. Ms. Welsh asks the regulations regarding propane inside the building and storage. And if they are stored in tanks similar to a personal gas grill.
136. Mr. Valenza states limited amounts are allowable and yes, similar style tanks.
137. Ms. Welsh asks if there are multiple tenants, will there be multiple locations of those storage tanks.
138. Mr. Valenza states yes, even one tenant may have multiple locations.
139. Niyati Shah – 3 Deer Run, states she bought a SWAT sign but is not a member, nor is she associated with the other Objectors.
140. Ms. Shah asks the width of the parking spaces, nine or ten feet.
141. Mr. Valenza states he believes the Civil Engineer testified to his; He believes it is one of those two but is not sure which.
142. Ms. Shaw asks if there will be lights and sirens attached to the buildings at the loading docks for when trucks are backing up.
143. Mr. Valenza states it depends on the dock package the tenant wants. He states red and green lights, which indicate dock availability, are an option. He is not aware of flashing lights or sirens.
144. Ms. Shaw asks if the lift gate makes a lot of noise.
145. Mr. Valenza states they are like garage doors and are inside the building. The trucks will be up against the seal before the door is open.
146. Mr. Mayhew asks if the red and green lights stay on all night.
147. Mr. Valenza states if the tenant chooses to have those lights, they typically are on during hours of operation.
148. Mr. Mayhew asks how they plan to screen loading dock lights, which is a requirement for all parking lot lights per the ordinance, since it is horizontal vs. downward pointing.
149. Mr. Valenza states they are relatively dim lights, similar to a stop light.
150. Mr. Mayhew asks if he and his client would be willing to work with the Township to make sure those lights are not visible off-site.
151. Mr. Valenza states yes.
152. Robert Hollingshead – 31 Winding Way, states he is not affiliated with any of the Objectors.
153. Mr. Hollingshead asks if he designed the buildings including the floors, walls and windows. And if he designed where the bathrooms and plumbing would be installed.
154. Mr. Valenza states yes to the building design but states he has not yet designed where the bathrooms and plumbing will be installed.
155. Mr. Hollingshead asks how the plumbing is put in if they pour the slab first.
156. Mr. Valenza states they will cut through the slab and run new rough ends.
157. Mr. Hollingshead asks if he knows if there will be any showers in this facility.
158. Mr. Valenza states no.
159. Mr. Hollingshead asks if knows the size of the sewer lines the buildings will be drained to.
160. Mr. Valenza states he does not know the size off-hand but it will be shown in the civil drawings.

161. Mr. Hollingshead asks if he knows the typical thickness of the floor.
162. Mr. Valenza states probably seven or eight inches.
163. Mr. Hollingshead asks if he designed the electrical system.
164. Mr. Valenza states there is an electrical service that will be brought to the building, but a tenant is needed to make all the determinations.
165. Rich Garman – 53 Winding Way, confirms he is not associated with any of the Objectors though one is his neighbor.
166. Mr. Garman asks if he has designed an empty shell, SPEC, flex building.
167. Mr. Valenza confirms.
168. Mr. Garman asks if the proposed office spaces within the building have to be offices, or could they be something else if the client chooses.
169. Mr. Valenza confirms they do not have to be office space.
170. Mr. Garman asks if the designated tractor trailer parking spots could be utilized by two 25 foot delivery vans.
171. Mr. Valenza supposes this is possible.
172. Mr. Garman asks if this could be a last mile distribution center if they got the right tenant, utilizing smaller vehicles.
173. Mr. Valenza states no since the building is not configured like any last mile facility he has seen.
174. Mr. Garman asks if it is possible to have 150 delivery vans and 58 trailers unloading at both buildings.
175. Mr. Valenza states hypothetically yes but it is not the configuration they do that in.
176. Mr. Garman asks if it is possible to build a corridor inside the buildings, connecting the entrances, with individual doors to 10 separate mini-warehouses at roughly 40,000 square feet.
177. Mr. Valenza states he has not seen that done in his experience but supposes it is possible.
178. Mr. Garman asks if it is possible for the 'blank' bays in the back to be regular entrance doors.
179. Mr. Valenza states probably though it would be four feet off the ground.
180. Mr. Garman asks if a line of sight has been taken as to how it aligns with surrounding houses.
181. Mr. Valenza defers to the civil engineer.
182. Thuy Anh Le - 4 Ivy Lane, states she is not affiliated with any of the Objectors.
183. Ms. Le asks if he is aware of the NJ Warehouse Guidelines.
184. Mr. Valenza states he is not, he designs to the NJ Building Code.
185. Ms. Le states the NJ Warehouse Guidelines was approved in September of 2022 and is a guidance for warehouses.
186. Mr. Gianetti objects.
187. Mayor Lipani clarifies that the document is guidance for municipalities and is not a technical document for professionals.
188. Ms. Le asks for clarification what the building is if it is not a large fulfillment center.
189. Mr. Valenza states it is what he considers a general warehouse and explains the size is only one factor in defining the usage. He states a lot more parking is something this building would need to categorize it as a fulfillment center.
190. Ms. Le asks if there could be many modes of transportation into a warehouse facility that don't require parking for employees.
191. Mr. Valenza states yes.
192. Mr. Gianetti asks Mr. Valenza to clarify, when talking about a fulfillment center, why is extra parking needed.

193. Mr. Valenza states fulfillment centers require a lot more people to perform the functions of those buildings.
194. Ms. Le asks if this facility could be used for cross-docking functions.
195. Mr. Valenza states it is a single-loaded building, not a cross-dock.
196. Ms. Le asks if this building could be used before a last-mile facility.
197. Mr. Valenza states yes there are several steps before the last-mile.
198. Ms. Le asks if this building could be used for storage or to be sent directly to consumers.
199. Mr. Valenza states on a very limited basis.
200. Ms. Le asks if he, as an architect, has evaluated the flood plain in the area specifically the Roycebrook.
201. Mr. Valenza states architects do not evaluate flood plains, civil engineers do.
202. Ms. Le asks if it is permissible for trucks to be stacked in designated fire access lanes.
203. Mr. Valenza states yes and when stacking the driver is in the truck; trucks are not parked unattended. He states they will follow the guidance of the Fire Marshall who will determine how these areas are identified.
204. 8:50 pm Chairman Suraci calls the meeting back to order, reminding them they are still in the public question portion.
205. Mr. Gianetti asks, due to the time, that at 9:00 pm he be permitted to move on to his next witness, as there have already been 10 members of the public questioning this witness and the Objectors have not yet asked questions.
206. David Brook - 7 Winding Way, states he is not affiliated with any of the Objector groups.
207. Mr. Brook asks what considerations he used to design the buildings with regards to where they are located.
208. Mr. Valenza states the site configuration is done by the civil engineer; the driveways, stormwater detention etc. is designed with building footprints put in by the civil engineer. The architects design the actual building.
209. Mr. Brook asks if there is a team of people the architects work with.
210. Mr. Valenza states they coordinate the building design with the site design. He gives examples of who does what.
211. Mr. Brook asks if he is correct in his understanding that they, the architects, did not choose the location of the building on the site.
212. Mr. Valenza states, correct.
213. Mr. Brook asks if he looked at the use of railroad to bring in/ take out goods from the buildings.
214. Mr. Valenza states he did not.
215. Mr. Gianetti states it is 9:00 pm and asks to wrap up public questioning and move to Mr. Bernstein's questions.
216. Chairman Suraci directs Mr. Brook to move on to questions which have not been covered.
217. Mr. Brook asks if Mr. Valenza has ever managed a warehouse or the trucking operations at a warehouse; conducted any time & motion studies for warehouse operations; conducted strategic plans for warehousing operations; does he have any formal training or licenses in warehouse operations.
218. Mr. Valenza states no to all questions.
219. Judy Haas - 2 Titus Court, states she is not affiliated with any of the Objectors.
220. Ms. Haas states her displeasure with having to state her non-affiliation with the Objectors.

221. Mr. Bernstein explains an applicant's rights as it pertains to Objectors and the purpose of Objectors as based on the Municipal Land Use Law. He states this is standard practice, not just for a rule in Hillsborough for warehouse applications.
222. Ms. Haas thanks him for his explanation and asks if experts should be experts.
223. Mr. Bernstein states that is a determination made by the Board as to whether or not testimony given by the "expert" is what one would consider expert testimony.
224. Ms. Haas asks if there will be air conditioning in the non-warehouse spaces such as the offices.
225. Mr. Valenza states there will be air conditioning in the offices.
226. Ms. Haas asks if the buildings have the same design as viewed from the street level; same colors, materials and details.
227. Mr. Valenza states yes, they are the same.
228. Ms. Haas asks if the orientation of the two buildings respects climatic conditions by minimizing heat gain and considering the impact of shade on adjacent land uses and areas.
229. Mr. Valenza states yes, it will be designed to meet the energy code.
230. Ms. Haas asks how two buildings pointed in different directions respect climatic conditions in the same way.
231. Mr. Valenza states buildings facing in different directions are all subject to the energy code.
232. Mr. Haas asks if the buildings are connected by a common driveway.
233. Mr. Valenza states no.
234. Chairman Suraci calls for a motion to close a public question for this witness. There is a motion and a second. All were in favor. Motion carries.
235. Mr. Bernstein asks if both buildings are designed in accordance with the TECD Architectural Standards.
236. Mr. Valenza states yes.
237. Mr. Bernstein asks if he was advised by Mr. Fords or his office as to what the building envelopes were before designing the building.
238. Mr. Valenza states not the building envelope but rather the footprint.
239. Mr. Bernstein asks if the applicant or any of his representatives specified the size of the building they wanted, if so when it was discussed and why.
240. Mr. Valenza states yes, it was instruction which was on the site plan the first saw which the designed the buildings to.
241. Mr. Bernstein asks if there was any discussion by the applicant or their representatives as to the number of loading docks in either building.
242. Mr. Valenza states only to maximize them.
243. Mr. Bernstein asks if there are 82 proposed loading docks in building one and if so if it is the maximized number of loading docks for a building.
244. Mr. Valenza states yes, 82 proposed docks and yes to the max on a single-loaded building.
245. Mr. Bernstein asks if has any knowledge as to the nature of the building(s), ie, the occupant, hours of operation, how many tenants, etc.
246. Mr. Valenza states yes to all of those.
247. Mr. Bernstein asks if they are two spec buildings
248. Mr. Valenza states yes.
249. Mr. Bernstein asks if he knows if the applicant intends to build these buildings irrespective of the existence of one or more tenants.
250. Mr. Valenza states no.
251. Mr. Bernstein asks if the parking spaces are based on the square footage of each building.

252. Mr. Valenza states yes and as is dictated by the ordinance.
253. Mr. Bernstein asks questions pertaining to the traffic circulation within the parking lot.
254. Mr. Gianetti calls their traffic engineer as the next witness.
255. Gary Dean is sworn in and states his educational background and professional credentials.
256. Mr. Gianetti asks that he be accepted as an expert in the field of traffic engineering. The Board accepts.
257. Mr. Gianetti asks if he and his office submitted with the application a Traffic Impact Statement dated December 22, 2021 and a May 9, 2023 response letter to the Board.
258. Mr. Dean confirms and reviews the documents submitted including but not limited to figure two, intersection controls, level of service areas, truck movements, and traffic growth. He enters Exhibit A-7 into the record, a document drafted by Van Cleef Engineering entitled Fire Truck Turning Template Exhibit with an original date of December 21, 2021, and final revision date August 10, 2023 and exhibited A-8, another Van Cleef Engineering document entitled 'WB62M Truck Turning Template Exhibit' with original date December 21, 2021, and last revision of August 10, 2023.
259. Mr. Gianetti asks him to discuss the number of loading docks and the stacking and how it functions.
260. Mr. Dean explains how having multiple doors/bays makes the building attractive to possible tenants and in his experience very few use all doors/bays. He explains how these are not fulfillment centers and how employee counts impact this.
261. Committeeman Ciccarelli asks Mr. Dean submitted to the Board the studies of other properties he referenced in his testimony.
262. Mr. Dean states it is data they have compiled 'in-house' but will have a copy submitted to the Board.
263. There is a discussion of dates to carry the application to.
264. Mr. Skobo motions to carry the application to December 14, 2023, seconded by Mayor Lipani.

Roll Call:

Yes - Mr. Wagner	Yes - Committeeman Ciccarelli
Yes - Mr. Skobo	Yes - Mayor Lipani
Yes - Ms. Smith (Alt #2)	Yes - Chairman Suraci

Motion carries. The hearing concluded at 10:14 PM.

Mr. Bernstein sets a deadline of Friday, September 22, 2023, at 5:00 pm for any submissions pertaining to this application. He states any letters should be submitted to his office with copy to the applicant's council and all Objectors. He states the Board will review and render a decision on the submissions, copying everyone at least 30 days prior to the next hearing.

Committeeman Ciccarelli motions to cancel the Business Meeting of September 28, 2023, seconded by Ms. Smith.

Roll Call:

Yes - Mr. Wagner	Yes - Committeeman Ciccarelli
Yes - Mr. Skobo	Yes - Mayor Lipani
Yes - Ms. Smith (Alt #2)	Yes - Chairman Suraci

Motion carries

ADJOURNMENT

A motion to adjourn was made by Mr. Skobo, seconded by Mayor Lipani. Motion carries unanimously.

10:16 PM meeting is adjourned.

Submitted by Robyn Bittle-Abramo
Recording Secretary