

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
February 26, 2020

Members present: Mary Szaro, Scott Kominkiewicz, Catherine Corey, Dr. Jorge Gonzalez-Gomez, Janet Kern, Thomas Kelly, George Baranoski, Steven Giarratano, Mayor Fred A. Henry

Members absent: Councilman Brian McLaughlin, Holly Hughes

Also present: Jason C. Valetutto, P.E., P.P., Jay Holad, Esq.

The meeting was called to order followed by the salute to the Flag.

Chairwoman Szaro stated adequate notice of this meeting has been provided under "The Open Public Meeting Act" by advertisement.

Roll call was taken at this time.

Motion by Dr. Jorge Gonzalez-Gomez, seconded by Scott Kominkiewicz to accept the Minutes of January 22, 2020 meeting. All in favor.

Chairwoman Szaro then reviewed the evening's agenda.

Completeness Committee

Angel W. Soto (407 Prospect Street) – Application # 407-20

Completeness committee member Holly Hughes stated that she received a letter from AJV Engineering, Inc. dated February 22, 2020, regarding Application #407-20, South Amboy Redevelopment Agency, recommending incompleteness.

Motion by Catherine Corey, seconded by Holly Hughes, to accept the recommendation of incompleteness for Application #407-20, South Amboy Redevelopment Agency. Motion carried 2-0, 0 abstentions.

Applications

SAT Kapoor and Kailash LLC, (533 Ridgeway) – Application #404-19

Please refer to the attached transcript

Baljinder Singh, (245 – 247 Raritan Street) - Application #406-20

Mr. Salvatore Alfieri submitted a request for this application to be carried to the April 22nd meeting. Mr. Valetutto stated that it would be in the best interest of the board, that this application is carried for a one-month extension. If the applicant is not prepared for the March 25th planning board meeting, the applicant will re-request to be carried to the April 22nd meeting.

William O'Leary Informal, (357 Ferris Street)

Mr. O'Leary presented his application to the board regarding 357 Ferris Street. Mr. O'Leary would like to have the current property removed and add six to seven town. Chairwoman Szaro asked the board to give their concerns and comments. Mr. Valetutto advised Mr. O'Leary to speak to his architect and get a survey for this property to get a better understanding of his plans. Mr. Valetutto explained to the difference between a townhome and apartments to Mr. O'Leary. The board voted as a courtesy that Mr. O'Leary represents his application to the board for the March 25th meeting. To give Mr. O'Leary adequate time to prepare his application and get a survey. Motion carried 9-0, 0 abstentions.

Motion by Janet Kern, seconded by Thomas Kelly to open the meeting up to the public. With no public present, Janet Kern made a motion to close to the public portion of the meeting, seconded by Scott Kominkiewicz. All in favor.

Chairwoman Szaro announced that the next regularly scheduled meeting would be held on Wednesday, March 25th at 7:00 pm.

Motion by Janet Kern, seconded by Vice-Chairman Scott Kominkiewicz to adjourn. All in favor.

Respectfully submitted,

Amy Russo

Planning Board Secretary

Minutes Approved on April 22, 2020

SOUTH AMBOY PLANNING/ZONING BOARD
140 NORTH BROADWAY
SOUTH AMBOY, NEW JERSEY
WEDNESDAY, FEBRUARY 26, 2020
Commencing at 7:06 p.m.

RE:) TRANSCRIPT
) OF
) PROCEEDINGS
#404-19 SAT KAPOOR AND)
KAILASH, LLC)
533 RIDGEWAY AVENUE)
- - - - -)

B E F O R E:

MARY SZARO, Chairwoman
SCOTT KOMINKIEWICZ, Vice Chairman
FRED A. HENRY, Mayor (recused)
THOMAS KELLY, Board Member
DR. JORGE GONZALEZ-GOMEZ, Board Member
GEORGE BARANOWSKI, Board Member
CATHERINE COREY, Board Member
JANET KERN, Board Member
STEVEN GIARRATANO, Board Member
JAY HOLUB, ESQ., Board Attorney
JASON VALETUTTO, P.E., P.P., Board Engineer/Planner
AMY RUSSO, Board Secretary

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

SLAVIN & MORSE, LLC
BY: KEVIN H. MORSE, ESQ.
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1 CHAIRWOMAN SZARO: I'd like to call the
2 meeting to order.

3 (Whereupon, adequate notice, Pledge of
4 Allegiance, roll call and other items on the agenda
5 were addressed.)

6 (Time noted: 7:13 p.m.)

7 CHAIRWOMAN SZARO: Our next application
8 to be heard is 404-19 SAT Kapoor and Kailash, LLC,
9 533 Ridgeway Avenue.

10 Mr. Morse?

11 MR. MORSE: Thank you.

12 Good evening, Madam Chairwoman, Members
13 of the Board. My name is Kevin Morse from the law
14 firm Slavin & Morse, on behalf of the Applicant SAT
15 Kapoor and Kailash, LLC.

16 The subject property is Block 151, Lot 1,
17 commonly known as 533 Ridgeway Avenue. The applicant
18 is the owner of the subject property, purchasing the
19 property back in 2018. The property had been
20 previously a mixed use building. It had a tavern or
21 a bar on the first floor, I think known as the
22 Halfway House, and there is a three-bedroom apartment
23 on the second floor.

24 We're before you this evening seeking
25 preliminary and final site plan approval, use and

1 bulk variance approvals to convert the first floor
2 into four apartments, two-bedroom apartments, and
3 have the second floor apartment continue that use.

4 Before we proceed, I did submit our
5 Affidavits of Publication and mailing. You may
6 recall this case was on in the fall. We noticed. It
7 was carried a few times. The Board suggested I get
8 an updated list and republish the notices, which I
9 did. So those notices and publication Affidavits
10 should have been received by now.

11 I just want to confirm that they are --
12 have been received and they are in order so the Board
13 has jurisdiction to proceed.

14 MR. VALETUTTO: Did you receive notice?

15 MS. RUSSO: Yes.

16 MR. MORSE: Okay.

17 MS. RUSSO: I'm sorry. Yes.

18 MR. MORSE: Thank you so much.

19 MR. VALETUTTO: Mr. Morse, just before
20 you continue, one of the items in the completeness
21 letter was property tax certification. It was
22 supposed to be through the third quarter of 2019 and
23 I have receipt of second quarter 2019.

24 MR. MORSE: Okay.

25 MR. VALETUTTO: Can you verify -- just

1 verify that we are current, up-to-date?

2 MR. MORSE: I can. Anticipating this, I
3 spoke to Miss Katko today and I said, look, you know,
4 this thing has been adjourned a few times. She
5 confirmed that we are paid and current, and I believe
6 she also copied Amy on that e-mail to confirm that.

7 MS. RUSSO: Yes.

8 MR. VALETUTTO: I just want to put it on
9 the record so we're clear on that.

10 MR. MORSE: We have a use variance to
11 request. So I see -- we should have seven voting
12 members. I just want to confirm that. I know you
13 don't vote, Mr. Valetutto, but we seem to have enough
14 members to go forward.

15 MR. VALETUTTO: Yes.

16 MR. MORSE: Okay. So I have a number of
17 witnesses this evening, ladies and gentlemen. I have
18 Sat Kapoor. He is the principal of the applicant.
19 He is present here. I will not call him as a
20 witness, but I wanted to identify him and let you
21 know he's here and can answer questions at any time.
22 I think the bulk of the testimony, you're going to
23 want to hear from our professionals, that being John
24 Ploskonka, who is our Professional Engineer; we have
25 John Rea, who is our traffic engineer; and we have

1 Jimmy Dumas, who is our architect and planner for
2 this evening.

3 So I would first call Mr. Ploskonka as
4 our first witness.

5 MR. VALETUTTO: Just put on the record
6 that you are stepping down because of the use
7 variance as a Council member?

8 MAYOR HENRY: Yeah. As Mayor, I can't
9 vote on this. So I have to recuse myself on a bulk
10 variance.

11 MR. MORSE: All right. Thank you, your
12 Honor.

13 MR. VALETUTTO: Use variance.

14 MAYOR HENRY: Use variance, sorry.

15 MR. HOLUB: Do we have any other Council
16 members here tonight?

17 MR. VALETUTTO: Not tonight. Not
18 tonight.

19 MR. HOLUB: Okay. Then we are fine.

20 MR. MORSE: All right. If Mr. Ploskonka
21 can be sworn.

22 MR. HOLUB: Mr. Ploskonka, can you please
23 raise your right hand?

24 J O H N J. P L O S K O N K A, P. E., P. P.,

25 was duly sworn and testified under his oath

1 as follows:

2 MR. HOLUB: Thank you. You may proceed.

3 MR. PLOSKONKA: John J. Ploskonka,
4 Professional Engineer, Manalapan, New Jersey.

5 MR. MORSE: All right.

6 MR. VALETUTTO: I recognize him.

7 VOIR DIRE EXAMINATION BY MR. MORSE:

8 Q. Okay. Mr. Ploskonka, you've been a
9 Professional Engineer for about 50 years now, is that
10 right?

11 A. About 50 years, yes.

12 Q. And you've testified before this Board
13 and always been accepted as an expert in your field
14 of professional engineering, is that correct?

15 A. That is correct.

16 Q. All right.

17 MR. MORSE: So, Madam Chairwoman, unless
18 you'd like me to go through his credentials, I would
19 ask that you recognize him, as this Board has
20 recognized him in the past, that you accept him as
21 our expert as a Professional Engineer for this
22 evening's testimony.

23 CHAIRWOMAN SZARO: Any objections in
24 accepting Mr. Ploskonka as an expert?

25 DR. GONZALEZ-GOMEZ: No.

1 CHAIRWOMAN SZARO: Please proceed.

2 MR. PLOSKONKA: Thank you.

3 DIRECT EXAMINATION BY MR. MORSE:

4 Q. All right. Mr. Ploskonka, I know you'll
5 be using some exhibits, so we should make sure we
6 identify those correctly.

7 Is this board the first exhibit that you'll
8 be referring to?

9 A. The first exhibit is the preliminary and major
10 final site plan, the use variance, which is our
11 Sheet Number 3 of 7.

12 CHAIRWOMAN SZARO: Mr. Ploskonka --

13 MR. PLOSKONKA: Which you should have in
14 front of you.

15 CHAIRWOMAN SZARO: Mr. Ploskonka, if I
16 may?

17 MR. VALETUTTO: Use the microphone, for
18 one --

19 MR. PLOSKONKA: Sure.

20 MR. VALETUTTO: -- so they can hear.

21 MR. PLOSKONKA: Sure.

22 CHAIRWOMAN SZARO: And can I ask the
23 ladies in the back, is this the case that you're here
24 to hear?

25 UNIDENTIFIED MEMBER OF PUBLIC: Yes.

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1 CHAIRWOMAN SZARO: Okay. Would you be
2 able to maybe --

3 MR. KELLY: Maybe over in the corner
4 there.

5 CHAIRWOMAN SZARO: Maybe in the corner.
6 So while you're telling us you can also tell the
7 folks in the audience.

8 MR. VALETUTTO: Mr. Morse, while things
9 are being moved around, can you just confirm that you
10 received my office's letter of February 20, 2020?

11 MR. MORSE: Yes, we did, and we'll
12 address that this evening with our witnesses.

13 MR. VALETUTTO: Mr. Ploskonka, you said
14 it was Sheet 3 of 7 of your plan?

15 MR. PLOSKONKA: That is correct.

16 MR. VALETUTTO: Can you just confirm that
17 revision, the latest revision date is 1/9/2020 so we
18 don't have to enter it as an exhibit?

19 MR. PLOSKONKA: Correct, 1/9/2020.

20 MR. VALETUTTO: So this is within your
21 packets. It does not have to be entered as an
22 exhibit.

23 MR. PLOSKONKA: Thank you.

24 BY MR. MORSE:

25 Q. All right. Mr. Ploskonka, if you could

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1 describe the proposed application for the Board.

2 A. Yes. The property is on the corner of Ridgeway
3 and Raritan Street. It's the former John's Halfway
4 House that's been there for many, many years. I
5 drank there in the sixties. It was a great spot to
6 go.

7 And the client would like to convert the bar
8 and the upstairs into five apartments, based on the
9 architect's plans that were submitted, and then
10 provide eight parking spaces and an ingress and
11 egress where you can enter the property from Raritan
12 Street and go around the property to Ridgeway Avenue
13 and then park at angles along the building and along
14 the property line on the westerly side.

15 MR. VALETUTTO: Mr. Ploskonka, can you
16 speak more into the microphone so the audience can
17 hear, please?

18 MR. PLOSKONKA: Can you hear me?

19 UNIDENTIFIED MEMBER OF PUBLIC: No. She
20 can't. We're having difficulty.

21 MR. PLOSKONKA: I should be louder?

22 Q. Can you just confirm for the record, Mr.
23 Ploskonka, you were the engineer who prepared this
24 site plan that's before the Board this evening, is
25 that correct?

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1 A. That's correct.

2 Q. Okay. And you work for what outfit?

3 A. So continuing --

4 Q. No. So I said the outfit that you work
5 for, CEC is the engineering firm?

6 A. Concept Engineering Consultants, that's my
7 company.

8 Q. That's your company, okay.

9 A. For about 50 years now.

10 Q. Okay. I just want to get that on the
11 record. Please continue.

12 A. So, again, it's a pretty simple application,
13 where you are taking an existing building that's on
14 site and you are fixing it up, creating five
15 apartments, getting rid of the bar that was there,
16 that's not occupied right now, and installing eight
17 parking spaces, a driveway, lighting, landscaping,
18 et cetera, on the property that would meet the
19 criteria I think of a good use here for residential.

20 There are a use variance -- because it's not
21 permitted, there are use variances for density,
22 units per acre and units per building. And there
23 are bulk variances because this is an existing site,
24 an existing building.

25 So there is three preexisting variances which

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1 include the setbacks from Raritan Street, the
2 setback from Ridgeway Avenue, and the coverage
3 because the building coverage is there on the
4 property.

5 And then there are variances for the size of
6 the units and the impervious coverage and parking.
7 Ten spaces are required, eight spaces are provided,
8 according to the ordinance.

9 We do have a traffic engineer tonight that
10 will testify to the parking that's proposed on the
11 property.

12 Q. All right. Now, I just wanted to make
13 the Board aware, this is not the first generation
14 plan, correct?

15 A. Correct.

16 Q. Okay.

17 MR. MORSE: As the Board knows, we had
18 filed this application back in the fall. We had
19 received a review letter from Mr. Valetutto back in
20 October and we went through many of those items,
21 cleaned the plan up, a lot of the plan review
22 comments, notes and so forth.

23 So this plan is more refined than the
24 original plan that was before you, which is one of
25 the reasons why we had postponed the case.

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1 Certainly we will -- Mr. Ploskonka will
2 address Mr. Valetutto's new letter.

3 I want to let you know the genesis of why
4 from the fall we get here today. We've already done
5 a substantial plan revision.

6 BY MR. MORSE:

7 Q. Can you just describe the parking, in
8 particular, before we go into Mr. Valetutto's memo?

9 A. As I mentioned before, there are two spaces on
10 the Raritan Street side facing the building, which
11 one is handicapped, and then there are six spaces
12 that face to the west at the other end of the
13 parking area. And there is a one-way access that
14 brings you in and around. So you can come in, pull
15 into a space, back out and then go out to Ridgeway
16 Avenue to either go left or right.

17 This has been a parking lot for many, many
18 years when the tavern was there. There's still
19 bumper blocks back there where cars used to park and
20 this is going to be improved with paving, curbing,
21 walkways, a dumpster area for garbage and
22 landscaping and lighting. The lighting would be on
23 poles in the parking lot.

24 In Jason's letter of February 20, 2020, I can
25 say that we looked at the letter carefully and we

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1 agree to 95 percent of the items. The other five
2 percent are discussion, and I would like to just
3 discuss those items, if I could, as opposed to the
4 entire letter, because we do intend to comply with
5 95 percent of what Jason has asked for.

6 Q. All right. So then I would ask you on
7 those particular items that you'd like to comment and
8 discuss, go through them.

9 MR. MORSE: Obviously, Mr. Valetutto, if
10 there's any other item that you'd like us to address
11 after he does that, we will do so.

12 MR. VALETUTTO: Absolutely.

13 And just to eliminate any confusion, when
14 you refer to sheet numbers, refer to sheet number of
15 your plan, not sheet number of my letter.

16 MR. MORSE: Okay.

17 MR. VALETUTTO: We've had that many
18 times. It gets confusing.

19 MR. MORSE: Understood.

20 MR. PLOSKONKA: What I've done, to maybe
21 make it a little bit easier, I've taken your report
22 and I've highlighted the areas to discuss. All the
23 items not discussed we're going to comply with.

24 MR. VALETUTTO: Okay.

25 MR. PLOSKONKA: I can pass that out to

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1 every member of the Board.

2 MR. VALETUTTO: That's got to be marked
3 as an exhibit then.

4 MR. PLOSKONKA: Sure.

5 MR. MORSE: We can do that. So why don't
6 we mark that. That will be A-1, and that would be --

7 MR. PLOSKONKA: Let me give you one
8 first.

9 MR. MORSE: -- Mr. Valetutto's
10 February 20th letter, with some highlighting on
11 matters you plan on discussing.

12 MR. PLOSKONKA: It is a packet of
13 information that provides Angelo's letter with some
14 highlighting.

15 CHAIRWOMAN SZARO: If I can just stop
16 you.

17 I just have a little concern that all of
18 the Board --

19 MR. PLOSKONKA: I'm going to pass one out
20 to everyone. I should probably explain what it is
21 before I pass it out.

22 CHAIRWOMAN SZARO: Okay. I would be a
23 little bit more comfortable if you went into a little
24 bit more detail. It's great 95 that you agree to,
25 but I want to make sure that, especially all the key

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1 topics, we address those individually, if needed, not
2 all the little details, but those --

3 (Whereupon, Mr. Valetutto's letter dated
4 February 20, 2020 was marked as Applicant's Exhibit
5 A-1.)

6 MR. MORSE: I've marked one of these
7 packets as A-1 with today's date. I'll present that
8 to Miss Russo. She's keeping track of those.

9 Q. Mr. Ploskonka, if you can pass up the
10 rest and then you can identify it.

11 MR. MORSE: While we are marking
12 exhibits, I will give you now, since it's an exhibit
13 break, I will give you A-2, which is a color
14 rendering of the architecturalals that were previously
15 submitted to the Board, but since they're in color,
16 I'll make that an exhibit as well. I'll mark that
17 with today's date. I'll present the marked copy to
18 Miss Russo.

19 (Whereupon, color rendered
20 architecturalals were marked as Applicant's Exhibit
21 A-2.)

22 BY MR. MORSE:

23 Q. All right. Mr. Ploskonka, if you can
24 then go to those particular items you would like to
25 discuss in Mr. Valetutto's letter.

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1 A. Okay. I have his letter dated 2/20/20. And on
2 Page 2 of 7, his Page 2 of 7, he mentions a survey,
3 site plan, universal comments and Sheet 1.
4 Everything on that page which is in white we're
5 going to correct.

6 On Page 2, Item C at the top, we'll provide
7 that information.

8 And on Sheet 2, we'll provide that
9 information.

10 On Sheet 3 there was a question about being
11 two different numbers for the area of the building,
12 first and second floor. And I had my architect
13 check it and he confirms that 4014 is the correct
14 number for the first floor, because the buildings
15 are irregular in shape, and based on that
16 irregularity he recalculated and found that number.
17 And he agrees that Jason is correct on the second
18 number for the second floor; it is 1247.27.

19 Then on two and three and four we agree.

20 MR. VALETUTTO: One second, Mr.
21 Ploskonka.

22 MR. PLOSKONKA: Yeah.

23 MR. VALETUTTO: Is your architect here
24 this evening?

25 MR. PLOSKONKA: Yes, he is.

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1 MR. MORSE: Two architects.

2 MR. VALETUTTO: I'd like to go back to
3 this when you swear them in, because without
4 dimensions, I just want that to be -- I'm a stickler
5 for being completely accurate.

6 MR. MORSE: We will readdress that with
7 the architect as well.

8 MR. PLOSKONKA: Okay.

9 A. Now, Number 5 is about the Bilco door back here
10 which has difficult access because of the dumpster
11 area and the ramp.

12 And in Jason's comments he suggests the ramp
13 be removed and that would make things a lot simpler,
14 and we have -- we will remove that ramp.

15 And if you look at the sketch that's at the
16 last -- the page at the end of Angelo's report, the
17 little sketch, it says "Exhibit A," if you see that
18 in the section; it is a schematic of how we will
19 provide access to the Bilco door and moving the ramp
20 where the existing ramp -- moving the dumpster where
21 the existing ramp is to the right to solve that
22 problem.

23 MR. MORSE: And these exhibits are for
24 demonstrative purposes just to give you a flavor,
25 and, of course, will be subject to Mr. Valetutto's

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1 scrutiny. But that's why we presented this, just to
2 show you we can address this.

3 A. Again, we --

4 MR. KELLY: Excuse me, Mr. Ploskonka.

5 MR. PLOSKONKA: I'm sorry.

6 MR. KELLY: Mr. Morse, are we keeping the
7 Bilco doors because they're going to be the only
8 access into the basement?

9 MR. PLOSKONKA: Correct.

10 MR. MORSE: That's correct.

11 MR. PLOSKONKA: There's two Bilco doors.
12 There's two parts of the basement that are
13 accessible.

14 MR. KELLY: And we're eliminating the
15 interior basement stairs? We're eliminating the
16 interior basement stairs that exist?

17 MR. PLOSKONKA: I'll have the architect
18 answer that question, but ...

19 MR. KELLY: Okay.

20 MR. PLOSKONKA: And the basement is going
21 to be used by the landlord only, not for any tenants.

22 MR. KELLY: Okay.

23 MR. PLOSKONKA: For utilities, et cetera.

24 A. Again, we will comply with six.

25 MR. VALETUTTO: One more time out.

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1 Just so the Board is aware, looking at
2 their sketch of moving the dumpster, it is exactly
3 what I had asked for. It was just a conflict on
4 their resubmission of the site plan compared to the
5 architectural plan. The architect did show that that
6 ramp and door were removed. The site plan still
7 showed the ramp and door.

8 So once they are able to correct the site
9 plan, everything -- that comment will go away.

10 MR. PLOSKONKA: Thank you.

11 A. With respect to Items 8 and 9, we have our
12 traffic engineer who will discuss those items.
13 Otherwise, we agree to all the other items that are
14 not highlighted. So John Rea will discuss Items 8
15 and 9 in his testimony.

16 On the next page, which is Page 5 of 7 --

17 Q. 4 of 7?

18 A. Page 5 of 7.

19 Q. I think we're on 4 of 7.

20 A. I missed one?

21 Q. I think we're on 4 of 7.

22 MR. VALETUTTO: 4 of 7 of my report, not
23 the plans, which is kind of a --

24 MR. PLOSKONKA: Correct, 4 of 7.

25 A. We agree to 12 through 18.

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1 19, again, is John Rea testimony, the traffic
2 engineer.

3 We agree to 20 through 23.

4 MR. VALETUTTO: Can you just put on the
5 record 17, because that is a waiver request? State
6 it for the Board.

7 MR. PLOSKONKA: We are asking for a
8 waiver of the curbing being less than five feet from
9 the property line along the easterly side and along
10 the westerly side close to Ridgeway Avenue.

11 MR. VALETUTTO: Were you able to
12 calculate its distance so we can just have a general
13 idea?

14 MR. PLOSKONKA: I can give you a
15 measurement before the evening is over.

16 MR. VALETUTTO: I did my own measurement.
17 I was just asking if you had it on the computer
18 before --

19 MR. PLOSKONKA: What's your measurement,
20 Jason?

21 MR. VALETUTTO: It was less than a foot.

22 MR. PLOSKONKA: Okay.

23 A. So then we agree to up to 23.

24 Now, testimony is required for one
25 through four at the bottom of the page. And number

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1 one is about that same dumpster/ramp area which we
2 just clarified in Jason's -- based on Jason's
3 suggestion.

4 And number two is testimony to the basement,
5 who has access, only the landlord.

6 And the conflicts between the site plan and
7 architectural plan will be provided.

8 And I should note that this application
9 tonight is for preliminary approval only and use
10 variances and bulk variances. So we are not here
11 for final approval. We are here for preliminary
12 approval based on Jason's comments in his report.

13 MR. MORSE: Well, and I should just
14 qualify that. We typically file for preliminary and
15 final all the time, depending on the magnitude of the
16 plan review comments. Sometimes, in many instances,
17 you can get a final approval because it would be
18 subject to complying with everything to Jason's
19 satisfaction.

20 So we did submit for preliminary and
21 final, and I'll leave that up to Mr. Valetutto and
22 the Board as we progress on this matter, but we
23 typically don't like coming back if it's just
24 cleaning up the plan; I think it's economies of scale
25 for both the applicant as well as the Board who has

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1 other things on their agendas every month.

2 Q. Moving on to --

3 A. Number four, the trash is picked up by South
4 Amboy now and we anticipate that South Amboy will
5 continue to pick up the trash. We can store the
6 cans in the dumpster area, then move them out in
7 light of the garbage or recyclable --

8 MR. MORSE: It probably was better
9 described as a trash enclosure than a dumpster area.

10 MR. VALETUTTO: Who is going to be moving
11 the cans? Is it going to be the residents themselves
12 or is it going to be a landlord; is there going to be
13 like an on-site like handyman?

14 MR. MORSE: I don't think there is an
15 on-site person going to be living there. But it
16 would be typically your residents' responsibility.
17 Each resident has their own cans, put their cans out.
18 It would be stored in the enclosure area just for
19 storage purposes.

20 MR. PLOSKONKA: That's correct.

21 MR. MORSE: And that's what's going on
22 right now. Except there is no --

23 MR. VALETUTTO: Only one resident though.

24 MR. MORSE: True. No, but I'm saying, so
25 that's why knowing we're asking for more residents,

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1 an enclosure made sense, but that would be our plan.

2 MR. VALETUTTO: I just want to know whose
3 responsibility it is.

4 MR. MORSE: Right. I mean, we can
5 certainly -- the applicant would make that part of
6 the lease responsibilities.

7 A. Of course, we will comply with the recycling
8 ordinance of the town.

9 And Items 5 to 6 on Page 5 of 7 are the
10 planner, who is here tonight, and the waiver is one
11 foot.

12 Sheet 4, we're doing everything, 1 through 7.
13 Testimony --

14 Q. Again, let's just be clear. You're on
15 Page 5 of 7?

16 A. Right.

17 Q. And you're --

18 VICE CHAIRMAN KOMINKIEWICZ: What about
19 Page 4?

20 Q. -- saying that all the comments on Page 5
21 of 7 regarding Sheet 4 will be complied with,
22 correct?

23 A. Correct.

24 Q. Okay.

25 A. And Number 1 under testimony is, again, the

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1 discussion of that Bilco door, which we followed
2 Jason's thoughts on.

3 Lighting, I think he's correct; we should
4 have a timer, and we should have lights in the
5 parking area that face down or face inward towards
6 the building to keep the spillage away from the
7 neighbors' properties. So we agree to that.

8 And we agree to Sheet 5 --

9 MR. VALETUTTO: So you will be putting
10 lighting on poles facing as opposed to --

11 MR. MORSE: Facing towards the building
12 as opposed to on the building facing --

13 MR. VALETUTTO: Outward?

14 MR. PLOSKONKA: Correct.

15 A. And we'll do Sheet 5, Items 1 and 2 on Page 5
16 of 7.

17 And I think the rest of the items we've
18 covered, except for the question about the 400114
19 [sic] gross floor area, which we'll discuss with the
20 architect.

21 And the doors that are remaining and doors to
22 be removed are also shown on that sketch with the
23 dumpster. If you take a look at that carefully,
24 you'll see the clarification of the doors on the
25 property that will be removed and closed off. That

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1 was Exhibit A.

2 Q. So, Mr. Ploskonka, basically the
3 applicant is proposing the reuse of the existing
4 building by internal modification, correct?

5 A. Correct.

6 Q. Very little site improvement on the
7 outside in terms of impervious, correct, other than
8 parking?

9 A. Right. And obviously we're going to comply
10 with all the details needed. We have a detail
11 sheet. We have a handicap sign. We're going to do
12 all those things in Angelo's report that --

13 Q. Jason's report.

14 A. -- I didn't highlight. And the real meat here
15 is obviously the use variance and the other
16 variances.

17 Q. From an engineering perspective, does
18 this proposed development have any negative drainage
19 implications on any surrounding properties?

20 A. No.

21 Q. Okay. From an engineering standpoint, is
22 there any negative impact that this proposed
23 development would have on adjacent or neighboring
24 properties?

25 A. No. It's kind of being utilized the same way

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1 it was being utilized with a parking lot in the
2 back, just probably less cars now that the tavern is
3 gone and less noise now that the tavern is gone than
4 you had visiting the business.

5 Q. So then it would be your testimony that
6 there would be no negative impact, is that correct?

7 A. That's correct.

8 Q. Okay.

9 MR. MORSE: All right. I have no further
10 questions of Mr. Ploskonka at this time. If there's
11 questions from Mr. Valetutto, members of the Board,
12 he will be here for the entire hearing. If something
13 comes up along the way, he'll always be available to
14 answer questions as we proceed.

15 MR. KELLY: I have a question, if I
16 could, please.

17 So we have a barrier for your handicap
18 parking stall and we have an access aisle adjacent to
19 it to the left.

20 The access to the building, as depicted
21 in the architect's Page A1.1 is directly off of the
22 corner that runs along Raritan Street.

23 MR. PLOSKONKA: Its access is at
24 that location.

25 MR. KELLY: Right there.

1 MR. PLOSKONKA: Right, yeah.

2 MR. KELLY: That's where it's proposed?

3 MR. PLOSKONKA: Yes.

4 MR. KELLY: How do we get from the
5 handicapped parking stall to the door?

6 MR. PLOSKONKA: We have to provide a two
7 percent --

8 MR. KELLY: Because it's not depicted in
9 the drawings, the curb.

10 MR. PLOSKONKA: It's not depicted
11 currently, but we will provide that.

12 MR. KELLY: Okay.

13 MR. PLOSKONKA: Everything is pretty flat
14 in there.

15 MR. KELLY: You're going to put a curb
16 cut there?

17 MR. PLOSKONKA: There's going to be a
18 curb cut with the specialized ramp.

19 MR. KELLY: Okay. Also, and I will check
20 it, but I don't believe that the barrier free subcode
21 is going to allow the access aisle to be placed so
22 far down from the head of the parking stall. The
23 access aisle is there because it's van accessible.
24 It's supposed to accommodate a lift folding out.
25 When the van pulls all the way forward, it may not

1 have enough room.

2 MR. PLOSKONKA: Between me and the
3 architect and your office, we have to make sure it
4 works; otherwise, you can't use it.

5 MR. KELLY: Correct. It's something we
6 may need to tweak, that may be an issue as far as the
7 alignment.

8 MR. PLOSKONKA: That's why we're in for
9 preliminary, hoping to then fine tune everything if
10 the Board approves.

11 MR. KELLY: Okay.

12 MR. PLOSKONKA: Thank you.

13 MR. MORSE: All right. If there are no
14 other questions for Mr. Ploskonka at this time, I'd
15 ask him to stand down, and I will call Mr. Rea, who
16 is our next engineer.

17 If Mr. Rea can be sworn, please.

18 MR. HOLUB: Please raise your right hand.

19 J O H N J. R E A, P. E., was duly sworn and
20 testified under his oath as follows:

21 MR. HOLUB: Thank you.

22 VOIR DIRE EXAMINATION BY MR. MORSE:

23 Q. All right, sir. If you can just state
24 your name for the record.

25 A. John Rea, R-E-A.

Voir dire - J. Rea, P.E. - Morse

1 Q. And, Mr. Rea, I understand that you've
2 been a licensed Professional Engineer in the State of
3 New Jersey since 1985, is that right?

4 A. That is correct.

5 Q. And also in New York State even before
6 that, correct?

7 A. 1979.

8 Q. Okay.

9 A. Right.

10 Q. And you have specific expertise as a
11 Professional Engineer in traffic engineering, parking
12 analysis and traffic analysis, is that correct?

13 A. For the last 45 years. And I have testified
14 before the land use board in South Amboy before.

15 MR. MORSE: All right. Madam Chairwoman,
16 I think the Board is familiar with Mr. Rea's
17 credentials. I would ask that you accept him again
18 as our Professional Engineer and traffic expert,
19 traffic engineer, as you have done in the past,
20 without me having to go through his credentials, if
21 that's acceptable.

22 CHAIRWOMAN SZARO: Does the Board have
23 any objections?

24 Go ahead.

25 MR. MORSE: All right.

1 MR. REA: Thank you.

2 DIRECT EXAMINATION BY MR. MORSE:

3 Q. Mr. Rea, you've taken the opportunity to
4 analyze the proposed development from a traffic
5 engineering standpoint, is that right?

6 A. And a parking standpoint, that's correct.

7 Q. All right. Then I would ask you to
8 please detail your analysis, your findings, any
9 opinions that you have and the basis for it.

10 A. Sure. Well, I think there are two critical
11 issues that I need to address.

12 The first is the number of parking spaces.
13 Eight parking spaces are proposed. Ten are required
14 by the City ordinance. So we have a shortfall of
15 two parking spaces.

16 The other issue I need to address that I
17 think is important in Mr. Valetutto's letter is the
18 width of the access aisle behind the one-way
19 circulation pattern that's behind the angled parking
20 spaces.

21 It's my understanding from Mr. Valetutto's
22 report that 18 feet is required under your ordinance
23 for a backup aisle. And we have 14-and-a-half feet
24 along the -- it would be the east side of the
25 property, and 15 feet four inches -- 15.4 feet along

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1 the north side of the property.

2 First, let me deal with the parking variance
3 in terms of the number of the parking spaces.

4 As Board members may know, I've done some
5 traffic and parking work here in the City of South
6 Amboy. Several small residential apartment projects
7 have been built that I was involved with. One of
8 them is Chris Mach's project at the corner of
9 Augusta and Feltus, which I believe is nine units,
10 nine-unit apartment building. And the other one is
11 the old factory building at the corner of Stockton
12 and First Street which I believe is 12 units. So
13 those projects have been approved. People are
14 living in those apartment buildings.

15 I've made numerous visits to the site during
16 times of the day when peak parking for residential
17 uses will occur. And I can tell you that the
18 parking lots that have been constructed with those
19 two residential projects are never full. You have
20 about seven parking spaces in Chris Mach's lot off
21 of Augusta and about four to five parking spaces in
22 the lot off First Street that serves the building
23 that is at the corner of First and Stockton, the
24 12-unit building.

25 But beyond that, let me explain a little bit

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1 more in detail why I believe the eight parking
2 spaces will be adequate for this particular use in
3 this location here in South Amboy.

4 In addition to the observations that I've
5 made of the parking at those other two buildings, I
6 have done some parking studies here in Middlesex
7 County.

8 In particular, within the last six months
9 we've done some parking studies at a project called
10 The Grande at Metropark which is on Ronson Road up
11 in Woodbridge, not far from the Woodbridge Center
12 shopping mall. We are getting peak parking ratios
13 at that development of 1.1 parked vehicles per unit,
14 and that's the maximum parking ratios we've recorded
15 late at night when residential parking peaks.

16 Part of that is, in my opinion, due to the
17 proximity of that site, it is approximately a mile
18 from the Metropark Train Station. So I am assuming
19 there may be some couples that are living there that
20 may have one car and the husband or the wife,
21 boyfriend/girlfriend drops somebody off at the train
22 station. But the reality of the situation is we are
23 experiencing peak parking ratios of about 1.1 parked
24 vehicles per unit.

25 The eight spaces that we have here for the

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1 five units is a ratio of 1.6 parking spaces per
2 unit. So I've looked at that as well.

3 The third thing I just wanted to bring up is
4 there are some guidelines that have been published
5 by NJ Transit that suggest for a project that is in
6 what they call a transit influence area, which means
7 it's within one to two miles of a train station,
8 which we are, you can expect a 15 to 20 percent
9 reduction in the parking ratios that are necessary
10 due to that proximity to the train station.

11 So between the parking observations I've done
12 here in South Amboy, the detailed counts that we've
13 done at The Grande at Metropark up in Woodbridge and
14 the NJ Transit guidelines, I do believe the eight
15 parking spaces will be sufficient for the five
16 units.

17 With respect to the parking spaces and the
18 aisle that is behind the parking spaces, there is a
19 publication that a lot of traffic and parking
20 consultants use, which is called the Dimensions of
21 Parking. It's published by the Urban Land Institute
22 and the National Parking Association. And when you
23 go into the chapter on parking geometrics in terms
24 of angled parking and the width of the aisle that is
25 necessary behind the angled parking, you will see

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1 that for a 60-degree angle parking stall, which is
2 what we have, you need a 14-and-a-half foot aisle
3 behind the parking stall for it to function properly
4 and safely.

5 We do have the 14-and-a-half feet along the
6 eastern boundary of the property, and we actually
7 have a little bit more; we have 15.4 feet, along the
8 northern boundary. So although we may not meet the
9 City's ordinance requirement of an 18-foot aisle
10 behind the parking spaces, we do meet a nationally
11 accepted standard that's been used all throughout
12 the country by professionals doing traffic and
13 parking consulting work.

14 So very simply to summarize, at the end of
15 the day I think the project is workable. I think
16 the amount of parking spaces we are providing is
17 adequate for what our anticipated parking usage will
18 be. And I think the layout and design of the
19 project, although we will require a variance for the
20 18-foot aisle that's required; we don't have that,
21 but the aisle width that is provided does meet a
22 national standard that a lot of designers use all
23 across the country.

24 And that basically summarizes it.

25 MR. MORSE: All right. Are there any

1 questions of Mr. Rea from Mr. Valetutto or members of
2 the Board?

3 MR. VALETUTTO: If I can speak first?

4 CHAIRWOMAN SZARO: Please.

5 MR. VALETUTTO: The projects that you
6 cited in South Amboy, the Mach project and the Yuroni
7 (phonetic) project --

8 MR. REA: Yes.

9 MR. VALETUTTO: -- were studio apartments
10 and one-bedroom apartments, and the proposal tonight
11 is for two-bedroom apartments. I just want to make
12 that aware for the Board.

13 MR. REA: That's correct.

14 MR. VALETUTTO: The paperwork that was
15 provided to me with the 14-and-a-half-foot aisle
16 width is based on a design vehicle of six feet seven
17 inches by 17 feet.

18 I mean, vehicles come in many different
19 shapes and sizes. There is no guarantee you're going
20 to have a super large Hummer versus a small minicar.

21 The standard I was going by is the
22 Residential Site Improvement Standards, which states
23 the 60 degrees requires that 18-foot aisle width,
24 just so the Board is aware.

25 Although Mr. Rea is providing what he is

1 showing as nationally recognized, I'm going by a more
2 local requirement using RSIS standards, which is
3 generally what we do for a residential parking
4 situation.

5 The Board absolutely has the right to
6 grant them a variance based on this standard, but
7 that's the Board's decision.

8 MR. REA: I concur.

9 CHAIRWOMAN SZARO: Any other questions
10 from the Board, comments?

11 MR. KELLY: Mr. Rea, does that standard
12 that you reference cover vans also?

13 MR. REA: It's for what Mr. Valetutto
14 indicated was a design vehicle, and since this was
15 published in 2000, there will probably -- there may
16 not have been as many SUVs back then, but there were
17 bigger cars. So it was for whatever the design
18 vehicle was in 2000.

19 We still use it. A lot of professionals
20 and a lot of boards and people accept it.

21 The second part of the reason why I think
22 this is acceptable, we're not talking about providing
23 a hundred parking spaces in an aisle in a shopping
24 center where you've got a lot of traffic and higher
25 speeds. This is a very contained, small area with a

1 limited number of parking spaces. The people that
2 are going to be using the parking spaces are going to
3 be residents.

4 I think for this particular situation,
5 with the limited number of apartments and parking
6 spaces, and the fact only the residents are going to
7 be using the parking spaces, not the general public
8 running into a store, I think it's workable.

9 MR. KELLY: Thank you.

10 MR. VALETUTTO: I agree with that
11 testimony.

12 One more point I wanted to bring up was
13 the northerly most parking stall where the six spaces
14 are. Yes.

15 MR. REA: Over here.

16 MR. VALETUTTO: That straight line backup
17 is not a straight line backup, which --

18 MR. REA: Yeah. I laid the turning
19 radius template on it, and there is a retaining wall
20 back here in this corner, and although the turning
21 radius template shows that it does work, and I
22 discussed that with Mr. Ploskonka, I think we can
23 shift this row of parking stalls a little bit closer
24 to Ridgeway to kind of ameliorate that situation.

25 MR. VALETUTTO: For safety of a person

1 using that to go straight --

2 MR. REA: First thing I did when I saw
3 your comment, Jason, I checked with the turning
4 radius template.

5 MR. VALETUTTO: Right.

6 MR. REA: The design vehicle works but
7 it's tight, and I've recommended that we move that
8 row of parking spaces --

9 MR. VALETUTTO: Thank you.

10 MR. REA: -- two feet or so to make it
11 even a little bit better.

12 MR. PLOSKONKA: We concur.

13 DR. GONZALEZ-GOMEZ: Can you provide the
14 Board a copy of that standard that you're referring
15 to?

16 MR. REA: Sure. As a matter of fact, Mr.
17 Valetutto has a copy, but I can make copies and
18 distribute it.

19 MR. VALETUTTO: We can get this to you.

20 DR. GONZALEZ-GOMEZ: Okay.

21 MR. VALETUTTO: We can copy it before you
22 leave.

23 DR. GONZALEZ-GOMEZ: Thanks.

24 MR. VALETUTTO: Before you sit down, just
25 the title of the book again so I can write it on

1 here?

2 MR. REA: It's called the Dimensions of
3 Parking, 4th edition, and it's published by the Urban
4 Land Institute and the National Parking Association.

5 MR. VALETUTTO: Thank you.

6 MR. REA: Thank you.

7 MR. MORSE: All right. If there are no
8 further questions of Mr. Rea, again, he will stand
9 down -- I'll ask him to stand down, but he'll be here
10 if something comes up while we continue.

11 So, Mr. Rea, if you could have a seat for
12 a moment and we'll call Mr. Dumas next.

13 MR. REA: Thank you.

14 MR. MORSE: If Mr. Dumas could be sworn,
15 please?

16 MR. HOLUB: Please raise your right hand.

17 J I M M Y D U M A S, P. P., was duly sworn and
18 testified under his oath as follows:

19 MR. HOLUB: Thank you.

20 VOIR DIRE EXAMINATION BY MR. MORSE:

21 Q. All right, sir. State your name for the
22 record.

23 A. Sure. My name is Jimmy, not James, Dumas, D,
24 like David, U-M-A-S.

25 Q. All right. Now, Mr. Dumas, I understand

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1 that you are a licensed architect in the State of New
2 Jersey for some 22 years now, is that correct?

3 A. That is correct.

4 Q. You are also a licensed Professional
5 Planner in the State of New Jersey for some 17 years
6 now, is that right?

7 A. That is correct.

8 Q. Now, I understand you've not had the
9 pleasure of testifying before this Board in either
10 capacity, so I'm going to ask the Board to qualify
11 you as both our architect and our Professional
12 Planner.

13 But I would first ask that you give the
14 benefit of your credentials, education, experience to
15 the Board for their consideration.

16 A. Sure, absolutely.

17 So I received my professional Bachelor's of
18 Architecture from Cornell University and I graduated
19 in 1992. After a few years I was able to get
20 licensed in 1997 in New Jersey. And I am licensed
21 in other states, including New York and also
22 District of Columbia.

23 In addition to that, in 2003 I became a
24 Professional Planner. And actually, prior to that,
25 I had sat on the board. I was mayor-appointed to

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1 the New Brunswick Planning Board from 1997 to 2002.

2 Q. All right. Now, you've testified before
3 municipal land use boards in this county and other
4 counties on prior occasions in both of those
5 capacities, is that right?

6 A. Yes, I have.

7 Q. And you've always been accepted as an
8 expert, either as an architect or a Professional
9 Planner, depending on what you were called on, is
10 that correct?

11 A. That is correct.

12 MR. MORSE: All right. Madam Chairwoman,
13 I would ask that the Board accept Mr. Dumas as both
14 our expert as to architecture and professional
15 planning, unless you have further questions.

16 CHAIRWOMAN SZARO: Do I have a motion to
17 accept Mr. --

18 DR. GONZALEZ-GOMEZ: Dumas.

19 MR. DUMAS: -- Dumas?

20 CHAIRWOMAN SZARO: Dumas', thank you,
21 credentials?

22 VICE CHAIRMAN KOMINKIEWICZ: So moved.

23 CHAIRWOMAN SZARO: Second?

24 MR. KELLY: Second.

25 CHAIRWOMAN SZARO: All in favor?

1 MULTIPLE BOARD MEMBERS: Aye.

2 CHAIRWOMAN SZARO: Thank you.

3 DIRECT EXAMINATION BY MR. MORSE:

4 Q. All right. Now, Mr. Dumas, we passed up
5 to the Board a colored rendering, which is marked as
6 A-2; I see you have it in your hand, of the
7 architectural elevations and floor plans that were
8 submitted with the application package, correct?

9 A. Correct.

10 Q. All right. Now, you didn't actually
11 prepare those plans, correct?

12 A. That is correct.

13 Q. All right.

14 MR. MORSE: Now, we have Lek
15 Suwantaveesri, and I know I mispronounced that, who
16 is the architect who prepared the plans.

17 Just for the purposes of time, Mr. Dumas
18 has both disciplines. I decided to call him on both.

19 I just wanted the Board to be aware that
20 Lek is here as well should we need him, but I think
21 the plans are straightforward enough.

22 Q. You've reviewed them and you're prepared
23 to provide architectural testimony as well, sir?

24 A. That is correct.

25 So also with ASA, I have worked closely with

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1 that firm on other applications. The principal of
2 the firm actually was unavailable tonight. So
3 that's why I'm at least providing testimony as an
4 architect, in addition to a planner.

5 CHAIRWOMAN SZARO: May I ask, do you have
6 a --

7 MR. VALETUTTO: Oversized board?

8 CHAIRWOMAN SZARO: -- oversized board to
9 put up here so --

10 MR. VALETUTTO: Mr. Morse, am I correct
11 this is just a color rendering of the architectural
12 plans that were submitted with the application --

13 MR. MORSE: Correct.

14 MR. VALETUTTO: -- just for clarity?

15 MR. MORSE: Just for demonstrative
16 purposes.

17 MR. VALETUTTO: Exactly.

18 MR. MORSE: So the Board has something in
19 front of them for a little splash, so to speak. It
20 makes it easier to read.

21 CHAIRWOMAN SZARO: Thank you.

22 MR. DUMAS: Sure.

23 A. So the first exhibit that we're looking at is
24 A1.1 and that shows the first floor plan and that
25 shows the four apartments that are being proposed;

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1 units one, two, three and four. There are, on the
2 top of the Page 2, two bedrooms and then -- excuse
3 me, there's four two-bedrooms but they are of
4 various sizes from a thousand-plus square feet all
5 the way to 754 square feet.

6 So what we are looking at is the building --
7 it was hard to determine exactly when this was
8 built, but it's been there for quite some time. I
9 would estimate approximately for the last 50-plus
10 years, and it seems like it would be well suited for
11 apartments. Understanding that originally it was a
12 bar and now it's not been used for quite some time,
13 and my client is looking for approval, of course,
14 and it seems like it is a well-suited use.

15 It is understood that -- it's hard as an
16 architect to not get into the planning testimony,
17 but it's understood that this is not a permitted use
18 because this is in a zone that is considered RA,
19 which is single-family residential. However, there
20 are conditional uses that allow for two-family based
21 upon certain circumstances, so.

22 And as you know, on the top floor, which
23 we'll go to the next page, let's see, which is
24 A-1 -- A1.2, is the existing fifth unit which was
25 there before and it is an existing unit. And that

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1 was a little bit larger. It is a three-bedroom and
2 just over a little bit more than 1200 square feet.

3 Q. Bigger than my first house, which was
4 900 square feet.

5 A. It's a very good size.

6 So it's fairly straightforward, as far as
7 from an architectural standpoint.

8 Q. All right. Now, with regard to the
9 building itself, I understand that should the
10 applicant receive the benefit of approval, that there
11 is some sprucing up to the exterior also besides the
12 new construction on the interior to make the facade
13 more presentable, update painting and so forth,
14 otherwise, just do some general renovations, is that
15 accurate?

16 A. That is accurate.

17 And actually, I was at the site a little bit
18 earlier this evening, and in looking at it, it needs
19 some sprucing up, of course. I mean, it's basically
20 characterized by some vinyl siding, as well as brick
21 that's been painted.

22 I was able to review some Google photos from
23 I'd say 10 to 12 years ago. So it looks like it was
24 brick. So I think by getting painted, it seems like
25 it blends in a little bit more.

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1 There are a few doors -- actually, there is a
2 door that will be removed that's shown currently. I
3 just wanted to highlight that. But in addition to
4 that, there are a few windows that will be added to
5 make sure that there is proper egress, because
6 that's something that would be scrutinized once --
7 if the Board approves this application and would
8 come in to play once the applicant goes for permits.

9 MR. MORSE: All right. Thank you.

10 MR. KELLY: Can you elaborate on
11 "sprucing up"? What are you doing to the exterior?

12 MR. DUMAS: For the exterior --

13 MR. KELLY: A1.3 shows everything
14 existing. It doesn't show anything proposed.

15 MR. DUMAS: What's proposed? Okay.
16 Let's get a little closer. Actually, it will be
17 easier.

18 MR. KELLY: I mean, I shouldn't -- let me
19 retract that. It shows some proposed windows.

20 MR. DUMAS: Right.

21 MR. KELLY: But as far as finishes, it
22 doesn't show anything proposed other than what's
23 already existing.

24 MR. DUMAS: That is correct.

25 So basically what I had mentioned before

1 is that some of the past improvements were painting
2 the existing brick. But as far as the existing
3 siding, that is not being proposed to improve or
4 change the siding. So make sure that was clear.

5 MR. KELLY: So where you have a little
6 bit of aluminum siding, you have a little bit of
7 vinyl, you have a little bit of brick, you have a
8 little bit of stucco, the building is all remaining
9 like that; you're not proposing any exterior changes?

10 MR. DUMAS: The only exterior change
11 that's being proposed is the awning on the left side
12 elevation. So that's what's being proposed.

13 I mean, if there's something else that
14 can be done to make it more --

15 MR. KELLY: I would think that there is a
16 lot that could be done, such as a consistent finish
17 on the exterior of the building.

18 VICE CHAIRMAN KOMINKIEWICZ: I concur
19 with Mr. Kelly. I understand its current use is now
20 as a one unit apartment with three bedrooms, that it
21 had been prior uses. It's obvious that this has been
22 a project that was added on to.

23 And as far as the aesthetics for the
24 neighborhood to live around there, if somebody is
25 going to do something to this place, I think that

1 really the outside needs to be fixed a lot.

2 MR. MORSE: Could we swear in Mr. Kapoor
3 who is a principal, because I'd like him to answer
4 some of his questions so that you hear from him on
5 the record?

6 VICE CHAIRMAN KOMINKIEWICZ: Chairwoman?

7 CHAIRWOMAN SZARO: Yes. If you're
8 finished?

9 MR. DUMAS: I'm finished with
10 architecture testimony.

11 CHAIRWOMAN SZARO: Thank you.

12 MR. VALETUTTO: Don't go too far because
13 we have a couple more.

14 MR. MORSE: All right. Just if you could
15 swear Mr. Kapoor in?

16 MR. HOLUB: Mr. Kapoor, could you please
17 raise your right hand?

18 S A T P A L K A P O O R, was duly sworn and
19 testified under his oath as follows:

20 MR. HOLUB: Thank you.

21 DIRECT EXAMINATION BY MR. MORSE:

22 Q. All right. Now, Mr. Kapoor, you've been
23 in the audience since the beginning of this hearing,
24 correct?

25 A. Yes, sir.

Direct - S. Kapoor - Morse

1 Q. Okay. You are a principal of the
2 applicant, which is the owner of the property,
3 correct?

4 A. Yes, sir.

5 Q. All right. You've heard some comments
6 from the Board.

7 The suggestion that -- again, based upon the
8 way that the site was developed years ago, it is a
9 bit of a hodgepodge of architectural finishes on the
10 outside, and there is a suggestion, a comment that
11 they are looking for a little more information as to
12 what you might be prepared to do to -- I know you're
13 going to do the inside over, should you receive the
14 benefit of approval, but what you might do with the
15 outside.

16 A. I can do vinyl siding.

17 Q. All right. So would you be prepared to,
18 and certainly we can work with the Board
19 professional, to go with one exterior facade of say
20 vinyl siding to --

21 A. Yes.

22 Q. -- kind of have one, you know, exterior
23 treatment as opposed to a hodgepodge of different
24 treatments?

25 A. I will make it nice outside.

Direct - S. Kapoor - Morse

1 Q. Okay.

2 MR. MORSE: So Mr. Kapoor will be
3 prepared to give you one facade treatment of vinyl.
4 I'm sure the architect would work with him to do
5 something that adds a little bit of character.

6 A. I'll make it nice. I own the building at 200
7 South Feltus Street. I own that apartment building.
8 They can see the building is neat and clean. I'll
9 make it cleaner than that.

10 Q. And I think that --

11 MR. KELLY: But that building is
12 existing. I mean, on that building all you did was
13 paint.

14 MR. KAPOOR: Yes.

15 MR. KELLY: You didn't do anything to the
16 exterior.

17 MR. KAPOOR: Yeah.

18 MR. KELLY: This building, if you want
19 this to blend into a residential neighborhood with
20 five units, you've got to do some --

21 DR. GONZALEZ-GOMEZ: Major.

22 MR. KELLY: -- some creative designs here
23 with the siding.

24 MR. KAPOOR: I will do it.

25 MR. KELLY: I don't think vinyl siding as

1 a generic term is going to work. I think you need
2 some architectural features into this building to
3 have it fit into the neighborhood, if you were to
4 receive an approval. It sticks out, as your
5 architect said.

6 MR. KAPOOR: Agree.

7 MR. KELLY: It sticks out because of all
8 the different finishes.

9 MR. MORSE: Well, look, that is a very
10 valid point and we take that comment very seriously.

11 Obviously we are not prepared this
12 evening to present to you that type of design which
13 you're looking for, in terms of an exterior facade
14 treatment.

15 And quite frankly, I've been doing this
16 long enough to know that whatever the Board is going
17 to do, that's going to be one critical factor in
18 their decision-making.

19 And in speaking with our professionals,
20 it seems to me that we'd ask that you carry us to
21 next month. I'd like to have our architect work and
22 present some color renderings based upon your
23 comments, because I think it is important for the
24 public to see, also for you to see why you're
25 considering our application.

1 MR. KELLY: Agreed.

2 MR. MORSE: I hate to not finish the
3 hearing this evening, but I want to give this Board
4 as much information as possible for their
5 consideration while they are entertaining our
6 application.

7 So I'll bring the team back again next
8 month.

9 MR. PLOSKONKA: You wouldn't need me or
10 John Rea, would you?

11 MR. MORSE: Well, I don't know if we do
12 or we don't. You know, we'll cross that bridge.

13 MR. PLOSKONKA: Uh-hum.

14 MR. MORSE: But when would the next Board
15 meeting be?

16 CHAIRWOMAN SZARO: March 25th I believe.

17 MR. MORSE: Okay.

18 MR. KELLY: The other question I have is,
19 what kind of -- what are we doing for heat for the
20 units? And where I'm going with this is I'm looking
21 at some rather large chimneys that are existing. Are
22 these still going to be utilized or are they going to
23 be removed? I'm assuming that each unit is going to
24 have its own heat source.

25 MR. DUMAS: Each one would have its own

1 heat source.

2 The chimneys, we would look to keep them
3 in place but not to necessarily use them obviously
4 for heating. We are not looking at having any kind
5 of --

6 MR. KELLY: That's part of the rendering,
7 so.

8 MR. MORSE: That's for some
9 architectural. But knowing what you're looking for,
10 we'll reconsider that as well.

11 So, Mr. Dumas, are you available on
12 March 25th?

13 MR. DUMAS: I believe that I am.

14 MR. MORSE: Okay. Mr. Ploskonka, you'll
15 be around on the 25th, the Lord willing?

16 MR. PLOSKONKA: Hopefully.

17 MR. MORSE: And then Mr. Rea?

18 MR. REA: Hopefully.

19 MR. MORSE: I think it's incumbent that
20 we come back to answer I think the critical questions
21 for the Board to see really what it would look like.

22 So I leave that up to you, Madam Chair,
23 if you'll carry us to next month to bring back that
24 additional information.

25 MR. VALETUTTO: I still think we have a

1 couple more questions.

2 MR. MORSE: Yes, yes.

3 MR. VALETUTTO: Finish this before we
4 even get to pushing off. I think that will probably
5 be more --

6 MR. MORSE: Okay. I got to tell you, Mr.
7 Dumas, I'm also going to ask him to provide
8 professional planning testimony.

9 MR. VALETUTTO: Right.

10 MR. MORSE: But it doesn't make sense for
11 him to do that until I answer your architectural
12 questions, because part of that may dovetail into
13 what his planning testimony would be. So it would
14 seem to me that we should hold on that testimony.

15 I can bring him back with color
16 renderings after we have a month to assess that and
17 then I'll recall him back to testify as to more
18 architecturals and then wrap it up with the planning
19 testimony.

20 MR. VALETUTTO: Okay.

21 MR. MORSE: It's just premature to do it
22 at this point.

23 MR. VALETUTTO: I had one or two more
24 questions architecturally.

25 MR. MORSE: Yes, whatever you have.

1 MR. VALETUTTO: Also know that we have
2 public here that have been coming back monthly.

3 I think it would be -- it's up to Madam
4 Chair -- prudent to at least hear some of their
5 comments based on the current testimony, and then
6 they would be able to be heard next month as well.

7 CHAIRWOMAN SZARO: That will be fine.

8 MR. VALETUTTO: They have a right to
9 speak now I believe.

10 MR. MORSE: Okay. So if there are any
11 other questions from the architectural perspective --

12 MR. KELLY: One other thing too.

13 Condensing unit locations, air
14 conditioning condensing units --

15 MR. DUMAS: Sure.

16 MR. KELLY: -- where are they being
17 placed?

18 MR. DUMAS: Well, what we can do, and I
19 think to what Mr. Morse is saying, is to be able to
20 go into that specific detail, I think we would have
21 to come back and make sure --

22 MR. KELLY: But if they're going to be
23 placed -- if they are going to be placed on the
24 site --

25 UNIDENTIFIED MEMBER OF PUBLIC: You're

1 losing parking spots.

2 MR. KELLY: -- you got to figure out
3 where they're going. And if you're putting them on
4 the roof, we're going to ask for some type of buffer
5 or screening.

6 MR. DUMAS: Sure. And actually, there is
7 quite a bit of a flat roof on the parking lot side.
8 So it makes sense to potentially put it there versus
9 on the ground.

10 I would also say that in looking at the
11 neighborhood, that there are quite a few homes that
12 use vinyl siding. So we have to also make sure that
13 it fits in character as well, but I think we would
14 welcome that conversation to make sure that it does
15 fit within the overall neighborhood.

16 VICE CHAIRMAN KOMINKIEWICZ: Madam Chair,
17 may I?

18 As far as frontal elevations are
19 concerned, I had a concern about the aesthetics, two
20 concerns.

21 Major concerns for me are the roof lines.
22 All right. Number one, we have four different
23 strata, all right, that don't line up with the roofs.
24 And from the front, not the back; it's in the back
25 that it is addressed, but in the front that

1 connection piece, I have no other word for it but
2 hideous. I mean, it really makes it look like two
3 buildings that were close to each other and were just
4 kind of connected together. And if there could be
5 some way to make maybe two roof lines.

6 For example, the one that's above the
7 first level windows, if somehow those could match up
8 from the building on the right to the building on the
9 left, I think that would then add a lot more appeal
10 to the neighborhood. And you got to remember, a lot
11 of cars go past. It would make the neighborhood I
12 think look a lot better. All right.

13 It would -- for the applicant, I think it
14 would also add value to the home, that there would
15 be -- just from the street presentation it would add
16 value.

17 MR. DUMAS: And I will say to your point,
18 definitely the front facade can be enhanced. But one
19 thing to note is that they are at two different
20 elevations, meaning the floors are at two different
21 heights from one to the other. So exactly what you
22 said, there were two buildings that seemed to be put
23 together.

24 So the windows, that might be more
25 challenging. But as far as roof lines, there may be

1 a way to make it a little bit --

2 VICE CHAIRMAN KOMINKIEWICZ: If somehow
3 you can make the building to the left look like it
4 really is part of the right, I think that you would
5 accomplish a lot.

6 MR. DUMAS: Okay.

7 MR. MORSE: I see what you're driving at.

8 MR. VALETUTTO: Let me throw out my two
9 so I don't forget.

10 Going back to my report, I was promised
11 that you would explain the footprint of the building
12 so I would know how you came up with the 4,014 square
13 feet on the first floor area.

14 You're coming back next month with
15 architectural plans to show the outside. If you can
16 dimensionalize your floor plan a little bit better,
17 the bump-out by the Bilco door at the top of the --

18 MR. DUMAS: I see.

19 MR. VALETUTTO: So if you can calculate
20 and verify.

21 MR. DUMAS: Right.

22 And just so you have, just as a rough
23 number, the 60 feet by the 68 foot three, that's
24 roughly about 4,095 square feet. But I understand
25 what you're asking.

1 MR. VALETUTTO: You got to know all the
2 jigs and jogs to get down --

3 MR. DUMAS: Exactly.

4 MR. VALETUTTO: I know there's reductions
5 and a little bit added here, a little bit cut out
6 here.

7 MR. DUMAS: Sure.

8 MR. VALETUTTO: Unit three, on the first
9 floor, how do you access bedroom two? I'm trying to
10 find a door.

11 MR. DUMAS: There is a door that is
12 missing, when I reviewed it. There should be a door
13 off of the living room.

14 MR. VALETUTTO: Okay. Okay. And then I
15 believe Mr. Kelly asked earlier about access to the
16 basement only being from the outside, and it appears
17 that there was stairs from the inside. Can you
18 explain that?

19 MR. DUMAS: Right. So there are stairs
20 to the inside and those would remain, and it's our
21 understanding from the client that there would not be
22 access by the tenants and only the landlord.

23 MR. VALETUTTO: So locked, the landlord
24 only has the key?

25 MR. DUMAS: Right, that's correct.

1 MR. KELLY: There's no laundry
2 facilities.

3 MR. DUMAS: No laundry facilities that I
4 am aware of. That has not been discussed. So,
5 right, it would not be on site.

6 MR. KELLY: And we are aware that we do
7 need to put a fire suppression system in this
8 building?

9 MR. DUMAS: I would have to do a code
10 review. I haven't looked that far ahead, so.

11 MR. KELLY: You do.

12 MR. DUMAS: Okay.

13 MR. KELLY: I just want to make sure your
14 client is aware of that.

15 MR. MORSE: Can you repeat that, sir?

16 MR. KELLY: The entire building needs a
17 fire suppression system, sprinkler system.

18 MR. MORSE: Okay.

19 MR. KELLY: An R2 use group with five
20 units, should you get an approval, it will need a
21 fire suppression system throughout the entire
22 building.

23 MR. MORSE: Okay.

24 MR. VALETUTTO: Okay. I forgot what I
25 was going to say. Next time.

1 Oh, yes. Is there going to be -- this is
2 directed at the applicant -- a maintenance person
3 that your tenants are going to be able to call for
4 fixing things and that nature? Are they going to be
5 on site daily?

6 MR. KAPOOR: Yes.

7 MR. VALETUTTO: Can you just talk a
8 little bit about that?

9 MR. KAPOOR: Yes, I do have a maintenance
10 guy for the other building at 200 South Feltus Street
11 and he will be taking care of that, yes.

12 CHAIRWOMAN SZARO: Thank you.

13 Any other questions at this time for any
14 of the experts or -- okay.

15 I would like to take this opportunity,
16 before we go to the next step, to open this up to the
17 public and give you the opportunity to -- again,
18 whether it be tonight and/or if it's carried over,
19 but certainly if you have anything to say, please
20 come up, state your name.

21 Could you move that back in the middle?

22 Thank you so much.

23 MR. DUMAS: Sure.

24 MS. MARTORANO: Yes. My name is Norma R.
25 Martorano, a/k/a Padua, and I am at 539 Ridgeway

1 Avenue. So I am next door.

2 MR. HOLUB: I'll swear you in so you can
3 talk to the Board. Raise your right hand.

4 N O R M A R. M A R T O R A N O, was duly sworn
5 and testified under her oat has follows:

6 MS. MARTORANO: So I'm not sure if I'm
7 reading the blueprint right that I got from the
8 Planning Board, but it appears to me that the parking
9 spots, the six along the side, will be facing my
10 house, is that correct?

11 MR. VALETUTTO: Yes.

12 MS. MARTORANO: Okay. Well, I have
13 concerns with that.

14 Now, the 25 years that I've lived there,
15 that building has only been occupied at a short time.
16 So the one time that it was occupied it was a
17 restaurant. So not a whole lot of traffic, but that
18 was also facing my house. So when the cars are
19 facing my house, they light up my house with their
20 headlights day and night.

21 MR. BARANOWSKI: Is that where your
22 living room is located?

23 MS. MARTORANO: My dining room/kitchen.

24 MR. BARANOWSKI: Dining room.

25 MS. MARTORANO: Yes. So that I have a

1 problem with.

2 And I was thinking that they should face
3 the rental property, not my house.

4 And that the driveways should be entering
5 on Ridgeway Avenue and exiting on Raritan Street. I
6 don't know if the traffic manager here realizes how
7 much traffic there is on Ridgeway Avenue. They have
8 the school bus routes that stop on Ridgeway Avenue.
9 We've got New Jersey Transit buses that stop on
10 Ridgeway Avenue. We've got people cutting through
11 Ridgeway Avenue to get to the highway. I just don't
12 think that Ridgeway needs any more traffic.

13 So I would think that entering on
14 Ridgeway and the driveway being close to the PVC
15 fence, coming all the way around and exiting on
16 Raritan Street.

17 CHAIRWOMAN SZARO: Would that be a
18 consideration?

19 UNIDENTIFIED MEMBER OF PUBLIC: We don't
20 live there.

21 CHAIRWOMAN SZARO: No, I'm sorry. I'm
22 looking at the attorney.

23 MR. VALETUTTO: The applicant.

24 CHAIRWOMAN SZARO: The applicant.

25 MR. MORSE: You would have to ask Mr. Rea

1 who is our traffic expert.

2 MR. REA: Well, I think we already have
3 some people in the audience that would want it to go
4 that way, but I think --

5 UNIDENTIFIED MEMBER OF PUBLIC: Because
6 vehicles --

7 MR. MORSE: Hold on.

8 MR. REA: I think the way it's laid out
9 makes sense from a traffic circulation standpoint.

10 Now, I do agree with you, there is a lot
11 of traffic on Ridgeway and Raritan and that's why
12 there is a four-way stop with a flashing red light
13 there.

14 MS. MARTORANO: That nobody stops at.

15 UNIDENTIFIED MEMBER OF PUBLIC: Correct,
16 that recently we're getting more and more accidents
17 over there.

18 MR. REA: That is an enforcement issue.

19 MR. HOLUB: You'll have your turn to
20 speak. We'll swear you in.

21 MR. REA: I think the way it's laid out
22 makes sense from a circulation standpoint.

23 MS. MARTORANO: Okay. But I still have a
24 problem with the cars facing my house.

25 MR. REA: I understand.

1 MR. MORSE: Is there a way we can screen
2 that?

3 MR. REA: Mr. Ploskonka, can you screen
4 that?

5 MR. VALETUTTO: I was just going to say,
6 would your applicant be willing to put up a fence and
7 try to put as much landscaping out there as possible
8 to try to eliminate headlights?

9 MS. MARTORANO: There's already a fence
10 there.

11 MR. VALETUTTO: Right.

12 MS. MARTORANO: Now he's going to have to
13 put up like eight-foot-high arborvitaes to stop them
14 from coming through my windows.

15 MR. VALETUTTO: The one issue is the two
16 southerly parking stalls are within that one-foot
17 buffer, Mr. Ploskonka. I don't see a way that you
18 would be able to buffer over there.

19 MR. PLOSKONKA: That's correct.

20 Where are the windows here on your house?

21 MS. MARTORANO: Right above the fence.
22 The PVC fence, it stops here and my windows are
23 above.

24 MR. PLOSKONKA: This is the corner of
25 your house here.

1 MS. MARTORANO: And that is my kitchen.

2 MR. VALETUTTO: I don't think the
3 location of the windows is overly important, other
4 than the proximity of the parking that close to the
5 building I think is the major issue.

6 MR. PLOSKONKA: Let me look at how we can
7 provide some type of buffer there.

8 And then for the rest of the house, I
9 think the green giant arborvitaes would be good.
10 They go about eight feet high and they really provide
11 a good buffer.

12 MR. VALETUTTO: The applicant is going to
13 be coming back next month with updated architectural
14 plans. I've been in discussions with the Board Chair
15 lady --

16 CHAIRWOMAN SZARO: Chairwoman.

17 MR. VALETUTTO: -- Chairwoman, just
18 giving a little Jim Stahl, and at her request, I
19 believe that we're going to ask that the applicant
20 also update the site plans as much as possible, which
21 they can include some of this. You'll have an
22 opportunity to review their changes and see if they
23 can work with you.

24 MS. MARTORANO: Okay.

25 MR. MORSE: We'd be prepared to do that.

1 MS. MARTORANO: All right. Thank you.

2 CHAIRWOMAN SZARO: Thank you.

3 VICE CHAIRMAN KOMINKIEWICZ: Excuse me,
4 Madam Chairwoman.

5 I don't know who to address this to,
6 whether it be one of the engineers or Mr. Valetutto
7 or the young lady who had just asked us some
8 questions.

9 How far is her house from the proposed
10 fence?

11 UNIDENTIFIED MEMBER OF PUBLIC: Right
12 next to it.

13 MR. VALETUTTO: Her house is only half a
14 foot, it appears, from the --

15 VICE CHAIRMAN KOMINKIEWICZ: Her house or
16 her property?

17 UNIDENTIFIED MEMBER OF PUBLIC: Her
18 house.

19 MR. VALETUTTO: The house is half a foot
20 from the shared property line. And they are putting
21 parking about a foot, little bit less than a foot,
22 from that property line. So we're talking about a
23 one-and-a-half foot distance between curb to
24 building.

25 VICE CHAIRMAN KOMINKIEWICZ: And I could

1 just imagine if somebody had a Ford 350 with --

2 UNIDENTIFIED MEMBER OF PUBLIC: A
3 motorcycle.

4 VICE CHAIRMAN KOMINKIEWICZ: The
5 vibration, the noise that would come from it,
6 especially if it was a diesel or something.

7 UNIDENTIFIED MEMBER OF PUBLIC: Uh-hum.

8 MR. VALETUTTO: With all due respect, the
9 Ford 150, I don't know --

10 VICE CHAIRMAN KOMINKIEWICZ: 350.

11 UNIDENTIFIED MEMBER OF PUBLIC: It's not
12 going to fit in there.

13 MR. VALETUTTO: Whatever, a very large
14 pickup truck, I don't know if they would have the
15 access to get a parking spot on that site. I haven't
16 analyzed with turning radiuses or anything of that
17 nature, but I think it would be very difficult. I
18 don't think they would be able to.

19 VICE CHAIRMAN KOMINKIEWICZ: Okay. Thank
20 you.

21 CHAIRWOMAN SZARO: Would anyone else like
22 to come up and speak?

23 MS. KRZYKOWSKI: Yes. Irene
24 Krzyzkowski. Okay. Krzyzkowski,
25 K-R-Z-Y-Z-K-O-W-S-K-I.

1 MR. VALETUTTO: Can you state your
2 address too, please?

3 MS. KRZYKOWSKI: 276 Raritan Street.

4 MR. VALETUTTO: Raritan Street. Are you
5 the adjoining property, or no?

6 MS. KRZYKOWSKI: No. I'm number five on
7 Raritan Street.

8 MR. VALETUTTO: I just want to know so we
9 have an idea.

10 MS. KRZYKOWSKI: Okay. Okay. There
11 is --

12 MR. HOLUB: Raise your right hand and I
13 will swear you in so you can provide testimony to the
14 Board.

15 I R E N E K R Z Y Z K O W S K I, was duly sworn
16 and testified under her oath as follows:

17 MR. HOLUB: Thank you.

18 MS. KRZYKOWSKI: Okay. There is
19 ornamental brickwork, okay, in front of -- on Raritan
20 Street and it's unsecured. And every so often it
21 goes over. Now, this ornamental brickwork is in
22 front of the pavers, which, you know, are basically
23 secure, but it is a danger, okay, for people who are
24 walking, and I am a walker. And sometimes they are
25 over and sometimes you can actually trip on them and

1 they'll fall over and the person can fall in the
2 other direction.

3 So with the maintenance men over there,
4 do you think maybe that ornamental brickwork can be
5 secured somehow?

6 CHAIRWOMAN SZARO: Mr. Morse or -- yes.

7 MR. PLOSKONKA: There is intent to repair
8 the sidewalk on both sides of the building. So that
9 anything that's loose would be replaced or repaired
10 or new sidewalk put in on both sides.

11 MS. KRZYKOWSKI: Well, it's not the
12 sidewalk.

13 MR. VALETUTTO: They are removing -- was
14 that in your packet?

15 MR. BARANOWSKI: That was in --

16 MR. VALETUTTO: In the packet that you
17 provided, if you look at Exhibit C, the color photo,
18 the brickwork that she's speaking of is those
19 scalloped -- it's right along the sidewalk in the
20 front.

21 MS. KRZYKOWSKI: Correct.

22 MR. VALETUTTO: And it goes right to the
23 front door.

24 I can tell you, one of those doors is
25 being removed and that whole area is being

1 landscaped. So that's coming out.

2 MS. KRZYKOWSKI: Okay.

3 MR. VALETUTTO: And on the plan, they are
4 also proposing new concrete sidewalk. So all that
5 work is going to come out.

6 MS. KRZYKOWSKI: Okay.

7 MR. VALETUTTO: When they put it back, I
8 don't believe that they are doing that ornamental
9 scalloping.

10 MS. KRZYKOWSKI: Okay. That is my
11 concern, so.

12 And these units are two-bedroom units,
13 and you've got 1.6 cars per unit? The third bedroom
14 can be an older child; it could be a mother; that
15 could be a third car in that family, just saying.

16 MR. VALETUTTO: Not to make a case for
17 the applicant, but the three-bedroom unit is an
18 existing three-bedroom unit. So they already know --
19 or the applicant should know the family, the renters
20 that are there, their structure.

21 MR. KELLY: That can change.

22 UNIDENTIFIED MEMBER OF PUBLIC: That can
23 change, a husband and wife in the first bedroom and a
24 teenage child or --

25 UNIDENTIFIED MEMBER OF PUBLIC: Right.

1 UNIDENTIFIED MEMBER OF PUBLIC: That
2 requires additional parking.

3 UNIDENTIFIED MEMBER OF PUBLIC: Do you
4 see what I'm saying?

5 MR. HOLUB: For the court reporter's
6 sake, talk one at a time.

7 MS. KRZYKOWSKI: Okay. That's all I
8 have to say.

9 CHAIRWOMAN SZARO: Thank you.

10 MR. VALETUTTO: Thank you.

11 CHAIRWOMAN SZARO: Would anybody else
12 like to come up?

13 MS. PATULLO: Linda Patullo,
14 P-A-T-U-L-L-O.

15 L I N D A P A T U L L O, was duly sworn and
16 testified under her oath as follows:

17 MR. HOLUB: Could you also -- you said
18 your name for the record.

19 MS. PATULLO: Yes.

20 MR. HOLUB: Could you state your address
21 too, please?

22 MS. PATULLO: 531 Ridgeway Avenue. So up
23 close and personal.

24 MR. HOLUB: Got it.

25 MS. PATULLO: I think nobody has

1 addressed the elephant in the room, in that there is
2 too many apartments going in. I --

3 MR. VALETUTTO: Not to cut you off, but
4 that is under planning testimony and they are not
5 prepared to give that planning testimony. That's
6 going to be part of the next --

7 MS. PATULLO: Next meeting.

8 MR. VALETUTTO: -- meeting.

9 MS. PATULLO: So if there were less
10 apartments, there would be less parking spaces
11 needed. Okay. With there being five units, the way
12 it exists now, at 1.6, that's nine parking spaces.
13 The 1.6 came from that gentleman over there.

14 I don't see how you can get eight cars in
15 that parking lot. Living next door, I know what it's
16 capable of. So that means that the extra cars are
17 going to flow over onto Raritan Street.

18 And having lived here for 39 years,
19 parking is always an issue. I happen to have a
20 driveway, so it's not so critical for me. But they
21 block, you know, neighbors; they hang over edges of
22 driveways. It becomes a nightmare.

23 So my concern is too many apartments and
24 being not enough parking spaces. Okay.

25 MR. KELLY: May I ask you a question,

1 please?

2 MS. PATULLO: Sure.

3 MR. KELLY: How many apartments do you
4 think are the right number there, if I may? I don't
5 mean to put you on the spot, but ...

6 MS. PATULLO: No, no, no.

7 The one upstairs obviously, and I would
8 say probably three downstairs, you know.

9 I don't know if they're trying to get
10 more in because they're trying to turn this into
11 Section 8 housing. I don't know. I mean, it looks
12 beautiful on the plan, but to see it in actuality, I
13 don't know how it would present itself.

14 MR. KELLY: Thank you.

15 MS. PATULLO: But I just know it's a
16 crowded neighborhood. It's a crowded street, and we
17 don't need a whole lot more there.

18 MR. KELLY: Thank you.

19 MS. PATULLO: You're welcome.

20 CHAIRWOMAN SZARO: Thank you.

21 MS. PATULLO: You're welcome.

22 MS. KEEGAN: My name is Roxanne Keegan,
23 K-E-E-G-A-N. I live at 277 Raritan Street. So I am
24 like four houses down.

25 MR. HOLUB: Can you just raise your right

1 hand?

2 R O X A N N E K E E G A N, was duly sworn and
3 testified under her oath as follows:

4 MR. HOLUB: Thank you.

5 MS. KEEGAN: Again, my concern, just like
6 she just stated -- I was born and raised in the house
7 that I'm in. I'm there 62 years. I own the house.
8 I got it from my mom. My dad bartended at Johnny's
9 Halfway House; I waitressed there when we had
10 parties.

11 I don't feel that the area in there is
12 enough to accommodate four apartments on the bottom.

13 And, again, the issue with the parking,
14 we've always had issues with overflow parking where
15 people just park wherever they feel like it.

16 Now, it's fine if you have people that
17 are living there, but if they have company, people
18 stay over, where is the overflow parking?

19 As far as entering, it should be -- to
20 my -- the way I feel is we should enter onto Raritan
21 Street and empty out onto Ridgeway. But the concern
22 there is you have a double line there. We have a
23 four-way traffic signal at that corner because
24 there's so many accidents.

25 You live in that area. You know we have

1 accidents there all the time.

2 So if you're going to exit off of
3 Ridgeway Avenue, what are you going to do with people
4 going over the double line? Because traffic doesn't
5 stop as it is now, even though there is a four-way
6 traffic sign. You see it; I see it. They'll come
7 down the street, make the right or the left without
8 even stopping.

9 So if they are going to exit from
10 Ridgeway Avenue, it should be a right only because
11 you can't -- you're going to cross the double line
12 going over. So it's only going to create more of a
13 traffic problem at the corner.

14 All right. Thank you.

15 CHAIRWOMAN SZARO: Thank you.

16 MR. VALETUTTO: Thank you.

17 CHAIRWOMAN SZARO: Anyone else from the
18 public?

19 Do I have a motion to close to the
20 public?

21 MS. KERN: So moved.

22 CHAIRWOMAN SZARO: Second?

23 MR. KELLY: Second.

24 CHAIRWOMAN SZARO: Okay. Mr. Morse?

25 MR. MORSE: All right. Thank you.

1 We will be prepared to come back on
2 March 25th. We'll have some updated architectural
3 renderings with some facade treatments for the
4 Board's consideration. We'll get those in obviously
5 beforehand.

6 And if there's any other questions
7 consistent with that. Again, the units, for density
8 and so forth, our architect's been taking notes.
9 We'll try to clean all that up and get you answers to
10 all of that.

11 So I would present my architect back
12 again. So I anticipate recalling him as a witness
13 for continued architectural testimony and as
14 professional planning testimony.

15 I do reserve the right obviously as
16 questions come up to recall our Professional Engineer
17 or our traffic engineer at any time. We'll see how
18 that goes.

19 CHAIRWOMAN SZARO: And I would just like
20 to confirm that I do think a revised site plan --
21 there were a lot of items called out and they were
22 going to be updated. So coming in with a new site
23 plan that really shows all of those updates would be
24 very much appreciated by the Board for the next --

25 MR. MORSE: That is going to be a lot of

1 work for our engineer to task him with. So we
2 certainly can try to get that done, because those
3 plans have to be ten days before technically. We're
4 going to do the best we can, if not, all the major
5 stuff. We'll just address as much as we can, Mr.
6 Valetutto.

7 MR. VALETUTTO: As much as you can, and I
8 think the comments from the public about screening
9 and all is probably also a good consideration.

10 MR. MORSE: Okay.

11 MR. VALETUTTO: Get that at least shown.

12 CHAIRWOMAN SZARO: Okay.

13 MR. MORSE: So we are carried to next
14 month?

15 CHAIRWOMAN SZARO: Yes.

16 I have a motion to carry to next month,
17 March 25th?

18 MR. VALETUTTO: Is it carry or continue?

19 MR. MORSE: Continue.

20 CHAIRWOMAN SZARO: Continue, I'm sorry.

21 MR. VALETUTTO: I don't have a law
22 degree.

23 MR. BARANOWSKI: I'll make the motion.

24 CHAIRWOMAN SZARO: Second?

25 MS. KERN: Second.

1 MR. MORSE: Just by the way of
2 housekeeping, and I'm not sure, this is for your
3 benefit, as well as ours, I don't know if you need an
4 extension of time. This was filed quite some time
5 ago and we filed revised plans. I don't know that an
6 extension is necessary, but if it were, we certainly
7 grant that to the Board. I just want to make that
8 representation on the record so you are aware of
9 that.

10 MR. VALETUTTO: I think because the
11 application has been open, I don't know if that
12 applies.

13 MR. MORSE: Well, just to cover all
14 bases.

15 MR. VALETUTTO: Right, but I'm just
16 saying, but I think you started --

17 MR. MORSE: I just want to make sure we
18 cover that as well.

19 CHAIRWOMAN SZARO: Thank you. Thank you
20 all.

21 (Whereupon, the proceedings were
22 adjourned at 8:31 in the evening.)

23

24

25

C E R T I F I C A T E

I, MICHELLE D. WILCOX, a Certified Court Reporter and Notary Public of the State of New Jersey, certify that the foregoing is a true and accurate transcript to the best of my ability of the deposition of said witness who was first duly sworn/affirmed by me, on the date and place hereinbefore set forth.

I FURTHER CERTIFY that I am neither attorney, nor counsel for, nor related to or employed by, any of the parties to the action in which this deposition was taken, and further that I am not a relative or employee of any attorney or counsel employed in this action, nor am I financially interested in this case.



MICHELLE D. WILCOX, C.C.R.
LICENSE NO. XI01745

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