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TOWN OF WESTFIELD

PLANNING BOARD

IN RE :
PUBLIC HEARING :
: :
: :

TRANSCRIPT OF PROCEEDINGS
Monday, September 7, 2022

Municipal Building
425 East Broad Street
Westfield, New Jersey
Commencing at 7:30 p.m.

1 B E F O R E:

2

MICHAEL LAPLACE, VICE-CHAIRMAN

3

MAYOR SHELLEY BRINDLE, MAYOR DESIGNEE

4

MATTHEW CEBERIO, MEMBER

5

ANASTASIA HARRISON, MEMBER

6

ROSS GOLDSTEIN, MEMBER

7

ASIMA JANSVELD, MEMBER

8

MICHAEL DUELKS, FIRE DEPARTMENT CHIEF

9

ALEXANDRA CARRERAS, FIRST ALTERNATE

10

ANN FREEDMAN, SECOND ALTERNATE

11

- - -

12

DON SAMMET, TOWN PLANNER/BOARD SECRETARY

13

DAVID BATTAGLIA, TOWN ENGINEER

14

15 A B S E N T:

16 MICHAEL ASH, CHAIRMAN

17 COUNCILMAN MICHAEL DARDIA, COUNCIL LIAISON

18

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

19

ASHENFELTER, TREMBULAK, MCDONOUGH, GOLIA &
TREVENEN, LLP

20

BY: ALAN TREMBULAK, ESQ.

21

Attorney for the BOARD

22

HEHL & HEHL

23

BY: STEPHEN HEHL, ESQ.

Attorney for the APPLICANT LUXE DEVELOPMENT
OF NJ, LLC

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WITHDRAWN

N/A

CARRIED

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- - -

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2 P R O C E E D I N G S
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4 VICE-CHAIR LAPLACE: Good evening
5 everyone. Welcome to our regular meeting of the
6 Westfield Planning Board. I'm Michael LaPlace,
7 the Vice-chair. I'll be chairing the meeting in
8 place of the Chair this evening. I guess we
9 should start our business with the Pledge of
10 Allegiance.

11 (Whereupon, the Pledge of Allegiance
12 was recited.)

13 MR. SAMMET: Should I do the roll
14 call, Mr. Chair?

15 VICE-CHAIR LAPLACE: Yeah. Why
16 don't we do that?

17 MR. SAMMET: Chairman Michael Ash is
18 absent this evening. Mayor Bridle.

19 MAYOR BRINDLE: Here.

20 MR. SAMMET: Mr. Ceberio.

21 MR. CEBERIO: Here.

22 MR. SAMMET: Councilman Dardia is
23 absent this evening. Chief Duels.

24 CHIEF DUELKS: Here.

25 MR. SAMMET: Ms. Harrison.

1 MS. HARRISON: Here.

2 MR. SAMMET: Mr. Goldstein.

3 MR. GOLDSTEIN: Here.

4 MR. SAMMET: Ms. Jansveld.

5 MS. JANSVELD: Here.

6 MR. SAMMET: Acting Chair LaPlace.

7 VICE-CHAIR LAPLACE: Here.

8 MR. SAMMET: Ms. Carreras.

9 MS. CARRERAS: Here.

10 MR. SAMMET: And Ms. Freedman.

11 MS. FREEDMAN: Here.

12 MR. SAMMET: Thank you.

13 VICE-CHAIR LAPLACE: Thank you, Don.

14 Adequate notice of this meeting has been provided
15 with the specific time, place, and manner in which
16 said notice was provided. We don't have a
17 statement in front of us.

18 MR. TREMBULAK: Notice was given in
19 accordance with the law in the designated
20 newspapers of the town and posted on the bulletin
21 board in the municipal building.

22 VICE-CHAIR LAPLACE: And it was
23 posted in the local newspapers in the beginning of
24 the year; the schedule.

25 MR. TREMBULAK: That's right.

1 VICE-CHAIR LAPLACE: Thank you. The
2 first order of business is a statement. I don't
3 have a statement. Does any other member of the
4 Board have anything they wish to say at this time?
5 No. We have the approval of the minutes from
6 August 1. Our minutes are actually verbatim
7 testimony. I have a few things. I'll go first;
8 if that's okay. On Page 41 of the report,
9 Line 13, I had used the term "dog lengths" meaning
10 the direction that someone is going to go, and
11 it's "dog-leg." And so, it should be "dog-leg."
12 That is something that I had said. And I'll hand
13 this in so the corrections can be made. On
14 Page 42, Line 9, it says "incorporated visually
15 into the setting of the new house." It's supposed
16 to be "historic house." Line 9 needs to be
17 changed to "historic." Page 96, Line 9, I would
18 just put a period after "embankment" and delete
19 "by a table." Page 153, Line 6, I would delete
20 "widths and" and just have "planting areas."
21 Page 199, Line 2, I would delete "on the" second
22 line it says, "on the Main Street program" and it
23 should say "managing Westfield's Main Street
24 program." I think one more on Page 218, Line 6, I
25 would cross out or delete "it would be" and

1 replace it with "and it is our" and then it reads
2 "full time" and then cross out "engineer"
3 emphatically, and replace it with "town planner."
4 So those are my corrections to the minutes. I
5 don't know if anyone has anything else.

6 Can I have a motion to approve the
7 minutes?

8 MR. CEBERIO: I'll make a motion.

9 VICE-CHAIR LAPLACE: Thank you,
10 Mr. Ceberio.

11 MR. GOLDSTEIN: Second.

12 VICE-CHAIR LAPLACE: All in favor.

13 BOARD MEMBERS: Aye.

14 VICE-CHAIR LAPLACE: Thank you. The
15 minutes are approved from August 1st.

16 We have a resolution that Mr.
17 Trembulak prepared for the application of Planning
18 Board Application 22-11 Ferris Place 201 and 215
19 Prospect Street; which Block: 2504, Lots: 12,13
20 and14. Does the Board have any questions or
21 comments about the resolution? I actually had
22 one. Just on Line 13, a condition -- you know
23 where you have the conditions numbered -- for 13,
24 for the street trees, I would just add "street" in
25 front of "tree pits" it's "street tree pits." You

1 know where I'm talking about? And then, I would
2 cross out -- I would add back -- and I think it
3 says "Prospect Street" and it should say Ferris
4 Street. So Prospect and Ferris.

5 MR. TREMBULAK: Okay.

6 VICE-CHAIR LAPLACE: Okay? That's
7 the only one I had. Does anyone else have any
8 other comments about the resolution? No. Do I
9 have a motion to approve the resolution?

10 MR. CEBERIO: I'll make that motion.

11 MS. FREEDMAN: I'll second it.

12 VICE-CHAIR LAPLACE: All in favor.

13 BOARD MEMBERS: Aye.

14 VICE-CHAIR LAPLACE: Thank you. The
15 resolution is approved.

16 I think that's it. I guess our
17 first order of business this evening is the
18 application Lenox House, LLC, 227 Lenox Avenue.
19 Oh, I'm sorry, no. That's actually an
20 announcement. We're carrying that application to
21 the October 3rd meeting. So if anyone is here for
22 Planning Board Application 22-14, Lenox House,
23 which the location is 227 Lenox Avenue,
24 Block: 3107, Lot: 9, that will be heard next
25 month on October 3rd in this room before this

1 Board.

2 Okay. Tonight we do have a hearing
3 for Planning Board Application 22-9, Luxe
4 Development of New Jersey, LLC. The location is
5 415-427 South Avenue West, and that is
6 Block: 3003, Lots 3,4,5 and6.

7 Don, did you want to say anything
8 while we get started or should we get into the
9 application?

10 MR. SAMMET: I could just introduce
11 it; if you like. The Applicants are proposing to
12 develop a total of four properties removing the
13 existing improvements on those properties, which
14 include detached structures and surface parking
15 areas in the rear. Proposed in their place is a
16 single, three-story mixed-use building with a new
17 surface parking area in the rear as well. The
18 ground floor would contain two commercial tenant
19 spaces; one for, I believe, is to be a dentist's
20 office and the second for retail space. And on
21 the upper stories would be a total of 20
22 apartments. The property is located in your
23 Central Business District Zone District. The uses
24 proposed and the bulk standards for the principal
25 building; such as height and setbacks are all

1 being met. But the Applicant is requesting
2 variance relief including for minimum parking
3 requirements in the zone district, and we need to
4 prove to you that the parking demands from the
5 site can be accommodated on-site and the
6 surrounding area if necessary. Given that this is
7 a mixed office, retail and residential project,
8 parking demands may vary at time of day, and there
9 may be the opportunity for shared parking. And
10 I'm sure the Applicant will speak to that.

11 In my report, I do make some note of
12 some parking requirements that need to be
13 addressed by the Applicant including compliance
14 issues with the state-mandated EV charging
15 requirements. The site is not located in an
16 inclusionary or overlay affordable housing zone.
17 However, the Applicant is required to pay into the
18 Affordable Housing Trust Fund per the town's
19 development with the ordinance. So, hopefully, I
20 didn't steal too much of your thunder, Mr. Hehl.

21 VICE-CHAIR LAPLACE: Thank you, Don.

22 MR. HEHL: Thank you, Mr. Chair, and
23 Board Members. I appreciate you hearing us this
24 evening. And thank you, Don, for stealing my
25 opening statement. We appreciate that Mr. Sammet

1 and Mr. Battaglia always give great detailed
2 reports which certainly make -- and we get them
3 ahead of time so it makes us able to prepare for
4 the hearing.

5 This is an exciting development
6 project for Westfield. It's located, as
7 Mr. Sammet noted, in the Central Business
8 District. It's a permitted use, and as also
9 noted, we do comply with generally the bulk
10 standards, height, density, and the like. We've
11 worked very hard to design this project, and it's
12 an exciting group of -- I think you probably know
13 a bunch of people sitting here in the audience.
14 We have Dr. Banker who will testify who will be
15 occupying -- who has practices now and will be
16 occupying it as his central practice. Also,
17 partners are Giuseppe DiPietro from Ferraro's
18 Restaurant and Alberto Goncalees. If you've been
19 by the beautiful new house he just built in
20 Westfield. They're all committed to this project,
21 and his other partners are too. But I just want
22 to touch on who they are.

23 Again, this is a great location for
24 this project. It brings me back to when I did the
25 project next to the firehouse where you have a

1 combination of retail down below and the
2 apartments up above. There's going to be new
3 lighting, landscaping, and we are providing, as we
4 said, the EV charging stations. It's a
5 well-designed building, and I think you will see
6 that positive comment about eliminating a whole
7 bunch of the curb cuts and centralizing that. And
8 we're prepared to address all of the comments.
9 Yes, we are seeking a variance for the amount of
10 parking. But you will see based on the testimony,
11 but particularly, that of our engineer and
12 planner, Mr. Vinegra who will testify based upon
13 the shared-parking analysis demand and its
14 location that the parking is more than adequate.
15 And again, we've received the comments and we will
16 address them this evening. So that's an overview,
17 Mr. Chairman and Board Members, of the
18 application.

19 What I'd like to do first rather
20 than just start going into the plans is just to
21 have Dr. Banker come up and tell a little bit
22 about -- because he's been involved in this
23 property for a number of years and what the
24 partners' vision is for this piece of property.
25 We weren't going to have all the partners go up.

1 We drew straws and Dr. Banker --

2 DR. BANKER: I won.

3 VICE-CHAIR LAPLACE: Hi.

4 DR. BANKER: Hi, how are you?

5 VICE-CHAIR LAPLACE: Good evening.

6 DR. JOSEPH BANKER, having been duly
7 sworn, was examined and testified as follows:

8 DR. BANKER: I'll give you a rundown
9 basically -- do I get to talk?

10 MR. HEHL: You get to talk. You're
11 the client.

12 STENOGRAPHER: First, spell your
13 name for the record.

14 DR. BANKER: Joseph Banker,
15 B-a-n-k-e-r. How do you keep up and do that? I'm
16 more impressed with this little deal. All right,
17 so, in '06, I opened up a practice. I really
18 wanted a small, petite practice. I had been
19 working for 10 years in my father's office in
20 Elizabeth. I ended up taking Seth Abbot's --
21 Grant and Seth Abbot's chiropractic office and
22 converting to a dental office, which is at
23 423 South Avenue West. And it has been wonderful.
24 It's been a great practice. We've actually
25 attracted patients from all over the place. We

1 get a good number from Manhattan who take the
2 train in. Local people who walk from around the
3 corner. And I have to say, it's been a draw. We
4 have patients that come as far as from -- well, a
5 good number from down the shore, Manhattans, other
6 states. So it definitely brings people in and
7 they get to see the town as well because everyone
8 wants to go out for Italian food when they're in
9 Westfield. And there's Giuseppe.

10 As far as the practice goes, I
11 bought that building, and then next door, Meeker's
12 Florist came up for sale and I got that one. And
13 decided since we shared a parking lot it just made
14 good sense to have that and figured sometime in
15 the future we would do something with that. Then
16 years later, Jeff Christakos approached me and
17 said, you know what, I've got two more. And I
18 figured it's like Monopoly, if I've got three, I
19 can put up a hotel; if I got four, who knew. So
20 we got the four, and I've been thinking about
21 different ideas. I needed a bigger office because
22 we've really -- we're busy, we're small, we do
23 lone procedures. It's not a mill, it's a
24 fee-for-service office. And we're definitely in
25 demand. The larger office would definitely

1 benefit me, benefit the town, and I was looking at
2 different ways that we could do it. This turned
3 out to be the ideal plan because I also partnered
4 with an organization that -- I'm an officer now in
5 that organization that owns about 107 offices in
6 surrounding states, and they gave me a nice budget
7 to build a flagship office; not necessarily the
8 structure, but the interior. They're actually
9 going to spend seven figures to build out
10 2,500-square feet for me and call it their
11 flagship in New Jersey. It's a great service.

12 The one issue we really have is
13 accessibility. I literally have to refer patients
14 to my other office in Elizabeth because it's ADA
15 compliant whereas these four buildings have just
16 been chopped apart and turned into little
17 commercial spaces with apartments upstairs. I'm
18 sure the fire department really would rather have
19 something that's easier to access. But it's not
20 ideal, and they all need work, and it just seems
21 more logical to come up with something that's nice
22 and looks great, and adds value to the town. And
23 that's really what we want to do on South Avenue.
24 It will look great. The ADA compliance will be
25 huge. My two daughters will love me for that

1 because they've been giving me -- can I say
2 "crap"? You know, because they want me to put in
3 a ramp and I don't have enough room. And a lift,
4 I can't do that because the doors aren't wide
5 enough. So there's really no way to bring these
6 up to code. And it would be nice, it would serve
7 a lot of people.

8 The other thing is we're talking
9 about 20 apartments. This is not, you know, some
10 giant building with a zillion apartments. We want
11 20 very nicely finished apartments to attract, in
12 my mind, the ideal tenants are going to be people
13 who live in Westfield, maybe they sold their house
14 and they want to stay in town. We're looking at
15 doing high-end finishes, high-end appliances, and
16 really looking to keep people who want to keep a
17 residence in town in order to have an option to
18 stay here without being -- you know, I don't want
19 to call it "cookie cutter" but really, these are
20 going to be special. I'm talking like Sub Zero
21 fridges, Wolf ranges; on par with what people are
22 accustomed to who are selling their homes in town
23 and want to stay in town. So that's really the
24 target market for this space.

25 And besides that, as far as the

1 dental office goes, it's again, going to remain a
2 fee-for-service office, so it's not a mill. We do
3 long procedures. We typically see a maximum of
4 two to three patients at a time, no more. And
5 procedures are typically booked for an
6 hour-and-a-half to two hours. So we can't handle
7 volume. We're not designed for volume. And
8 people aren't paying to be run in and out.
9 They're paying to spend time and being taken care
10 of properly. We get a lot of executives who come
11 in and want to get all their treatment done in one
12 day. So maybe one patient for the entire day.
13 And like I said, a good number of them come on the
14 train from Manhattan, and that's a real huge
15 convenience. I think overall it's a win-win as
16 far as the way it's going to look on South Avenue.
17 I certainly think it's going to look a whole lot
18 better than the four buildings that are there
19 right now. And sooner or later, we have to do
20 something with them. We just can't keep these
21 little tiny buildings that nobody seems to have an
22 easy time renting. The other thing is I have a
23 10-year lease that's about to be signed -- I'm on
24 both sides of this because I want to build it, but
25 I'm also an officer in the company -- but we are

1 going to sign a 10-year lease, so we've got a
2 solid tenant and I'm not concerned at all about
3 their ability to make good on the 10-year lease
4 because I'm part of it.

5 And as far as the other space goes,
6 even though we haven't put this out there or
7 marketed anything, I keep getting contacted by
8 different people who hear through the grapevine
9 that this is happening. We've got an
10 acupuncturist; an acupuncturist who has yoga. All
11 different things that can complement the area.
12 There're so many potential uses for the second
13 space on the first floor. So we're going to be
14 selective as to who we put in there because we
15 want to sell a tenant in that space as well.

16 VICE-CHAIR LAPLACE: Could you
17 clarify? You're putting medical space on the
18 first floor on the street level?

19 DR. BANKER: Street level.

20 VICE-CHAIR LAPLACE: So the
21 storefronts will actually have medical offices?

22 DR. BANKER: Only one; mine. We're
23 grandfathered in. We were grandfathered in back
24 in '06.

25 VICE-CHAIR LAPLACE: How are you

1 grandfathered in --

2 DR. BANKER: Because back then, we
3 didn't have --

4 VICE-CHAIR LAPLACE: Let me just
5 finish my question.

6 DR. BANKER: Okay.

7 VICE-CHAIR LAPLACE: How are you
8 grandfathered if you're replacing the building
9 that was grandfathered with a new building?

10 DR. BANKER: Talk to my lawyer. I
11 don't know. I'm a dentist.

12 MR. HEHL: He's saying the use
13 exists there now.

14 DR. BANKER: Yeah. I mean we're
15 trading you my office for that. I don't know how
16 the legal stuff goes.

17 VICE-CHAIR LAPLACE: I'm sure we'll
18 get to it.

19 DR. BANKER: I know. But as far as
20 that goes, we're going to get rid of that one and
21 make a new one that's nicer.

22 VICE-CHAIR LAPLACE: Is your idea
23 for the second space a retail space?

24 DR. BANKER: I don't -- I thought
25 the acupuncturist sounded great. She was -- I

1 mean she said we have a great practice in another
2 town nearby, and -- you know, that's only one
3 person who was very seriously asking about it --
4 and she said we do yoga, we're into holistics. I
5 was like, hey, that sounds great. So medical, I
6 don't know. It really depends on what's
7 appropriate for the space, but I'm certainly not
8 going to put something in --

9 VICE-CHAIR LAPLACE: Okay. I'll
10 hold my questions until we hear the witnesses and
11 their presentations.

12 DR. BANKER: Anything else? Brush
13 and floss?

14 (Laughter.)

15 MR. HEHL: He was well prepared, so
16 I didn't have to ask any further questions.

17 MR. SAMMET: Answer the question
18 about the use; back in 2017, Westfield amended the
19 zoning ordinance to allow for ground floor office
20 use on properties that front on South Avenue as
21 well as North Avenue.

22 VICE-CHAIR LAPLACE: Yeah, I didn't
23 know it was the whole length, though. It's right
24 in the center there?

25 MR. SAMMET: Yeah, the whole length

1 in the CBD of North and South Avenues.

2 VICE-CHAIR LAPLACE: I wasn't on the
3 Planning Board then. Thank you.

4 DR. BANKER: All I knew is when I
5 took over the chiropractic office that if I didn't
6 -- we didn't have a continuation of same use.

7 VICE-CHAIR LAPLACE: That's fine.
8 Thank you for addressing my question.

9 MR. HEHL: I have no further direct
10 questions of Dr. Banker at this time.

11 VICE-CHAIR LAPLACE: Anybody have
12 any questions? No? Thank you.

13 DR. BANKER: Thank you.

14 MR. HEHL: Thank you, Dr. Banker.
15 Do you have questions?

16 MAYOR BRINDLE: How many apartments
17 are in these four buildings now? Between the
18 four, are there apartments upstairs?

19 MR. HEHL: Yes. Joe, come on up.

20 DR. BANKER: I have to do math right
21 now. The first ones got a two-bedroom upstairs
22 and then Giallusi downstairs, so that's
23 commercial. I have one above me, and there's
24 three in the next building, and then two in the
25 one after that. So one, two, three, four, five,

1 six...about seven.

2 MAYOR BRINDLE: About seven. I was
3 just curious too related to the parking variance
4 what incremental -- so it's a 13 incremental
5 parking total than what's there currently; it
6 sounds like.

7 DR. BANKER: Yeah.

8 MR. HEHL: But less office space.

9 MAYOR BRINDLE: Understood. Thank
10 you.

11 MR. HEHL: So if there are no
12 further questions of Dr. Banker, I'd like to call
13 upon Victor Vinegra who will be wearing the
14 engineering and planning hat.

15 VICE-CHAIR LAPLACE: He's doing both
16 engineer and planning testimony?

17 MR. HEHL: Yes.

18 VICE-CHAIR LAPLACE: Good evening.
19 Raise your right hand, please.

20 VICTOR VINEGRA, having been duly
21 sworn, was examined and testified as follows:

22 VICE-CHAIR LAPLACE: Could we hear
23 your qualifications as an engineer and planner in
24 the State of New Jersey?

25 MR. VINEGRA: I'm an engineer with

1 the firm of Harbor consultants located at
2 310 North Avenue East in Cranford, New Jersey.
3 I've been a licensed engineer for over 30 years.
4 I sit on about six boards as an engineer. I've
5 testified before hundreds of planning boards and
6 zoning boards. And I've been before Board a
7 number of years ago both this Board and the zoning
8 board of Westfield.

9 MR. HEHL: And you've been accepted
10 as -- we know you're...

11 MR. VINEGRA: I'm also a municipal
12 engineer for municipalities.

13 MR. HEHL: And also a planner.

14 MR. VINEGRA: As a planner, I'm a
15 planner for multiple municipalities. I sit on
16 three boards as a planner. I'm also a member of
17 the State Board of Professional Planners;
18 appointment by the Governor of New Jersey.

19 VICE-CHAIR LAPLACE: Do the Board
20 Members have any questions of this witness? We'll
21 accept your qualifications. Thank you.

22 MR. HEHL: Thank you, Mr. Chairman.
23 Mr. Vinegra, you're probably well familiar with
24 the project having worked on the site plans.
25 You've heard the testimony of Dr. Banker. If you

1 could provide to Board, go through the engineering
2 first, an overview of the existing conditions, and
3 then we can discuss the improvements and review
4 letters by the professionals.

5 MR. VINEGRA: I do live in the area.
6 My office is on North Avenue in Cranford, New
7 Jersey. We're a firm of 20 professionals. I do
8 frequent the area. I've frequented the dive shop
9 that was over there for quite some time. I wish I
10 have a photograph. I think most of you remember
11 or recognize there are really four signal-family
12 homes that were there. I guess I'm saying 70
13 years. Ever since I've been around, there's been
14 four homes that seemed to be chopped up and
15 converted to office commercial first floor and
16 residential second and half third floor. So
17 there're three units. It's tough to see, it's a
18 Google Earth image directly across, again, from
19 the train station and the car wash. So you have
20 the car wash there. You have the car wash
21 building there, and directly across are the four
22 units.

23 MR. HEHL: I'm sorry for
24 interrupting. I'm assuming that's a new exhibit?

25 MR. VINEGRA: Yeah. We'll mark that

1 as evidence.

2 MR. HEHL: Is this A-1?

3 MR. TREMBULAK: A-1.

4 (Whereupon, Applicant's Exhibit A-1,
5 GOOGLE EARTH IMAGE 415-427 SOUTH AVENUE WEST,
6 DATED 09/02/2022, was marked for identification.)

7 MR. VINEGRA: We're also going to
8 mark the second slide as A-2, which is the same as
9 your Sheet Number 2, which shows the existing
10 conditions.

11 (Whereupon, Applicant's Exhibit A-2,
12 EXISTING CONDITIONS SITE PLAN DRAWING, SHEET 2,
13 was marked for identification.)

14 MR. VINEGRA: A-2 is Sheet 2 of the
15 site plan's existing conditions. So if you look
16 at the existing conditions -- I've been back there
17 before -- there are four buildings. The way they
18 were constructed, they appear to be within at one
19 time a single-family structure that have been
20 converted. If you look at the buildings, they're
21 in pretty good condition. The only issue you have
22 are the requirements -- as the owner has stated,
23 there's about seven apartments in there. We do
24 have some rear access; some rear fire access. But
25 a number of the windows are undersized, they don't

1 meet current codes for multiple residential, and
2 they obviously do not have an elevator. The other
3 issue is for commercial uses. None of them have
4 ADA accessibility. Again, it could be elevated.
5 It was a real common residential structure that's
6 4-feet off the ground. There's not enough room
7 for ADA ramps in the front. So all four units are
8 well-kept, but they're substandard for what
9 they're used for. They were really constructed as
10 single-family residential and two-family
11 residential, and have been converted over the last
12 70 or so years.

13 There're 27 existing parking spaces
14 in a mish-mosh. There's a tough backing out area
15 in the back of the old dive shop; back in there.
16 And these spaces here, the whole area is one sea
17 of asphalt entirely paved over the years. It's
18 been that way for quite some time. In most of my
19 recollection, it's been like way.

20 So we have about 27 spaces here with
21 about nine apartments. And in total, we have
22 about 4,100-square feet of commercial area on the
23 first floors of these buildings here. The issue,
24 is you have two driveways now. There's one
25 driveway further to the east, and that driveway is

1 quite narrow. It's less than 8-feet, so even a
2 small car has difficulty getting in. And you
3 can't circumnavigate the entire site. If you pull
4 in this driveway, you only have access to this
5 rear area here. And there's a single driveway in
6 and out, so if someone is coming in, you have to
7 back your car. If you're pulling out here and
8 someone is making a turn off of South Avenue, you
9 have to back your vehicle all the way back.
10 Obviously, that's not the most ideal situation.
11 It's the same with the other driveway. Again,
12 it's a single substandard driveway for ingress and
13 egress. So this is -- again, it functions, it has
14 function, but it doesn't have the mass appeal.
15 Again, it's old. It's been utilized for quite
16 some time. And what the client is looking to do
17 is what I'm showing here to the right.

18 (Indicating.)

19 So we have here, approximately,
20 seven apartments, 4,100-square feet of existing
21 commercial space, and in the rear is about 100%
22 impervious coverage that already consists of 27
23 parking spaces. And again, most of those parking
24 spaces are substandard in size. So the units are
25 substandard, the parking is substandard, the

1 backup lane is substandard, and the driveway is
2 substandard. Again, it's a preexisting condition.
3 The new site we have here is 20 apartments. Out
4 of the 20 apartments, we've got a majority of
5 one-bedroom -- we have the architect here today --
6 16 are one-bedroom and 4 will be two-bedrooms. It
7 will be an elevator building with, approximately,
8 5,200-square-feet of retail space; which is not a
9 big bump up. It's only about a 1,200-square-foot
10 increase in the amount of commercial space in the
11 lower level.

12 (Whereupon, Applicant's Exhibit A-3,
13 PROPOSED CONDITION - COLORIZED, was marked for
14 identification.)

15 A-3 is your Sheet 2 of the proposed
16 condition but enlarged and colorized. Showing the
17 proposed building will be a single -- you don't
18 you've it in your set, but it's the same as Sheet
19 2 on the right-hand side, the proposed conditions.
20 What it is, is a single building up on the
21 property line being in line with the structure
22 next door. And the single building will be a
23 drive-through center. So instead of having one
24 way in and one way out, in my opinion, it has more
25 functionality to have a signal driveway in and out

1 that's 24-feet. So with a 24-foot wide driveway,
2 we don't need that much space for the drive aisle.
3 You can really live with a 10-foot-wide drive
4 aisle. And will contain a pedestrian walkway to
5 the street. So this way we can have 20-feet for
6 the pedestrians -- for the vehicles, and 4-feet --
7 really only 3-feet for a pedestrian walkway.
8 We'll have a straight walkway to the front. So
9 what this gives us is a single form of ingress and
10 egress, you no longer have two substandard
11 driveways into the site. I'll go through your
12 engineer's letter later. And we'll have a
13 pedestrian warning system. And we'll make a
14 condition if there's any approval tonight for a
15 vote for the resolution on approval. We can
16 either go with a mirrored system or automated
17 system to warn the driver. I've done these before
18 with a mirrored system.

19 What we have extra is 30 parking
20 spaces. Which now, we have ADA spaces and we're
21 going to have six adaptable EV parking spaces for
22 EV charging. We will install three with the
23 installation of the building, and one of those
24 three will be for the handicap. It really doesn't
25 have to be handicap if you put the EV charging

1 station right there. It's on a single monopole, a
2 small little pole, and you pull the charger for
3 this handicap space or you pull it next to the
4 handicap space. The charging cord is quite long,
5 it's about 10-feet-long; they're retractable. So
6 it's not a big lift to put in an EV charger. And
7 we've proposed to put three installs and make the
8 rest adaptable along the side of the building.
9 With the install of public service, we'll give the
10 vendor who installs at the moment 100% back if he
11 does install them. So it's a good time to install
12 EV charges because you get almost 100% refund, up
13 to \$7,500 per charging station back to public
14 service electric and gas. It's a great program
15 that's going on.

16 So, again, we have the medical
17 office space to the right. He's already designed
18 it, his architect's here to go into the building
19 and how it functions. And then, we have
20 commercial space to the left so that whomever --
21 maybe people in there already -- studio, you know,
22 sauna, yoga whatever. What's nice about this
23 building is it's a single building, second and
24 third floors are connected. It's just a
25 drive-through on the other side on the first

1 level, the second and third floors are connected.
2 This building will also have an elevator. I think
3 that's very important when you're talking about
4 higher -- you know, you don't want a third-story
5 walk-up. Right now, you have some of the existing
6 apartments there are walk-ups with no elevator.
7 There are fire conditions. Obviously, this would
8 be a fully sprinklered building, and the window
9 sizes will be for ingress and egress for the fire
10 department. And if you have a fire issue,
11 according to this, you have ingress and egress
12 from the rear and also in the front. It's a much
13 safer building than we have there already. We
14 have points of ingress and egress through the
15 window, you have two forms to the building; two
16 stair towers, an elevator. You have a modern
17 building, modern R values for the insulation and
18 air conditioning, and modern architectural
19 features that the architect will testify to later.

20 In your engineer -- well, I'll start
21 going through both, some of your engineer's
22 letters. We're able to get landscaped and barrier
23 along the rear. We'll place a 6-foot-high solid
24 fence along the property line. And in the front
25 of the property, we'll place ground cover

1 landscaping. So we have some green area, where
2 right now, we have no green area. We also have an
3 adequate area along the front which is 5-feet. In
4 front of the parking spaces, 5-foot-6 with a
5 2-foot overhang. You still have a 3-foot-6
6 walkway, which is acceptable. You only need
7 3-feet. So without that, we use car stops; we can
8 get full functionality. We could put car stops in
9 there too, but I don't think it's necessary. I'll
10 mention also that we have a trash -- with the
11 architect and the owner -- we're going to make the
12 trash a mini-building, almost like a shed with a
13 metal roof. This way it's covered, no one can
14 throw their trash in from some of the neighboring
15 properties; it's locked. Again, it's clean, it's
16 neat, it's a full -- not a fence, it will be a
17 mini-building. The building will match the facade
18 of this building and will have a metal shed. So
19 almost like a trash building, trash shed. It's
20 not a heated building. It's also not fireproofed,
21 but it is an improved building for trash. So this
22 way what we have doesn't stand out. It looks like
23 a maintenance building more so than a trash area.
24 And that's the proposed area. (Indicating.)

25 The front; we're proposing to put

1 more street trees. Also, to redo the new curbing
2 along the front because we'll be closing old curb
3 cuts. It's a county roadway, so we'll get a
4 county permit for closing these curb cuts. There
5 will be the new curb cut here. Again, we're
6 reconfiguring, so we'll no longer have the
7 driveway, the driveway over there. We have a
8 single driveway with adequate room there. This
9 section of South Avenue is a pretty good distance
10 from the front yard to the curb there. So again,
11 we'll have the stop bar, stop sign, beware of
12 pedestrians, slow approach. And we'll work with
13 the town engineer to come up with a system for the
14 crossing over here of that road, which we don't
15 have at the present time.

16 The one issue I think, we're also,
17 right now, there's no storm sewer system at all
18 on-site. It's all sheet flow from all different
19 directions. We will be collecting the roof
20 leaders and roof drainage into a stormwater
21 system, along with a new stormwater system to
22 collect the existing parking lot into a detention
23 facility to slow the release down. Even though
24 it's 100% impervious now -- it's not 100% but
25 probably equal to the percentage. The current

1 condition does not treat the stormwater
2 whatsoever. We will be treating stormwater in the
3 future on this project with a complete stormwater
4 underground system with slow release at the south
5 that will help to decrease the amount of flow to
6 South Avenue. The rate of flow will be decreased
7 from this project.

8 The largest concern on projects --
9 and I do a lot of projects where with planners in
10 Scotch Plains, Springfield, Berkeley Heights,
11 Kenilworth; we do a number of towns that we
12 consult to in Union County; our firm, and a couple
13 of large towns in the City of Elizabeth. They
14 come from bringing in the TOD, Transit-Oriented
15 Development, with parking -- we do with the
16 parking. This site; I'm satisfied with the
17 parking ratios. Because the TODs, we use ITE an
18 awful lot. I do a lot of regional planning and
19 transportation planning. I deal with a lot of
20 traffic engineers; Betsy Dolan of Dolan and Dean,
21 she consults with my firm quite often. And the
22 question is always what is the -- it's a shared
23 project; it's commercial mixed with residential --
24 and when we do shared projects; what is the proper
25 reduction which you do have at night, a commercial

1 space amenity when people come home? What's that
2 proper reduction in required parking? So if the
3 ordinance says you need 40 spaces, how low can you
4 go what the studies performed in the areas say how
5 low? How much shared parking is there? We always
6 used as a rule of thumb for years we used 25%. So
7 you take -- if you need 10 for residential, 10 for
8 commercial, you have 20, you can reduce that by
9 25% which is always the rule of thumb in
10 engineering and planning of shared parking.

11 But there's been more studies -- and
12 I'll enter into evidence one of the studies I have
13 here -- over the years of TODs, areas that have
14 commercial and residential mixed-use next to mass
15 transit. So ITE used two traffic engineering --
16 it did not go into deep studies on that condition
17 which is a TOD with a mixed-use.

18 Numerous studies -- and I'll hand
19 one in today; the University of Utah is one, and
20 University of Texas is another -- of seven TODs
21 throughout the county -- I mean throughout the
22 country; Los Angeles County, Portland, Washington
23 D.C., and Vermont. And these studies came back
24 that -- and I was surprised that if you used the
25 ITE number which your ordinance (indiscernible)

1 what' the true percentage. They have come down to
2 50% if it's shared TOD. So if you add all the
3 parking straight and you need 20, you can, with
4 shared parking, you can go 50. Those are studies.
5 But when we look at this site in particular -- I'm
6 referring now to your planner's letter dated
7 August 30, 2022, and I'm going to Page 5 of 10,
8 the middle of the page Minimum Parking by Zone
9 District. But the bottom of the page, it says,
10 Minimum Parking By Use; 18 spaces for the
11 residential. And total spaces for both -- 18 for
12 residential, another 18 for other commercial, and
13 another 6 for the other commercial.
14 Approximately, 43 spaces; we have 30. So we're
15 providing -- we're going to provide 6 electric
16 charging stations. So we get a two-for-one credit
17 with the new state law, which I'm kind of
18 wrestling with myself as a municipal planner. So
19 we get to reduce our parking demand by 3 spaces.
20 So we can go -- or we can up our existing -- we
21 can actually if we put in 6 -- if we put in 3
22 charging stations now with the 6 parking spaces,
23 we're only deficient by 7 spaces. It brings down
24 our deficiency.

25 So using the EV charging station

1 that's a state law, a state-mandated regulation
2 now, we're only short 7 spaces because we get
3 credit up to 36 spaces. So what we have is we're
4 only 16 -- so you take 7 spaces and you divide it
5 by 43; we're around 16%. Even without the EV,
6 let's take that off the table, just say we're not
7 installing EV, say we're putting in 30 spaces, no
8 EV, and we have a demand of 43 spaces, that means
9 we would be deficient 13 spaces. Those 13 spaces,
10 13 divided by 43, we're around a 30 to 40 -- 30%
11 deficiency rate on spaces. That's in keeping with
12 the studies for TODs. So I'm satisfied because we
13 can meet all of the parking demands at night
14 because our parking demand at night, according to
15 the next page, is 18 spaces and we have 40 spaces.

16 And we're hoping that most of the
17 vehicles, or half of them, left to go to work. So
18 there's enough parking during the daytime because
19 the people that live at the complex have left. So
20 there's enough overlap, in my opinion, of this
21 site. We're about 30% dual-use or reduction in
22 space, which you're normally allowed to do. Which
23 is normally, again, I said it's like 25% we do on
24 commercial mixed with residential not in a TOD.
25 So normally shared parking, the industry standard

1 has always been about 25% but we also have a TOD
2 because we have a fantastic train station and
3 fantastic bus lines on both North and South
4 Avenues. So I know this parking ratio, in my
5 professional opinion, really since it is in a TOD
6 and it's also a mixed-use site, it's well in
7 keeping what is the standard based on studies.
8 And I'll be leaving the one study called "Empty
9 Spaces - Real Parking Needs at five TODs" by the
10 University of Utah. I'll be leaving that here.

11 And there's another study using
12 another university, took this study, the original
13 study, and added a few more sites to it. The
14 sites were again; Seattle, Washington D.C., San
15 Francisco, Oakland, Denver, Los Angeles, Portland,
16 and Dallas. And in my experience, in most of
17 these municipalities, except for maybe San
18 Francisco -- Westfield, New Jersey is probably
19 more mass-transit oriented than, say, Dallas. San
20 Francisco is (indiscernible) to the system, so I
21 wouldn't say San Francisco. But again, these are
22 the findings.

23 Also, another study by the National
24 Academics Transportation Research Journal of
25 Transportation Research Board took these seven

1 properties and studied them. And what they came
2 up with, because of these studies, certain
3 municipalities regionally have reduced their
4 parking demand, are a lot more dramatic than what
5 I'm speaking of tonight. I wrestled with this
6 number too when I worked for the towns that I
7 consulted; what is the number? I worked on the
8 Russo projects in Garwood. What is the number?
9 What is the shared number? And we're close to
10 these numbers. I've worked on a lot of large,
11 large residential mix-use developments, and that's
12 the number we use all the time. So maybe we'll
13 just stop there for now before I go into the
14 letters if there're any questions on the
15 testimony.

16 VICE-CHAIR LAPLACE: Thank you.
17 Board Members, do you have any questions in terms
18 of engineering and the plan? Ann?

19 MS. FREEDMAN: Yes. For your
20 complete report, can we talk about traffic for a
21 second? Right now, are the exits -- can you make
22 a left-hand turn and a right-hand turn when you
23 exit the parking lots?

24 MR. VINEGRA: Yes there're no
25 limitations on the existing parking. I think I'd

1 like to sit down with your traffic director and
2 see. I think we may want to limit the left-hand
3 turn coming out of this driveway because at this
4 section of South Avenue, you do pick up a little
5 bit of vehicle speed coming from the light over
6 this way. You know, if you're closest to the
7 light, you can get out. But I think no left turn
8 may be a good recommendation for this driveway.

9 MS. FREEDMAN: Yeah. I think that
10 would work. I know it seems to be feast or famine
11 for traffic there. Either it's bumper to bumper
12 because you're between two lights, or if both
13 lights are green, they're zipping along at 40
14 miles an hour. So either way, it's tough.

15 MR. VINEGRA: Yeah. We call it "gap
16 time." You have to pull out, pull your nose out,
17 pull up to the curb, and wait for your gap time to
18 occur, and, hopefully, the light will turn red,
19 and then someone lets you out. What's interesting
20 again is this is when you look at trip generation,
21 the new studies -- and again, I'm leaving the
22 studies here with the Board, we're going to mark
23 it as evidence -- that I was interested, I do a
24 lot of bicycling (indiscernible) here in
25 Westfield, and it's 50% reduction on the amount of

1 trips if you live in a downtown zone, it's TOD.
2 So the studies are coming up -- they're finally
3 coming out now. I mean, in favor of urban living,
4 they're finally doing studies of -- this, I
5 wouldn't consider urban living, it's
6 rural-suburban-urban -- but it's a 50% reduction
7 in trips for these types of buildings.

8 MS. FREEDMAN: I had a question too
9 on deliveries and trash. The trash is in the
10 back, and is the clearance high enough for a trash
11 truck to get through under the portico?

12 MR. VINEGRA: Yeah. What they do --
13 the architect is going to set a height, normally,
14 it's at least 12 1/2 to 13-feet. Trash will be a
15 private carter, and it's not going to be a large
16 trash truck. So we're going to hire a private
17 carting company that has smaller trucks. So it
18 will be smaller trucks coming in this way, then
19 pulling the nose in this back, backing up over
20 here, wheeling out the cans. And there will be a
21 private carter. And, again, going into these
22 projects; private carting has come a long way.
23 There're projects I'm working on now that now you
24 put your trash -- which is very interesting -- in
25 front of your doorway at your apartment. You have

1 a trash person that comes twice a week and picks
2 up trash for you. So now, they're giving
3 packages. So the local carting people are giving
4 packages on how you do your trash. So they're
5 being very selective for these projects. So they
6 do have many sized vehicles now for trash pickup.

7 MS. FREEDMAN: And my third question
8 has to do with deliveries like FedEx or Amazon.
9 Where would those trucks be?

10 MR. VINEGRA: I would say they would
11 pull in, pull in here (indicating) block a couple
12 of parking spaces for a few minutes, and make the
13 delivery. They're going to have a delivery room.
14 The architect is going to have a delivery room for
15 drop-off. So then the vehicle can pull back out
16 and move through. So there is enough room in the
17 back. They will be blocking spaces, but,
18 hopefully, they're not going to stop on South
19 Avenue. We can't stop them 100% but the architect
20 had made provisions for the apartments to have a
21 lock-box room. So it goes in there, places it in
22 a lock-box room, and then moves on for the day.
23 So as long as you have those provisions, we feel
24 that the stop time is much less.

25 MS. FREEDMAN: Thank you.

1 VICE-CHAIR LAPLACE: Don, do you
2 have any questions?

3 MR. SAMMET: Yeah. Mr. Vinegra, if
4 we're going to put a roof on that trash enclosure;
5 you probably have a specification for that --

6 MR. VINEGRA: Standing seamed metal
7 roof, yeah.

8 MR. SAMMET: -- so that...at least
9 it's a condition of approval. Then it counts as
10 an accessory building, which, per our ordinance,
11 will have to be stepped in 5-foot from the
12 property line. Unless that's a condition. I
13 don't know. I don't think so.

14 MR. VINEGRA: No, we have that -- I
15 think we have that now.

16 MR. SAMMET: The scaling out -- it
17 scales a little bit less than five. We also
18 discussed the bonus detail for the EV charging
19 spaces. But the law, to my understanding, limits
20 that bonus to 10% of the required parking. So if
21 there are 43 spaces required, you get the four
22 bonus -- I don't think your --

23 MR. VINEGRA: Yeah. The study does
24 go all the way down to a 50% reduction. We're
25 hovering in the mid-thirties right now with the

1 bonus.

2 MR. SAMMET: Okay. So then that
3 affects your testimony.

4 MR. VINEGRA: Correct. Correct.

5 MR. SAMMET: And then, you said
6 you're going to go through Mr. Battaglia's and my
7 reports?

8 MR. VINEGRA: Yes. I'll begin that
9 now.

10 CHIEF DUELKS: Quick question --
11 excuse me -- back to the EV charging stations --
12 how many are you going to install?

13 MR. VINEGRA: We're talking about
14 putting like three to four in right now. They
15 normally come in pairs of two.

16 CHIEF DUELKS: Are they going to be
17 against the structure or are they going to be
18 free-standing in the parking lot?

19 MR. VINEGRA: I wanted them to go
20 against the structure and then the cable would
21 cross the sidewalk. So it would be free-standing
22 on a pole between two spaces. I have one at my
23 office now, it's only this big. (Indicating.)

24 CHIEF DUELKS: You said there's
25 going to be an overhang off the rear of the

1 structure. Will that electric vehicle charging
2 station be underneath that overhang?

3 MR. VINEGRA: I doubt that. Their
4 all-weather stations and FEMA-rated.

5 CHIEF DUELKS: So with that overhang
6 that's going to be sticking out a few feet, your
7 parking spots for some of your cars might be
8 underneath those --

9 MR. VINEGRA: We might be able to
10 sneak them -- we may be able to sneak the cable
11 mount under the overhang.

12 CHIEF DUELKS: If it is under the
13 overhang, if any of your cars are going to be
14 underneath the overhang, are you going to have
15 exterior sprinklers for the overhang?

16 MR. VINEGRA: No. That's not
17 required.

18 CHIEF DUELKS: It's not required.
19 I'm just asking if you were thinking about --

20 MR. VINEGRA: We've never done that.
21 I've never did -- I've never installed exterior
22 sprinklers unless in a parking garage. That's the
23 only time we've done sprinklers in a parking lot.

24 CHIEF DUELKS: Have you heard about
25 how electric vehicle charging station vehicles

1 burn compared to the regular cars now?

2 MR. VINEGRA: Yeah, I've seen it.
3 I've owned one for 18 months. I have two other
4 employees with electric cars. I haven't had any
5 issues with mine.

6 CHIEF DUELKS: You might not have,
7 but have you seen how they burn and what it takes
8 to put out an electric vehicle fire? It's 15,000
9 gallons of water compared to 1,000 for a regular
10 car. So that was my reason for asking if you're
11 going to put exterior sprinklers for your charging
12 stations if they're underneath the overhang.

13 MR. VINEGRA: If that becomes an
14 issue -- but, if you put a sprinkler, it has to be
15 right up on the fire. If the fire is in the base
16 of the vehicle way down under the passenger side
17 where the battery --

18 CHIEF DUELKS: It's going to ignite
19 and going to contain. That's what it's going to
20 do.

21 MR. VINEGRA: Right now, we're not
22 looking to put sprinklers on the outdoors.

23 MR. SAMMET: And did I hear
24 correctly that the charging cables would extend
25 over the sidewalk?

1 MR. VINEGRA: No.

2 CHIEF DUELKS: No. I asked if they
3 were in the rear because they can put them
4 underneath the sidewalk.

5 MR. SAMMET: Yeah, I understand your
6 question. But I thought I heard that the charging
7 station would be against the wall and that the
8 charging station would lay out on the sidewalk.

9 MR. VINEGRA: No, there're different
10 styles. The same charging stations -- it could
11 either be bolted against the wall, or it can be
12 pedestal mounted. I'm recommending it be built
13 pedestal mounted. It can go between two parking
14 spaces. It's just on a metal ballast.

15 VICE-CHAIR LAPLACE: All right.
16 Let's continue with -- I'm sorry Chief, do you
17 have any more questions?

18 CHIEF DUELKS: Nope.

19 MR. HEHL: By the way, I just spoke
20 with my clients. We can discuss that with --
21 well, we're sprinkling the building anyway, so we
22 can discuss that with the fire department and see
23 if they feel that's a recommendation.

24 CHIEF DUELKS: So you agree to
25 on-site inspections when it takes place during the

1 building and if it gets voted upon?

2 MR. HEHL: I'm getting nods over
3 there. Yeah. Thank you for those suggestions.

4 MR. CEBERIO: In terms of the retail
5 space; is there access from both the parking area
6 as well as from South Avenue?

7 MR. VINEGRA: Yes.

8 MR. CEBERIO: So customers or
9 patients would be walking through that drive
10 aisle?

11 MR. VINEGRA: That's correct.

12 MR. CEBERIO: And then, I don't know
13 if this is a question for you or the architect.

14 MR. VINEGRA: If it's more building,
15 keep it for the architect.

16 MR. CEBERIO: If there has been any
17 thought behind having bicycle storage or parking
18 at this location?

19 MR. VINEGRA: Yeah. We'll let the
20 architect talk if there's interior storage for
21 bicycles.

22 MS. HARRISON: I have a question.
23 Was there any consideration to moving to one --
24 the double driveway -- moving it from the center
25 of the building to perhaps just one side so that

1 the volume of the building wasn't bisected by the
2 opening of the driveway?

3 MR. VINEGRA: This is the last that
4 the architect supplied my firm. We have a similar
5 building than this in Garwood, and I think it
6 works quite well. This way, if you're on this
7 side of the building or if you're visiting that
8 commercial space, you park over here.
9 (Indicating.)

10 MAYOR BRINDLE: What building is
11 that in Garwood?

12 MR. VINEGRA: It's on South Avenue,
13 also across from Kings.

14 MAYOR BRINDLE: Oh, yeah.

15 MR. VINEGRA: It's a very
16 similar-looking building.

17 VICE-CHAIR LAPLACE: We actually
18 have an example -- I'd like to go on that point --
19 because we have one that's within walking distance
20 of this building which is the former Jolly Trolley
21 site.

22 MR. VINEGRA: Right. The Jolly
23 Trolley.

24 VICE-CHAIR LAPLACE: And I have
25 always felt that an executive of that building has

1 a dead space. Sort of the focal point of that
2 building from the sidewalk is negative space.
3 It's just where cars are. And I would like to
4 know whether you thought about maybe having access
5 on the one side or the other. And wouldn't that
6 also help you organize the back parking lot a
7 little easier? Because I don't know how those
8 ends spots are going to even -- they're going to
9 have to back out into the center of the lot, they
10 can't make a K-turn.

11 MS. HARRISON: The second half of my
12 inquiry to the driveway location was if the
13 driveway was on one side, you would be able to
14 combine your bathrooms, combine your entrances,
15 combine your access to them, and have more
16 amenable space. Let's say you wanted to split it
17 two-to-three. Maybe there were went tenants that
18 were really tiny, like an acupuncturist; what does
19 she need, you know, 450-square-feet? So that
20 would allow you to divide the spaces and use the
21 space more efficiently. I know you're the not
22 architect, and we'll get there, but from a traffic
23 engineer point, do you feel that an end placement,
24 as opposed to a center placement, could provide
25 more efficient use of the land?

1 MR. VINEGRA: As far as traffic
2 flow, I don't believe it really matters either
3 center or end. If it's a longer driveway, yes.
4 If this had 40 spaces going in one direction, yes.
5 Since it's only six to one side six to another,
6 again, if you work on this side, you park over
7 here; if you work over this side, you park over
8 here. (Indicating.) Because it's small, I don't
9 see as much of a difference as an engineer; not
10 aesthetically. And we'll let the architect go
11 into his designs.

12 MS. HARRISON: Thank you.

13 MAYOR BRINDLE: What are the office
14 hours for medical?

15 MR. VINEGRA: For the doctor's
16 office hours?

17 MAYOR BRINDLE: Yeah.

18 MR. VINEGRA: I'll let him --

19 DR. BANKER: Office hours?

20 MAYOR BRINDLE: Yeah.

21 DR. BANKER: Nine to... well, we
22 said that we pretty much would be closed typically
23 the last patient would be 7:00 p.m., so done by
24 eight. We usually don't start until 9:00 a.m.,
25 because I like to would sleep.

1 MAYOR BRINDLE: Any weekends?

2 DR. BANKER: Right now, no. If
3 ever, it would probably be a Saturday morning.
4 It's hard to find doctors that want to work. Me,
5 personally; nah.

6 (Crosstalk.)

7 MAYOR BRINDLE: That's okay. I'm
8 just going back to your shared parking, and that's
9 why I'm asking as far as residents there.

10 VICE-CHAIR LAPLACE: How does the
11 shared parking work if some of the customers are
12 people working on the first floor and start at
13 7:30?

14 MR. VINEGRA: Like I said, it's just
15 a generalization. In this study that I'm going to
16 be handing in the reduction, according to the
17 uses, were as high as more than 50%. It was 80%
18 reduction when they counted it. It's based on the
19 users. That's why I didn't delve into this.
20 These are very large studies.

21 MAYOR BRINDLE: I've read them. I
22 can tell you that I did immerse myself on parking.
23 I've read every study on parking that you can
24 imagine. So you have to at some point just kind
25 of use common sense; right? So that's why I was

1 asking about the office hours. And the other
2 thing is you made a comment about the shared
3 parking that people would be leaving and therefore
4 -- you know, during the day and come home at night
5 -- but I'm actually hoping they do not need their
6 car, I even hope they don't have a car and they're
7 jumping on the train. So I will say that it's
8 somewhat of an old notion that people in the
9 apartments will be leaving in their cars to make
10 room for people that are in the tenant offices. I
11 don't necessarily know if that's so true. I'm
12 just going to be interested to hear more about
13 some solutions for that. Because what we worry
14 about is, you know, you can talk all kinds of
15 theoretical, right, but what we don't need is
16 people parking on streets. And that's an ongoing
17 issue with the neighbors. It's just something
18 that I'm curious about.

19 MR. VINEGRA: To expand on that
20 briefly; if I was going to rent here, why would I
21 pick this facility and not something a little less
22 expensive, say, Sonny Adoni's building further
23 down? I have a choice. I may choose this because
24 it's more central and I like being close -- the
25 person selecting it may say I want to be closer to

1 downtown and I want to walk across the street to
2 the train station. I don't want to walk three
3 blocks. You will most likely attract a person who
4 only has one car or no cars in their household
5 because they don't -- they could go the Garwood,
6 they could go to Sonny Adoni's further down, I
7 want to be here because I want access to the train
8 station across the street or the 113X; whatever
9 I'm taking. So that's what I think. When in
10 you're in a downtown --

11 MAYOR BRINDLE: I don't know if
12 Sonny would like the comparison. By the way, he
13 has a bus stop right in front of his apartments.

14 MR. VINEGRA: He has the 113, yeah.

15 MAYOR BRINDLE: I'm just saying I
16 don't know if that's a fair comparison.

17 MR. VINEGRA: Well, see, no -- the
18 one in Garwood, the Garwood Point, I think most
19 people that move there take the 113. It's funny;
20 when I sit in front of Rosie's and I do the
21 parking -- when I watched, my observations, I see
22 much more people getting off the bus than getting
23 off the train station in Garwood. So that's also
24 like Sonny's building, you know taking that line
25 of bus, yes.

1 MS. HARRISON: You have currently on
2 the plan if everybody that had -- is there
3 anything in your leases that exists that will say
4 that everybody in a unit gets one parking space?
5 Is that a given?

6 MR. VINEGRA: Well, that's going to
7 be the developer. We may have to bring him up
8 here.

9 MS. HARRISON: Because then, at
10 least, with eight parking spaces --

11 VICE-CHAIR LAPLACE: Who was going
12 to speak to parking to answer that question?

13 MR. VINEGRA: The developer because
14 it would be handling the leases.

15 VICE-CHAIR LAPLACE: All right.

16 MS. HARRISON: Because then, my
17 train of thought is that there are eight free
18 spaces, two handicap. How many employees would be
19 required for parking in these two retail
20 locations?

21 MR. VINEGRA: Right now, I have the
22 doctor's office, I have the states. It will have
23 a total six of employees and three patients,
24 that's nine. That's how he operates now, so nine
25 in total.

1 MS. HARRISON: Nine at the doctor's
2 office. And then how many for the other tenants?

3 MR. VINEGRA: We don't know yet. We
4 don't know those other tenants.

5 MS. HARRISON: Would you say two to
6 three?

7 MR. VINEGRA: But you're hoping,
8 again, that you have people that will be taking
9 mass transit, the train, or walking. Like my
10 office in Cranford is two blocks from the train
11 station. I have three young planners; and two
12 commute from Jersey City. So they reverse
13 commute. They come from Jersey City to Cranford
14 and then walk to my office in Cranford.

15 MS. HARRISON: Okay. Thank you.

16 VICE-CHAIR LAPLACE: Any other
17 questions from the Board at this point? Anyone?
18 I have a few.

19 MR. VINEGRA: Do you want me to
20 finish the review letters?

21 VICE-CHAIR LAPLACE: No. Let's
22 finish questions right now, and then we'll get to
23 it.

24 You mentioned the streetscape, and
25 several years ago, there was an extensive

1 streetscape treatment to South Avenue; where we go
2 on a certain pattern of pavers, and lighting,
3 trees. Will that be matched and enhanced?

4 MR. VINEGRA: Yes. It has to be,
5 yes.

6 VICE-CHAIR LAPLACE: We want it to
7 be consistent. Okay. That's it from me.

8 MAYOR BRINDLE: How wide are the
9 sidewalks? How wide? Do you know?

10 MR. VINEGRA: I think we're well
11 above. I think we're 10-feet here. Over 10-feet,
12 I think.

13 MAYOR BRINDLE: Thank you.

14 MR. VINEGRA: I just without -- I
15 want to go through your professional's letters
16 briefly. We more or less went through -- I'm up
17 to still Page 6 of your planner's letter. Let me
18 start -- hold on. Page -- this is David's letter
19 -- from Donald, sorry. Page 2 is really a
20 description of the site; existing conditions.
21 Page 3 goes into your bedroom densities from a
22 central business district permitted use. Then we
23 go into the bulk standards where 70% of habitable
24 space dedicated to residential use; we're at 66%
25 so we're just under. We don't go too much

1 residential because that's what the ordinance is
2 looking for, as David explains. Again, Page 5 we
3 went into. Page 5, top of the page, the architect
4 is going to go into the roof amenities if there is
5 a stair height. So a section of Page 4 and Page
6 5, the architect will testify to about the height
7 of the structure and any rooftop pertinences.
8 While I'm on Page 5, is the parking. And Page 6
9 is the parking which we went into in a discussion
10 already. Page 7, we're going into the reduction
11 you're allowed to do where the state now permits
12 for EV parking stations. Page 8, storefront
13 facade regulations. Again, the architect will go
14 into that. Also on Page 8, we're going to do a
15 stop sign, a sign for "watch for pedestrians" and
16 some overhead mirrors so you can see -- the angle
17 of the mirror, both ways, one on each corner --
18 you can see pedestrians coming out. The parking
19 aisle is 24-feet; it's adequate. Page 9, the
20 lighting, we shall comply 15-foot pole light,
21 using all LED lighting. And no pole will be
22 higher than 15-feet. We agree on the landscaping
23 and fencing comment. We'll make that a condition
24 when you vote. We do agree on trash and
25 recycling. It's going to be private pick-up. And

1 there's not only going to be a dumpster enclosure,
2 we're going to make a building out of it. And for
3 the most part, that's the planning letter.

4 MR. SAMMET: Could we stop and go
5 through some of the points in my review memo?

6 MR. VINEGRA: Okay.

7 MR. SAMMET: Mr. Vinegra, I have a
8 question about the medical office -- well, parking
9 calculation in general -- you used gross floor
10 area when you were calculating your parking.

11 MR. VINEGRA: We did -- the only
12 reason we used gross floor is because the
13 architect used gross floor. He shows the...

14 MR. SAMMET: (Indiscernible) is
15 required.

16 COURT REPORTER: I'm sorry, I can't
17 hear you.

18 MR. VINEGRA: Yeah, we did use gross
19 floor area.

20 MR. SAMMET: Okay. Good. So then
21 there's the -- I want to make sure the medical
22 parking requirements were calculated correctly.
23 Westfield requires for a medical office that it's
24 the greater of either the square footage
25 calculation or the calculation by the number of

1 doctors and employees present at any one time.
2 The Applicant didn't provide a calculation for the
3 medical office based on the square footage of the
4 space. But I won't -- and that equates to 18.7
5 spaces required.

6 MR. VINEGRA: Yes.

7 MR. SAMMET: But I want to be sure
8 that, that is the greater of the parking
9 requirement calculations for a medical office.
10 The second calculation configured is you need four
11 spaces per doctor present at any one time, plus
12 one space per employee other than the doctor. So
13 the question would be then: How many doctors will
14 be present at any one time at this office? And
15 how many employees will be present at any one time?

16 MR. VINEGRA: So discussions with
17 the doctor was one doctor and six employees. Or
18 five...?

19 DR. BANKER: I think you're counting
20 me.

21 MR. VINEGRA: Yeah, so five
22 employees, and one doctor.

23 MR. SAMMET: Okay. So that would be
24 nine spaces. So the square footage calculation is
25 the correct one?

1 MR. VINEGRA: Yeah. And three
2 patients. So if you count each patient -- say
3 each patient took a car, it's still less than.

4 MR. SAMMET: Understood. So you add
5 square footage --

6 MR. VINEGRA: And I think really to
7 say on that note real quick. When we talked to
8 him, he doesn't have -- I guess the type of
9 procedure he does is a long patient...folks are
10 over an hour. So he's not like a medi-center
11 where he blows through patients. So there's not a
12 lot of people waiting.

13 MR. SAMMET: So then, in my
14 calculation, I put in my report of when you take
15 into account the bonus area for make-ready or EV
16 charging stations, the parking requirement for the
17 site, per ordinance, becomes 39 spaces. And
18 that's outlined in Page 7 of 10 of my report.

19 MR. VINEGRA: Right.

20 MR. SAMMET: If you can also just
21 address in the parking area there's a portion of
22 the parking area, I guess you can say "drive
23 aisle" you have a step back, approximately,
24 1.5-feet from the property line where we need
25 about 2-foot. And it looks like those areas were

1 designed so people would have to back in, a radius
2 for backing out of a parking space.

3 MR. VINEGRA: There is a small
4 bump-out.

5 MR. SAMMET: Right.

6 MR. VINEGRA: As long as you have
7 the full 24-feet, I'm confident you can back out.
8 I like having the extra 2-feet so you can corner
9 your car.

10 MR. SAMMET: Sure.

11 MR. VINEGRA: The problem I usually
12 run into like the existing lot, if you don't have
13 a full 24 to back into, that's when you get in
14 trouble. But if you have the full 24, it's
15 normally not an issue.

16 MR. SAMMET: So it's not necessary
17 to have that extra bump-out, it's more convenient
18 for the user; if you will?

19 MR. VINEGRA: I like it. I like
20 having it. And sometimes it becomes a snow
21 collection area too. You plow your snow into
22 there. A lot of time we'll use the space for the
23 snowfall.

24 MR. SAMMET: Is this Board aware --

25 VICE-CHAIR LAPLACE: Excuse me. Was

1 that term "make-ready" space? What does that
2 mean?

3 MR. SAMMET: The state law, and
4 consequently our local ordinance, does not require
5 the installation of the actual electric vehicle
6 charging equipment -- I should say all of it --
7 right off the bat. But they do have to provide
8 the spaces, the infrastructure, for the
9 installation of the equipment. And the term that
10 they use is "make-ready."

11 VICE-CHAIR LAPLACE: So the
12 infrastructure is put in place.

13 MR. SAMMET: Correct; make-ready.

14 VICE-CHAIR LAPLACE: That was an
15 excellent answer.

16 MR. SAMMET: Another question I
17 didn't think of until now. It's possible that we
18 will have underground infrastructure -- and this
19 may be a question for the architect -- we may have
20 underground electrical infrastructure in the
21 future along South Avenue. Is there a way that
22 the building can be designed to accommodate that
23 potential underground connection in the future?

24 MR. VINEGRA: That's really -- I
25 deal with public service a lot. They drop the

1 service where they drop the service. You can't
2 tell public service. They'll come off the pole
3 and then they go underground through the conduit
4 into the building. So we're going to be
5 underground out to the pole. We always do it that
6 way. And then we go up vertical on the pole.

7 MR. SAMMET: Is it worth it to
8 design now where the conduit is coming into the
9 building?

10 MR. VINEGRA: They don't know --

11 MAYOR BRINDLE: I was actually going
12 to ask this question. It's actually very
13 important. So the question is you can either do
14 it now when you're under construction, or you'll
15 have to pay for the connection later; which is, as
16 I understand, about \$20,000 a drop. So I would
17 advise in your construction it might be worth your
18 while to look into those underground conduits as
19 (indiscernible) get their lines on South Avenue.

20 MR. VINEGRA: We're going to agree
21 to build underground all the way to the pole now.
22 And then, they pick it up.

23 MAYOR BRINDLE: I'm just saying it's
24 in your own best interest.

25 MR. VINEGRA: We do that anyway

1 because it's unsightly and you don't want to hang
2 a wire anymore off a building. So where proposed,
3 it will come out of the mechanical room, go
4 underground conduit to the closest pole, and then
5 you go to the closest pole. So now, we're
6 underground all the way to the curb. All the way
7 to the curb. Where they pick it up, they pick it
8 up. Yeah, that's what I meant by that.

9 So based on nine spaces short on 39
10 spaces, it's a 23% reduction in parking. So it's
11 under the current -- without being TOD -- it's
12 under the currently shared parking of
13 commercial-residential. Onto Page -- oh, I
14 already went through this report. Are there any
15 more questions?

16 MR. SAMMET: I think that was it.
17 Thank you.

18 MR. VINEGRA: I have Van Cleef's
19 letter. Do you want me to go through that right
20 now too? Do you want to do the architect? I can
21 come back up.

22 VICE-CHAIR LAPLACE: Let's get your
23 complete presentation.

24 MR. VINEGRA: Okay. The letter from
25 David Battaglia, dated September 6, 2022. The

1 first page goes into what was submitted. Page 2,
2 Item 2.1, is a comment; 2.2, as-built plans, we
3 would agree to. We will supply as-built plans.
4 Item 3.1, it's a great comment. In fact, I use
5 this for my driveways. He even goes into why the
6 single driveway is better than the two existing
7 driveways. Item 3.2 is an agreement to county
8 road. Item 3.3, a pedestrian alert system. I am
9 in agreement with your engineer, and we'll come up
10 with an alert system that we feel is adequate for
11 this site. Item 3.4, turning radius; I will
12 supply when I talk to the private carting company
13 what type of trucks they use. I will supply that
14 turning radius. I agree to that. Item 3.5,
15 there's going to be testimony from the architect.
16 Items 3.6, again, I just went into some traffic
17 trip generation, that this site had 50% less. We
18 didn't do a full traffic trip generation report.
19 But, again, we only increased -- I think there're
20 seven apartments now, we're going to 20 -- so the
21 trip generation is really not that far off from
22 what we already have. We can supply a simple
23 letter showing trip generation to Board and to the
24 Engineer to comply with that.

25 Item 4.1, we shall comply. This is

1 about will-serve letters to the utility companies.
2 Items 4.2, we shall comply. It goes into sanitary
3 sewer flow with the amount of sanity sewer flow.
4 Item 4.3, I'd like to talk to the municipal
5 engineer. I can meter the sewer. That can be a
6 lot of work, that can be a little bit of work. I
7 don't see a problem. If there is a problem in the
8 area, I can discuss with your engineer if we have
9 to meter that or not. I can agree with the
10 engineer on that if he wants it. I can put a
11 meter in the sewer. Or I can just open the sewer
12 and look at the flow at peak flow time also. I'll
13 come up with a system that's acceptable to your
14 engineer to measure the flow in the sanitary
15 sewer. Item 5.1, is a comment. Item 5.2, is a
16 comment; 5.3, 5.4, 5.5 are all comments; and 5.6
17 are all comments by your engineer. And I think
18 our firm did a pretty good job addressing these.

19 I have some final planning reasons.
20 I think I'll come up at the end, Steve.

21 VICE-CHAIR LAPLACE: Can I ask you
22 one more engineering-related question about
23 circulation? In that back parking lot -- this
24 came up when we were talking about the placement
25 of the driveway, the center versus one end or the

1 other -- could you explain how people get in and
2 out of the spaces at the end? Because it doesn't
3 seem to be -- you know, usually, there's a little
4 bit more people back into when they're at an end
5 space for them to be able to leave the parking lot
6 going forward. Are people going to have to back
7 out of the parking lot all the way to the center
8 driveway?

9 MR. VINEGRA: No. If you have a
10 full 24-feet -- and I have different cars, I have
11 a little Subaru, I can get out in two seconds. A
12 Subaru is only about 16-feet long. You back it
13 up, come back straight, and then pull to the left.
14 You don't have to go off on a 90. I also drive a
15 Sprinter van sometimes on the weekends.

16 VICE-CHAIR LAPLACE: What happens if
17 someone is driving something large?

18 MR. VINEGRA: Yeah, I have a
19 Sprinter van and that's 18-feet, the Sprinter van.
20 And the too has a pretty good wheelbase. I can
21 back up with the rear camera, back up to the space
22 to the car here, and still get out of the 24-foot
23 space in the parking lot. We do that at my
24 office. The modern car has much better turning
25 radii in the front than it used to have.

1 VICE-CHAIR LAPLACE: I guess the
2 rear camera help.

3 MR. VINEGRA: The rear cameras are
4 huge. Especially a van. Like I said, I have a
5 Sprinter van I use on weekends and holidays, and
6 the rear camera is huge. But if you don't have a
7 rear camera, even with my 18-foot Sprinter van, I
8 can get out of that space.

9 VICE-CHAIR LAPLACE: So you're
10 saying those four corner spaces, won't get backed
11 out onto the --

12 MR. VINEGRA: Yes. And we also
13 supply the 2-foot bump-out. So you still can
14 nudge over here a few feet and then pull out.

15 VICE-CHAIR LAPLACE: Okay.

16 MR. VINEGRA: I like having the
17 bump-out no matter what. Because that bump-out
18 will also be somewhere where they put the snow.

19 VICE-CHAIR LAPLACE: And you're
20 comment -- just refresh my memory, please --
21 Ms. Harrison brought up the point about why isn't
22 the access point at the end as opposed to the
23 middle. Your response, as I recall, is that it
24 wouldn't matter.

25 MR. VINEGRA: To me, in a small

1 parking lot, it really doesn't matter; to me.
2 Sometimes, I think it functions better because if
3 this person comes in here and goes that way, then
4 this person goes that way. They don't have to all
5 come in down a long corridor.

6 VICE-CHAIR LAPLACE: That's the
7 vehicular experience. How about the pedestrian
8 experience trying to get from the front to the
9 back of the building and along the --

10 MR. VINEGRA: You have rear access
11 here and here (indicating) to the building. Rear
12 access here and here (indicating) to the building.
13 So you have multiple forms of access without
14 crossing the driveway.

15 VICE-CHAIR LAPLACE: Okay. Thank
16 you.

17 MS. FREEDMAN: Mr. Chairman, I have
18 one more question. Will the architect cover the
19 green checklist? Because I noticed the last few
20 pages were left blank.

21 MR. VINEGRA: Yes. There's a green
22 checklist for the...

23 MS. FREEDMAN: For the project.

24 MR. VINEGRA: -- for the project.

25 MS. FREEDMAN: You answered the

1 first half of the sheet but not the second half.
2 So he'll go over that?

3 MR. VINEGRA: Yes, hopefully. If
4 not, we can ask more questions and we'll get into
5 it.

6 VICE-CHAIR LAPLACE: Thank you,
7 Ms. Freedman, for catching that.

8 MR. VINEGRA: I want to come back at
9 the end and give the final planning testimony, the
10 reasons, and the variance. But I'd like the other
11 testimonies first.

12 MR. HEHL: Mr. Chairman, and Board
13 Members, I'd like to call upon Paulo Dantas who is
14 our architect for the project.

15 VICE-CHAIR LAPLACE: Can you please
16 spell your name, say your full name, spell your
17 last name, and raise your right hand?

18 MR. DANTAS: Sure. Paulo Dantas.
19 First name Paulo, P-a-u-l-o; last name Dantas,
20 D-a-n-t-a-s.

21 PAULO DANTAS, having been duly
22 sworn, was examined and testified as follows:

23 VICE-CHAIR LAPLACE: Could you
24 please tell us your qualifications as a registered
25 architect in the State of New Jersey?

1 MR. DANTAS: Sure. I graduated from
2 the New Jersey Institute of Technology in 2002
3 with a Bachelor's degree in architecture. I've
4 been licensed since 2007 in the State of New
5 Jersey. I am the owner of Dantas Carrete located
6 at 427 Chestnut Street in Union, New Jersey. And
7 I've been in various boards throughout the county.
8 This will be my first Westfield. And my license
9 is up to date.

10 VICE-CHAIR LAPLACE: Could you tell
11 us some of the towns in the area where you worked
12 on projects that were similar to this in a town
13 center location?

14 MR. DANTAS: Sure. We've been
15 working in Union, also in Cranford. I believe we
16 did a couple of things in Springfield, Scotch
17 Plains. And counties we did Bergen, Essex,
18 Hudson, Middlesex, Monmouth, and also did
19 Meadowlands community a couple times.

20 VICE-CHAIR LAPLACE: All right.
21 Thank you. Board Members, do you have any
22 questions? No? We'll accept him.

23 MR. HEHL: Thank you. Thank you
24 very much Mr. Chairman and the Board. Mr. Dantas,
25 obviously you now have the benefit of the dialogue

1 from this evening. You're well familiar with the
2 plans. Can you take the Board through the design
3 of the project? I know we have an exhibit that we
4 passed. Mr. Trembulak, do you want to mark that
5 as one or are you going to...?

6 MR. DANTAS: Actually, A-100 is what
7 was initially submitted. We'll go through them as
8 we go. Is that okay?

9 MR. TREMBULAK: Let's mark this
10 five-page exhibit that was handed out to the
11 Board, and that's A-4.

12 (Whereupon, Applicant's Exhibit A-4,
13 FIVE-PAGE HANDOUT, was marked for identification.)

14 MR. SAMMET: Just some housekeeping.
15 Be sure to leave all the marked exhibits for us as
16 well.

17 MR. HEHL: Okay.

18 MR. DANTAS: The proposed scope of
19 this building is a new mixed-use building. The
20 ground floor will consist of two retail spaces, a
21 driveway, and then two floors above that will
22 consist of s 20-apartment unit building. The
23 floor plans are shown in A-100, the ground floor,
24 Retail Space Number 1, approximately,
25 3,200-square-feet. In this retail space, we're

1 proposing that it's going to be owner-occupied by
2 Dr. Banker. This space will consist of two ADA
3 bathrooms and a janitor closet. The space will
4 also have two separate entrances and exists. One
5 exit towards the rear of the parking area, and the
6 second towards South Avenue. Stair 1, will
7 provide additional code requirement access and
8 egress to all floors above, and also basement and
9 mechanical requirements.

10 The retail space Number 2, in this
11 retail space we're proposing a mailbox currently
12 with two ADA bathrooms and a janitor's closet.
13 This retail space also will contain two separate
14 entrances and exits. One exit will be towards the
15 rear of the parking area, and the second exit will
16 be towards South Avenue. Residential lobby will
17 have a main entrance. The vestibule will be
18 facing South Avenue with an additional rear
19 entrance from the parking lot as well. The lobby
20 will consist of an elevator, Stair Number 2, a
21 refuse area, mechanical and sprinkler room. And
22 Stair Number 2 will provide not only access and
23 egress to all the floors above but also to the
24 basement and the mechanical requirements. The
25 lobby will have access from both South and the

1 parking lot, and will provide the mailbox area;
2 FedEx, UPS, Amazon, and regular mail for residents
3 to access as well.

4 First and second floor; which is
5 A-110, and this is consistent on the second and
6 third floor. The building's footprint is
7 approximately 10,000-square-feet per floor
8 totaling at 20,000. Each floor will provide eight
9 one-bedrooms, average square footage from 700- to
10 900-square-foot area. And the two, two-bedroom
11 units averaging approximately 900-square-feet.
12 Each apartment will consist of an open-plan
13 concept living; dining area, kitchen with island.
14 And within the one and two-bedroom are one and two
15 bathrooms. The mechanical closets or room will be
16 provided, laundry closet and room. And then two
17 staircases per floor, an elevator, and a
18 mechanical room to assist the common areas.

19 The general information pretty much
20 with the building will have. We're looking to
21 have the building as an automatic sprinkler system
22 throughout the entire building. We're provided
23 the required egress staircases, fire protection,
24 and life-safety systems to be incorporated. The
25 required fire and smoke protection features will

1 be provided such as firewall systems, and
2 mechanicals at separating areas and egress paths.
3 Compliance with the energy code will be provided
4 throughout the whole building envelope. From our
5 initial preliminary design, the structure will
6 consist of a concrete spread footing foundation,
7 steel columns and beam construction at the ground
8 floor along with the mason perimeter walls. First
9 and second-floor structure; walls and roof will
10 consist of wood frame construction. The
11 condensing units will be located on the roof with
12 some type of screening at the perimeter.

13 Buildings elevations, A-200. This
14 is a new exhibit.

15 MR. HEHL: Sure. No, well, isn't
16 that part of the package?

17 MR. DANTAS: Should I put it as part
18 of the package?

19 MR. HEHL: If it...is it?

20 MR. DANTAS: Yeah, it is.

21 MR. HEHL: So then just refer to
22 what sheet it is of the five-page. It's five;
23 right?

24 MR. DANTAS: It has a front and rear
25 elevation with the materials here.

1 MS. HARRISON: It's A-300-A.

2 MR. TREMBULAK: Page 4 of the
3 five-page exhibit.

4 MR. DANTAS: The total proposed -- I
5 apologize. It's Elevation A-300-A which includes
6 the front and rear elevation and the material
7 selections. The total height of the proposed
8 building to the top of the roof will be 40-feet.
9 Some of the architectural materials selections are
10 based on the aesthetics of the neighborhood and
11 the current design trends, and also along with the
12 owner's design requests. Some of the materials to
13 be incorporated into the building; we have picked
14 a Brick Veneer Color Number 1, it's a face brick,
15 Medium Ironspot 46 with smooth texture. It gives
16 more of red-tone brick, which is carried along the
17 street elevation side and the rear of the
18 building. This brick veneer provides a rustic
19 base color and emphasis of the brick, the
20 neighboring brick aesthetics along the street at
21 which we believe it creates a continuation of the
22 streetscape. The second brick veneer color we
23 have is a Dark Ironspot with a smooth texture.
24 That's the darker portion of the brick area. This
25 brick veneer provides again the continuous of the

1 neighborhood material and also alters the color to
2 provide more movement and avoid monolithic
3 conditions. We have also proposed Fiber Cement
4 Panel Number 1, which is a Hardie board panel,
5 Iron Gray with a smooth texture. Again, it's
6 Hardie. And second, we have provided another
7 fiber cement panel, color Number 2, also Hardie
8 board panels, and we decided a Cobblestone or
9 Pearl Gray with a smooth texture.

10 At the base of the building, we're
11 looking to provide buffed stone with a fine-grain
12 texture with a smooth shape. This will give the
13 resemblance of a limestone condition emphasizing
14 not only the base of the building but also
15 provides traditional elements. Storefronts at the
16 ground floor will be black aluminum storefronts
17 with glass and special glass on the top grade of
18 the system. Windows and doors facing the front on
19 the residential side; we're looking to put
20 black-framed windows and doors, aluminum frame or
21 Anderson windows will be provided.

22 So I designed -- to propose a design
23 that provides not only a vertical and horizontal
24 movement with various facade depths to eliminate a
25 monolithic structure. The material selection is

1 to emphasize not only the movement but also to
2 soften the context and its surroundings. The
3 building design has been broken not only
4 vertically by developing the facade individually
5 still keeping the building harmonious in nature
6 and not continuous and repetitive.

7 Scale and proportion was taken into
8 consideration as well the materials as well as the
9 projections that recess on the facade design. The
10 building design has been broken down horizontally
11 from different types of materials and different
12 material heights and locations. Decorative
13 railings at the front of the balconies to make
14 sure the window's combinations, heights, and
15 widths. This provides not only scale and the
16 proportion but a more aesthetically pleasing
17 facade. And that concludes my presentation.

18 MR. HEHL: I think there were a
19 couple of questions. One is with respect to the
20 height of --

21 MR. DANTAS: Height of the opening
22 of the drive-through is 15-feet, clear.

23 MR. HEHL: And I know there were one
24 or two other questions.

25 MS. HARRISON: Driveways.

1 MR. HEHL: Oh, yeah. The location
2 of the driveway.

3 MR. DANTAS: Okay. So when we
4 started doing a couple of designs, preliminary
5 designs, we felt that the center portion of the
6 site was the best efficient way to -- for least
7 travel for vehicles. As you go to the left and
8 you go to the right, you have the same distance.
9 But if you choose to put at each end, then you
10 start getting the kind of, like, the bottleneck
11 all the way to the end. So we felt it was more
12 efficient in that case. And that's pretty much
13 what drove it. Second, I looked at the ordinance
14 and zoning conditions, and by giving us a zero-lot
15 line not only in the front but also on the sides,
16 I kind of took the opportunity of kind of having
17 this continuous streetscape and taking advantage
18 of the zero side requirement. So I felt this was
19 the best intent. Not only for the design but also
20 for the functionality.

21 VICE-CHAIR LAPLACE: Since we're
22 talking about that center access driveway, a
23 couple of questions about that.

24 MR. DANTAS: Sure.

25 VICE-CHAIR LAPLACE: What is the

1 width? It looks like it's about 20-feet-wide?

2 MR. DANTAS: Twenty-four feet, I
3 think we have.

4 VICE-CHAIR LAPLACE: Twenty-four
5 feet, okay. But there doesn't seem to be any
6 accommodation for pedestrians. Are you just
7 expecting them to walk in the car path if you're
8 walking through from the front to the back?

9 MR. DANTAS: I'm looking for more --
10 there're two types, I believe, of pedestrians at
11 this current moment; one that going to come from
12 the street and go into, as an example, into the
13 doctor's office, or second, is going to park in
14 the back and then will have rear access to the
15 doctor's office. So trying to avoid the
16 circulation through the vehicle path.

17 VICE-CHAIR LAPLACE: Well, how about
18 if I'm on the sidewalk and I want to walk to the
19 back, my car is in the back and I have to walk
20 through this tunnel; I have to walk through a
21 drive lane?

22 MR. DANTAS: If you have to walk
23 through the tunnel there's -- either you're being
24 serviced by the retail or if you are a resident in
25 the property, then you also have a path from the

1 front to the rear.

2 VICE-CHAIR LAPLACE: I understand
3 that. But if I choose to not walk through one of
4 the spaces on the first floor and I want to walk
5 through your central tunnel, I'm walking in the
6 automobile lane; right?

7 MR. DANTAS: If you walk through the
8 center.

9 VICE-CHAIR LAPLACE: You're not
10 making any accommodation for pedestrians there?

11 MR. DANTAS: At currently, no.

12 MR. GOLDSTEIN: I thought they
13 testified there would be a strip for pedestrians.

14 (Crosstalk.)

15 VICE-CHAIR LAPLACE: If you look at
16 these illustrations, there're no accommodations;
17 it's just driveway.

18 MR. DANTAS: Yeah, I kind of took --
19 I left the lead kind of be on the civil engineer
20 if he did create a path for pedestrians, then,
21 yes.

22 VICE-CHAIR LAPLACE: And I'm not
23 understanding why you need two, 12-foot-wide
24 lanes. I mean this isn't a highway. This is a...

25 MR. DANTAS: No, I think what I did

1 is I think from building to building we kept it at
2 24.

3 VICE-CHAIR LAPLACE: All right. So
4 there may be some room to --

5 MR. DANTAS: Exactly. Some
6 sidewalks.

7 VICE-CHAIR LAPLACE: -- do a
8 sidewalk or a walkway. This seems to be emphasis
9 on vehicular circulation at the expense of
10 pedestrian safety.

11 MR. DANTAS: Understood.

12 VICE-CHAIR LAPLACE: So think about
13 that. That's fine, you continue. I have other
14 questions, but we'll wait until you finish your
15 presentation.

16 MR. HEHL: I think he's...

17 MAYOR BRINDLE: He's finished.

18 MR. DANTAS: Yeah, I'm finished. I
19 was just waiting for you...

20 VICE-CHAIR LAPLACE: Then I'll
21 continue since I'm talking.

22 MR. DANTAS: Sure.

23 VICE-CHAIR LAPLACE: The balconies;
24 are these functional balconies? What's the depth
25 of them?

1 MR. DANTAS: Yes, they are
2 functional.

3 VICE-CHAIR LAPLACE: How deep are
4 they? With the railing to the elevation -- can
5 you actually get a chair out there and use them?

6 MR. DANTAS: I know that we have at
7 least 3-foot-6. From A-1, 110, it shows the
8 indication of 3-foot-6.

9 VICE-CHAIR LAPLACE: So that 3 1/2
10 is about the width of a door, a door swing?

11 MR. DANTAS: Um-hmm.

12 VICE-CHAIR LAPLACE: So you can go
13 out on these balconies, but there's no real room
14 for furniture; right?

15 MS. HARRISON: Well, the doors
16 slide.

17 VICE-CHAIR LAPLACE: So do you think
18 that 3 1/2-foot is enough for a functional
19 balcony? What do you think?

20 MS. HARRISON: I think you can put a
21 stool out there.

22 VICE-CHAIR LAPLACE: When we ask
23 people to put real porches instead of pretend
24 porches, we've asked for --

25 MS. HARRISON: Five to 6-feet.

1 VICE-CHAIR LAPLACE: Yeah, more
2 than...so it's something to think about. I don't
3 think it's worth doing balconies if they don't
4 function as balconies. That's my personal
5 opinion. If you can convince us these are
6 functional balconies I'll feel better. Those were
7 my questions for now. Thank you. Anyone else?

8 MR. DANTAS: Sure. I mean the
9 balcony depends on what one is doing in the
10 balcony; correct? So if you're looking to kind of
11 sit down and have tables, then that's not the
12 balcony for you. But if you're looking to just
13 have a chair and just relax there and do some
14 reading or something like that --

15 VICE-CHAIR LAPLACE: It should be
16 able to accommodate that?

17 MR. DANTAS: Right. And when I did
18 the sliding doors, I didn't just do the regular
19 you know 6-foot doors, I have 8-foot doors. So
20 what I'm looking for is trying to open these
21 things pretty wide so we have an in and outside
22 connection.

23 VICE-CHAIR LAPLACE: It looks like
24 the outer rail on the balconies are more or less
25 flush with those bays that come out.

1 MR. DANTAS: That's correct.

2 VICE-CHAIR LAPLACE: Thank you.

3 CHIEF DUELKS: Does every
4 residential occupancy have a balcony, all 20
5 units?

6 MR. DANTAS: No, they don't.

7 CHIEF DUELKS: Which apartment would
8 not have a balcony? According to that, it looks
9 like the front and the back.

10 MR. DANTAS: So we have --

11 MS. HARRISON: There're only four
12 units with balconies.

13 MR. DANTAS: There's kind of just
14 the four units, that's correct. The ones that are
15 facing the south side.

16 MS. HARRISON: Eight.

17 MAYOR BRINDLE: Eight.

18 CHIEF DUELKS: So eight on the front
19 and eight on the back?

20 MAYOR BRINDLE: No.

21 MR. DANTAS: No.

22 MAYOR BRINDLE: Eight on the front.

23 MR. SAMMET: Mr. Dantas, can you
24 describe on the compliance with the elevator
25 bulkhead stair tower?

1 MR. DANTAS: Sure. We looked into
2 that, and we're definitely going to comply. Let
3 me just address them up. So we are going to
4 comply with the rooftop structure of 10% of
5 250-square-feet. That's definitely the roof
6 structure's -- 10-feet from the wall and building,
7 that's also going to be compliant. And also, any
8 bulkheads more than 8-feet above that; that's also
9 going to be compliant.

10 MR. SAMMET: Excellent. Thank you.

11 VICE-CHAIR LAPLACE: Ms. Harrison,
12 do you have a question?

13 MS HARRISON: I have a couple of
14 questions. I don't love it in that there are
15 several buildings throughout town that have these
16 sort of center driveways, and it's just not an
17 aesthetic that I like. And I especially dislike
18 it on the south side. I think in the architecture
19 that you -- in the materials how you use them,
20 you've accentuated that width with the darker
21 brick. And I'm sure it was on purpose to sort of
22 give your centerpiece to mass it; right? You've
23 got that larger mass. You've got this large dark
24 opening and you've got dark brick. And then, the
25 massing above it doesn't necessarily relate to

1 that massing. It sort of does its own thing in
2 stepping back and forth. There's nothing wrong
3 with monolithic, in my opinion. I believe that a
4 monolithic building if done well with the right
5 details, is more in keeping with the architecture
6 of the south side and the buildings that are
7 adjacent to it.

8 There's some beautiful architecture.
9 There's one, specifically, three doors down on the
10 corner. A beautiful brick building with cast
11 stone lintels and a beautiful pediment across the
12 top. It's a lovely building and indicative of
13 three-story architecture that you can find in the
14 downtown. I feel that the architecture of this
15 building looks like Garwood. And I'm not loving
16 the fact that I'm living two blocks away from
17 Garwood. I would really love to see the
18 architecture of this building be a little more in
19 kind with the other architecture along that
20 corridor. We worked really hard with the other
21 two developers, the last two buildings,
22 especially. I was involved in the one that
23 Buontempo built. We talked about the materials,
24 and it was also built during a time when materials
25 weren't very easily found and he was still able to

1 make it comply to some of these requests.

2 You know you talked about that you
3 broke the massing vertically and horizontally.
4 But I want to ask you why you felt the need to
5 break it in both directions.

6 MR. DANTAS: So in order to kind of
7 eliminate -- and again, I think my intention was
8 to not create a monolithic building initially.
9 But then, I tried to bring in the other materials
10 that are occurring to the adjacent property;
11 correct? That brick, especially, the red brick
12 that I'm really trying to introduce; I'm layering
13 that towards the back. What is coming or
14 projecting out or recessing back then becomes what
15 is considered the modern elements that I'm
16 introducing; correct? And then I'm trying to
17 create the base of limestone.

18 The reason for me to break this
19 building is just not to just have a clean facade.
20 That was the initial thought and I guess the
21 initial intent of that. By having these elements
22 not only breaking horizontally, then I think you
23 then have an opportunity to play with some
24 balconies. And balconies that are being exposed
25 not only by railing but the other one is being

1 exposed partially railing; correct? And then, now
2 what you're creating is a little bit more
3 diversity on the apartments versus having all
4 these apartments look the same. So you can have a
5 2A or let's say a 2D or something like that,
6 whatever the apartments are going to be numbered
7 or lettered, it gives a little bit more diversity
8 in the sense not only that if you want a
9 balcony -- if you don't want a balcony; it comes
10 with a two bedroom, a large one-bedroom, and a
11 small one-bedroom. So when I started moving these
12 things back and forth, it kind of started helping
13 me kind of dictate that. And that was the design
14 intent in itself.

15 MS. HARRISON: Sure. So the
16 massing, I understand where you're coming from, it
17 makes perfect sense. But do you have to play with
18 the massing, the materials, and the textures all
19 at the same time?

20 MR. DANTAS: So the materials,
21 itself, I usually try to keep it quiet and simple.
22 And maybe it looks a little bit more complicated
23 than it is. But the materials that we're using
24 here is the brick, limestone, and Hardie board
25 plank board; correct?

1 MS. HARRISON: You have two bricks.
2 Two different cornices.

3 MR. DANTAS: But I'm saying material
4 and texture color differentiates; correct? And
5 then, I start the Hardie board panel or the board;
6 the same thing, same smooth texture, same
7 paneling. It's just the colors change. So that's
8 where I tried to keep it just three colors. Also,
9 the tones with the aluminum, the black railings,
10 and you know the windows, all try to also be
11 cohesive in that sense. So I'm trying to really
12 not introduce too many materials in itself. Maybe
13 the coloring is where then it starts becoming -- I
14 believe we counted one, two, three, four, five
15 colors. Five colors; is that fair to say?

16 MS HARRISON: You have the stone,
17 the dark brick, the red brick, the light gray, and
18 the dark gray, and your cornices. Yeah, five.
19 Plus, six with the materials. I just don't agree
20 with the way that the architecture is. And I'm
21 not saying that this building is bad. It
22 definitely has a place, but I just don't know if
23 it belongs on the side of Westfield which is a
24 quieter, simpler architecture. And I think the
25 building would be much stronger by being quieter.

1 My second question is do we need six
2 signs if there are only two tenants? And wouldn't
3 that preclude our sign ordinance because it looks
4 like signing, signing, signage. There are three
5 on each tenant.

6 MR. HEHL: We are --

7 MR. DANTAS: Yeah -- sorry to
8 interrupt you -- I was not going to -- I put the
9 indications where signs could go, but it doesn't
10 mean necessarily all the signs are going to be
11 there. Because once you have one tenant, you just
12 need one sign.

13 MR. HEHL: We will comply with --

14 MR. DANTAS: Exactly.

15 MR. HEHL: I know Mr. Sammet noted
16 that in his report, and I apologize for not
17 pointing it out. No request for signage variance.

18 MS. HARRISON: Okay. Thanks.

19 VICE-CHAIR LAPLACE: Anyone else
20 from the Board?

21 MR. CEBERIO: I guess just to get
22 back to the question regarding the possibility or
23 thinking or, again, the possibility of having
24 bicycles stored, parking in this building. I
25 think it was even discussed by our engineer and

1 planner. And he likes to bike, so.

2 MR. DANTAS: It was. And feel like
3 there could be an area for it. I just have to
4 adjust one or two things. I think if we look at
5 the floor plan, I believe it's A-100, where the
6 Retail Number 1 is there. And in the back side, I
7 have some areas called "utility areas." But
8 especially in Retail 1 where we have those
9 bathrooms and we have those like little gray area
10 that's called "utility area" if that could just be
11 shifted down slightly, then that could be an area
12 where people can kind of put their bike racks.

13 MR. CEBERIO: So that's something
14 that --

15 MR. DANTAS: Could be possibly
16 included, yes.

17 MS HARRISON: Could they put the
18 bike racks if they made the shed-garage garbage
19 building a little bigger? Would that -- didn't we
20 have an application on South Avenue that used
21 those --

22 MAYOR BRINDLE: Oh, yeah.

23 (Crosstalk.)

24 MR. CEBERIO: It looks like... I
25 think there's a true roof there.

1 MS. HARRISON: Yeah. And this way
2 you wouldn't have --

3 MR. DANTAS: That's a consideration.

4 MR. CEBERIO: I guess the point is
5 we want to make sure that there's --

6 VICE-CHAIR LAPLACE: You want it
7 covered. You want it protected.

8 MS. HARRISON: Yeah.

9 MR. DANTAS: It should be protected.

10 MR. CEBERIO: Right. I think we're
11 making a point here, in the last few applications
12 we've seen is to make sure that's a component of a
13 new project, we want to make sure that continues.

14 MS. HARRISON: Is there a rule of
15 thumb number that we're using, Don, on the number
16 of parking spaces for facilities?

17 MR. SAMMET: In at least one of our
18 redevelopment plans, we required one bicycle
19 parking space per unit. That's, I guess, use can
20 use that as a rule of thumb.

21 MS HARRISON: Twenty.

22 MAYOR BRINDLE: I have a couple of
23 questions. I'm just going to echo what
24 Ms. Harrison said. First of all, I love the use
25 of this property. I think it's great. We have so

1 many people living downtown and it's right on with
2 that area that can use some investing. When I
3 look at this building though, architecturally,
4 this building does not seem like it belongs there.
5 The way it doesn't meet -- it's not -- and I know
6 you used the term I think "trending design" it
7 looks like it's a trending design. And all the
8 other buildings around it are trying to stand the
9 test of time. I think in 10 years, it's going to
10 look like it was built in 2022. And so I think if
11 you look at all the buildings surrounding it, it
12 would be great if it could be enhanced so it looks
13 like it was -- not to say that we don't want to
14 move forward, but we also want to make sure to
15 keep in what's happening. I also agree with the
16 driveway comments. I do think that it feels like
17 some dead space. You are the experts on that more
18 than I am, but I'll just leave it at that.

19 But I do want to reiterate one of
20 the questions about biking. We are absolutely
21 very intentional about making our town more
22 people-centered than a car-centered town. So
23 that's why you're hearing about pedestrians,
24 you're hearing about bikes. Everything we want to
25 do now going forward is related to really

1 enhancing the bike and pedestrian experience.
2 Even at the expense of the vehicle. And that
3 should be moved front and center in everything
4 that we do.

5 I do want to ask about -- and I'm
6 sorry -- about the green features on the building.
7 What kind of green features are being
8 incorporated? Is there any -- beyond what's
9 required, are there any other things?

10 MR. DANTAS: I don't think we
11 introduced anything that was probably other than
12 what's required, but I know the materials that
13 we're looking for or looking to introduce, they
14 are green materials. The cast stone that's going
15 to accommodate like a limestone, the Hardie
16 boards, the bricks; all of these could not only be
17 used locally but then it could be reused later on.

18 MAYOR BRINDLE: Are there any
19 rooftop features on this property at all?

20 MR. DANTAS: We do not have no
21 features on the rooftop.

22 MAYOR BRINDLE: Is there a green
23 roof or there's nothing on top?

24 MR. DANTAS: It was not proposed,
25 no.

1 MR. HEHL: We are using
2 high-efficiency windows.

3 MR. DANTAS: Of course. All those
4 will be up there.

5 VICE-CHAIR LAPLACE: But also no
6 tenant access to the roof? The roof is just a
7 roof?

8 MR. DANTAS: Currently, yes.

9 MS. HARRISON: When we were
10 discussing the last redevelopment, we were talking
11 about the size of the tree wells, and I don't
12 remember what size we decided was... and these
13 look really small again.

14 VICE-CHAIR LAPLACE: That's why I
15 brought it up earlier in the evening. The
16 streetscape that already exists on South Avenue
17 may need to be refreshed and enhanced. But it
18 already has 8-by-4 tree pits that are large pits.
19 We're pretty particular about that. I would
20 expect that you'd be matching and enhancing,
21 improving what's already there, not a whole new
22 style on this building.

23 MR. DANTAS: That is correct.

24 VICE-CHAIR LAPLACE: It's important
25 that South Avenue has a certain streetscape in

1 place.

2 MS. HARRISON: Is it possible to do
3 a paving material that is a representation of the
4 sidewalk across this center aisle so that the
5 blacktop doesn't continue so that the sidewalk is
6 continuous?

7 MR. DANTAS: I would highly
8 recommend that, yes. So that the sidewalk still
9 has a continuation versus having this driveway
10 kind of cutting it off.

11 VICE-CHAIR LAPLACE: Right. This
12 reads as a street.

13 MR. DANTAS: Um-hmm.

14 MAYOR BRINDLE: Did you bring the
15 materials board?

16 MS. HARRISON: No. He has the...

17 MR. BATTAGLIA: I just want to jump
18 in. The site plan shows the sidewalk going all
19 the way through. It doesn't look like that.

20 MS. HARRISON: I think it just shows
21 like a stepped pavement area; right? It doesn't
22 go all the way, it's not the whole width of the
23 sidewalk.

24 VICE-CHAIR LAPLACE: Our custom is
25 to have the sidewalk continuing across those --

1 MR. BATTAGLIA: It looks like a
2 paver detail in the driveway.

3 MS. HARRISON: Proposed paver
4 pattern.

5 MR. GOLDSTEIN: Would it be possible
6 to have that continue down the length of the
7 corridor to the corner since the engineer earlier
8 testified that that was going to be painted for
9 pedestrian usage anyway? Is it possible that
10 similar material could go down either to the left
11 or the right side for pedestrian access?

12 MR. DANTAS: I don't think I would
13 have an objection to that.

14 VICE-CHAIR LAPLACE: That might be a
15 question for the engineer or the planner. But I
16 was wondering whether the drive -- the vehicular
17 section of the driveway could be maybe brought
18 down to 20-feet, two lanes 20-feet-tall, and then
19 have 4-feet of sidewalk. We are dealing with
20 safety going through there. It's just a thought.

21 MR. SAMMET: That would comply with
22 our ordinance requirement; two, 20-foot two-way
23 driveway. Yeah, 20-foot two-way driveway to
24 access the site, so...

25 (Crosstalk.)

1 MS. HARRISON: You only need...

2 MR. SAMMET: A 4-foot sidewalk.

3 MR. GOLDSTEIN: Is the elevator
4 equipment or the bulkhead visible at all from the
5 street?

6 MR. DANTAS: It won't be. It won't
7 be, it's a machine, so we're looking to kind of
8 plop them somewhere. Either in the basement or on
9 the shelf itself.

10 MS. FREEDMAN: Mr. Chairman.

11 VICE-CHAIR LAPLACE: Yes.

12 MS. FREEDMAN: Or substitute
13 chairman. As long as we're talking about making
14 the entrance look less vehicular, how about
15 changing the color of I guess it's facia -- if
16 that's what you would call it -- the white piece,
17 the white horizontal piece that goes over the
18 driveway. And I think Anastasia was getting at
19 this before, but to make that piece less
20 contrasting with the black above it. So it would
21 be like a series of things to make it seem less
22 vehicular-oriented. Now we have a sidewalk
23 continue, you've got pedestrian access going
24 through, and then if you added this changing the
25 color or the material to not be such a contrast, I

1 think all that together would help. But I'm
2 actually -- I'm looking at that as a package, but
3 I still feel I agree with Anastasia that if it
4 were on the side on the left or the right, that
5 would be a better solution. I don't think it
6 would be a reduction in square feet. You would
7 inconvenience people very lightly in their walking
8 patterns. You'd still have the same amount of
9 rental space, commercial, same amount of rental
10 space for residential. I just think it would be
11 better all of the way around. My opinion.

12 VICE-CHAIR LAPLACE: Do any other
13 Board Members have any questions of the architect
14 at this time? I apologize, we didn't give the
15 public a chance to ask after each witness. So if
16 any members of the public would like to ask
17 questions of the architect or the
18 planner/engineer, please do so at this time. Or
19 the applicant, the applicant. I'm sorry about
20 that, we should have... I guess there aren't any
21 questions from the audience of any witnesses. So
22 if the Board doesn't have any more questions of
23 this witness... does the architect have anything
24 else to say?

25 MR. DANTAS: I was now answering

1 questions.

2 VICE-CHAIR LAPLACE: Yeah. I think
3 you heard some general things here. Lots of
4 concern by the Applicant for car circulation and
5 access to the site. But maybe pedestrian and
6 bicycle access need to be thought about a little
7 bit more. Whether it's really defining a
8 pedestrian sidewalk area along South Avenue, where
9 pedestrians would walk through this tunnel. I
10 think you're hearing sort of a lack of enthusiasm
11 for the center placement of this tunnel. I wish
12 we had heard from you a little more compelling
13 reason why it had to be in the middle. I don't
14 know if you want to say anything else.

15 MR. DANTAS: I mean the argument is
16 always the same. I thought, efficiently, I
17 thought it was a better location.

18 VICE-CHAIR LAPLACE: Have you ever
19 walked by the Jolly Trolley site? Do you know what
20 site I mean? It's by our firehouse on North
21 Avenue.

22 MR. DANTAS: Yes, I do.

23 VICE-CHAIR LAPLACE: How do you feel
24 that is as a pedestrian experience when you walk
25 past that vehicular experience?

1 MR. DANTAS: I think given the
2 element that I have on the second floor and third
3 floor, correct, if I do cut onto -- let's say the
4 driveway is not in the middle -- there's one on
5 the right side, you're still going to have that
6 overhang. So that cut is still going to be
7 emphasized. Is, again, minimize the intrusion or
8 the cut of the building in itself, I'd have to
9 see. I have to put it together and then see how
10 that feels versus the one in the center. I just
11 felt more as a functionality purpose. The intent
12 was not only to, I guess, the vehicles, not to get
13 all bogged down, but also even as a pedestrian
14 then also... you know, we talked about kind of
15 when I go get my car, so that means I would have
16 to go all the way.

17 VICE-CHAIR LAPLACE: Yeah. Again,
18 you're making a great argument for access from a
19 vehicular point.

20 MR. DANTAS: Right.

21 VICE-CHAIR LAPLACE: I think our
22 point was that this is a building that almost
23 seems to put cars ahead of people.

24 MR. DANTAS: Well, it does both;
25 correct? So, me, as a pedestrian, I still have to

1 come to the right-end of the building -- like we
2 spoke before -- and I have to walk all the way
3 back to my car all the way on the left side, then
4 that distance is still there. Now, does one make
5 better than the other? I think this is a portion
6 of the comments that I'll take into consideration,
7 obviously, and I would like, you know, it to be
8 discussed.

9 VICE-CHAIR LAPLACE: Yeah. And I
10 think it was just a surprise on the part of
11 several members of the Board, your central
12 feature, your centerpiece of your building is a
13 negative space for cars to drive through. It just
14 seems like an odd thing for an architect to do
15 that wants to be -- I mean that's the driveway,
16 that's where the front door -- if this was a
17 house, that would be where the front door was.

18 MR. DANTAS: I was trying to
19 eliminate an intrusion of that "black tunnel"
20 let's say, by introducing the black brick, and as
21 you're coming along, it kind of fades away. So
22 then eventually...

23 MS. HARRISON: I get how you got
24 there. I know how you got there. I think you can
25 take that void and you could almost make like a

1 dark tower or something to --

2 MR. DANTAS: Understood.

3 MS. HARRISON: And then, you have
4 this beautiful building. And then, the retail is
5 all together, and if people are using the
6 retail...

7 MR. DANTAS: No, I understand. I
8 took the criticism and the comments well.

9 MS. HARRISON: Thank you.

10 VICE-CHAIR LAPLACE: Thank you.
11 Board Members, do you have anything else? I'm
12 sorry. All right, thank you. Do we have another
13 witness?

14 MR. HEHL: Well, I know Mr. Vinegra
15 was going to come back to provide his planning
16 testimony. Do we want to take a five-minute
17 break?

18 VICE-CHAIR LAPLACE: Board Members,
19 would you like a break? Let's do that; five
20 minutes.

21 (Break taken.)

22 VICE-CHAIR LAPLACE: Did you want to
23 say something?

24 MR. HEHL: Yeah. I appreciate the
25 break. We had a conversation among the partners

1 here, and we get the sense that the Board has some
2 concerns and issues. We think it's a greatly
3 designed project, but I know there're issues with
4 respect to the walkway, the bikes, and some of the
5 -- I think the parking. I did want to defer for a
6 second and recall Dr. Banker and just get his
7 thoughts. And then, I was talking to
8 Mr. Trembulak and whether or not the Board feels
9 comfortable making certain things a condition or
10 do some tweaks and come back next month. You can
11 tell he doesn't like to talk much.

12 DR. BANKER: Not at all. I mean my
13 background is in aesthetics and cosmetic
14 dentistry, and I understand proportions and things
15 like that. I actually -- you know, we actually
16 toyed with different places for the driveway, and
17 we kind of -- we like the ground floor broken up
18 like that because it separated the two spaces and
19 it kind of made them more distinct. Putting it on
20 one end was going to it put really close to the
21 light when you make the right out of there. And
22 putting on the other end, it just became a
23 monstrosity. And I didn't like the fact that the
24 back, whether it's lit or not, it was going to be
25 sort of a lot of space that wasn't open to the

1 street, and I like it open. Just because I know
2 right now, behind the buildings that we have, you
3 don't know what's going on back there and there's
4 a huge space back there. So opening that space in
5 the middle really kept your eyes -- you know, it's
6 not as blocked off. I just feel like one giant
7 building like that...we've got a lot of space for
8 a lot of people to be hiding back there. And I
9 mean even as recent as yesterday, there was a
10 break-in, and my cameras got the guy, and he spent
11 all his time hiding back there. So you know I
12 really liked that openness to it and felt that if
13 it's just open on both sides, it's open in the
14 center, you can see through it. That's just from
15 me being in that space for that long.

16 The other thing is, personally, I
17 like the balance of it. I'm not an architect,
18 but, like I said, I understand balance and
19 symmetry. We can tweak it, we can do things. I
20 don't love taking South Avenue and making it just
21 very uniform. Downtown's got character. I think
22 South Avenue should have some character too as
23 well as opposed to a bunch of urban-looking brick
24 solid buildings.

25 And the other thing is regarding the

1 balconies. There's no way anybody is hanging
2 anything out there. Because I can tell you if
3 somebody's hanging a Phili flag -- a Phili's flag
4 off the building on Central, and every time that I
5 pass it, I want to rip that thing down. So I
6 don't know who to tell about that, but...

7 VICE-CHAIR LAPLACE: Well, my
8 comment about the balconies is if you're going to
9 do a balcony, do one that someone can use.

10 DR. BANKER: But you can plop a
11 chair out there.

12 VICE-CHAIR LAPLACE: Have you ever
13 seen some of the developments around where they
14 just put a strip of railing across and you can't
15 even walk outside?

16 DR. BANKER: Yeah.

17 VICE-CHAIR LAPLACE: That's silly.
18 I mean if you're going to do a balcony, make it a
19 balcony.

20 DR. BANKER: One rendering had to
21 have me bump them out, so there's room for a chair
22 and a book, you know.

23 VICE-CHAIR LAPLACE: Good.
24 Balconies are beautiful with a Westfield sign out
25 there. I think someone --

1 DR. BANKER: That's what I said;
2 there should be an ordinance against any Phili's
3 paraphernalia in Westfield. But regarding that, I
4 do like the character of it. And I think that
5 South Avenue right now is a bunch of one-story in
6 a paint store brick old building here that looks
7 like it needs a facelift, and, you know, the newer
8 buildings which look good. But I want this to be
9 somewhat different because I don't want it to be
10 just another apartment building. I want it to
11 pop. And not in a way that looks like it's going
12 to be out of date in 10 years, but in a way that
13 looks like this is something special. If you go
14 into Brooklyn, which I mean this kind of a look is
15 common now and it fits in. And I don't think it's
16 going to be out of date that quickly. I hope it's
17 never out of date. But I think it looks pretty
18 cool without getting, you know.

19 So my question is if we --
20 everything you've said makes sense; the bikes and
21 we would love to consider something on the rooftop
22 as well -- but my question is: Who's going to
23 vote for me? For us? We can go back and tweak it
24 and bring back samples and do all that, or we can,
25 I guess incorporate, all the advice.

1 VICE-CHAIR LAPLACE: I understand.

2 DR. BANKER: We don't know. Do we
3 put this to a vote or do we go back and figure
4 something else?

5 VICE-CHAIR LAPLACE: I think what
6 you've heard this evening is that in concept, the
7 Board feels very comfortable with this. You're
8 going in a direction that we've been talking about
9 with downtown business district for, you know,
10 over 20 years now. It's higher density, and it's
11 up to the sidewalk, it's parking in the back, you
12 know, it's pedestrian-friendly bringing people
13 living downtown, as the Mayor said, commercial
14 space on the first floor. Those are all great
15 things. So in concept, you've got a winner here.
16 I think the details that you heard as questions
17 this evening go more towards what makes sense in
18 terms of where vehicular access should be on the
19 site. And how do you make pedestrians a little
20 more prominent and a little safer? And, you know,
21 squeezing bicycle parking shouldn't be an
22 afterthought, it should be part of the process
23 from the beginning. So I think that kind of
24 encapsulates some of our comments.

25 I think we would like to see maybe

1 some rethinking of the design. I'm going to ask
2 the Board if they want to give any more feedback
3 just to help you make a decision whether you want
4 to move forward now or come back with a revised
5 design. Does anyone else want to add anything?

6 MAYOR BRINDLE: I would just offer a
7 suggestion. Our most successful projects that
8 come out of here are a collaboration between the
9 Board and the client. And typically, there's a
10 Site Plan Subcommittee here. And oftentimes,
11 developers will now actually come and see that
12 Board before they even come to here. So it's a
13 thought. It's a bit of a collaboration so
14 there're no surprises and everybody kind of knows
15 what's your priority. And those have made
16 win-wins for anybody. I don't know whether --
17 it's totally up to the Applicant whether that's
18 something they're interested in doing.

19 As you can see, there's a tremendous
20 amount of resources here; planners and architects
21 and everything. And we're not saying we want this
22 building to look like every other building. I
23 think we do want it to look like it's -- you know,
24 I just think not so Brooklyn-plopped in, in the
25 middle of South Avenue. But I definitely think

1 that we want to keep moving forward. So my
2 suggestion would be, honestly, if I were in your
3 shoes, I would ask to postpone it until next
4 month, and maybe request a meeting with the Site
5 Plan Subcommittee just to talk about maybe some of
6 these more specifics. But that's totally up to
7 you.

8 DR. BANKER: No, that's good. I
9 mean that saves us somewhat. Because we want to
10 collaborate and we're excited and we want to do
11 this. I'm ready to knock buildings down.

12 MAYOR BRINDLE: Yeah. And I think
13 what you hear, and I want to be clear, what you
14 are hearing is tremendous enthusiasm. And I'll
15 just tell you I love in particular when Westfield
16 residents are the ones that are doing the
17 projects. I almost feel like there's a personal
18 investment that they care about what goes into the
19 project. So I love that these guys that come
20 together. I know them all and they're a great
21 group and thrilled. And what you're hearing is a
22 tremendous amount of enthusiasm for your
23 investment. And I want to thank you, all, all of
24 you, for doing that. But we also feel a
25 tremendous commitment to work with you to make

1 sure we get this right for all of us and to set an
2 example for other communities on what this town
3 has done.

4 DR. BANKER: Okay. That makes
5 perfect sense. That's what I wanted to hear.
6 Like I said, we're excited, we want to do it, we
7 want to knock the buildings down tomorrow.

8 MAYOR BRINDLE: That's just how I
9 feel and --

10 DR. BANKER: No, no. That's fine.
11 I will take that advice. And, you know, as long
12 as it's not five months from now, that would be
13 great. Because we're ready and we'll do what we
14 need to do to make it work.

15 VICE-CHAIR LAPLACE: As the Mayor
16 said, we're thrilled with this kind of investment
17 in the heart of our town. And we understand that
18 time is money, so we don't want to waste your
19 time, but we want the best possible outcome.

20 DR. BANKER: Sounds good. And it's
21 funny because I also have the future tenant asking
22 when is it going to be, and I'm like don't worry
23 the hearing is coming up. You know they want to
24 know when we're getting...

25 MAYOR BRINDLE: You know,

1 congratulations to you on the project. I mean
2 it's a very exciting time to be investing in
3 Westfield. There is lots of interest. There's
4 lots of -- I think people seeing where we're going
5 and are very excited about it. I think it's in
6 everyone's best interest to get this right, and
7 you're not going to be sorry at all. And I'll
8 just say thank you again.

9 DR. BANKER: Thank you. So see you
10 in a month.

11 MR. HEHL: Well, wait. We've got to
12 --

13 (Crosstalk.)

14 DR. BANKER: I know. You've got to
15 figure out some stuff.

16 MR. SAMMET: Let's see if we can
17 nail down the subcommittee meeting right away.
18 Now, Councilman Dardia is not here, but
19 Ms. Harrison, you're on the subcommittee. And
20 Mr. LaPlace, you're still...?

21 VICE-CHAIR LAPLACE: I'm still on
22 it.

23 MR. SAMMET: You're still on, and I
24 think that's our...

25 VICE-CHAIR LAPLACE: And the Chair,

1 is the Chair on it now?

2 MAYOR BRINDLE: It's Matt.

3 VICE-CHAIR LAPLACE: Matt, you're on
4 it?

5 MR. CEBERIO: Yeah. I couldn't make
6 the last one so he stepped in for me at the last
7 one.

8 MR. SAMMET: Right. So we have
9 three of the four members now and we have the
10 Applicant available now, I'm hoping we can nail
11 down a meeting time. We can probably do it by
12 Zoom as well. I don't know if we need to meet in
13 person.

14 MS HARRISON: Just do it in person,
15 it will go quicker.

16 MR. HEHL: Okay. We're cool with
17 in-person.

18 MR. SAMMET: Fine.

19 MS. HARRISON: I think we should
20 give them at least two weeks, though. Right? If
21 you're trying to find a date.

22 VICE-CHAIR LAPLACE: Do you need
23 some time to work on it?

24 MR. SAMMET: Yeah, I'm just saying
25 if we can nail down a time.

1 MR. GOLDSTEIN: The next meeting is
2 October 3, plus...

3 MS. HARRISON: Yeah. Do you want to
4 do like the 19th or something? Because then
5 they're two weeks in and two weeks out.

6 MR. SAMMET: Depends what time of
7 day. I have evenings the 19th, 20th, and 21st.

8 MR. HEHL: Are you generally
9 available at those times?

10 MR. CEBERIO: I'm good for all those
11 as well.

12 MR. SAMMET: No, I mean I already
13 have night meetings scheduled the 19th, 20th, and
14 21st.

15 MS. HARRISON: Can we do it during
16 the day? Are we allowed?

17 MR. SAMMET: During the day, oh,
18 yeah. Sure.

19 MS. HARRISON: During the day on the
20 19th, are you okay with that?

21 MR. CEBERIO: Yes.

22 MS. HARRISON: Just pick a time. I
23 don't know, do you want to do late afternoon?

24 MR. CEBERIO: That works. I have
25 nothing on that day.

1 MS. HARRISON: Does that work for
2 them?

3 MR. SAMMET: I have a new employee
4 starting that day.

5 MR. HEHL: Do you want to do the
6 20th?

7 MR. SAMMET: Yeah. I've got a new
8 employee starting on the 19th, so the 20th would
9 be preferable.

10 MS. HARRISON: I cannot do the 20th.

11 MR. SAMMET: You can't?

12 MS. HARRISON: We can come here so
13 it's not too far.

14 MR. SAMMET: You know what, I'll
15 break in my new employee, I'll bring her to the
16 subcommittee meeting. She'll enjoy it. That will
17 be her training; so to speak.

18 VICE-CHAIR LAPLACE: Okay. So the
19 Applicant is going to meet with the Site Plan
20 Subcommittee.

21 MS. HARRISON: The 19th.

22 MR. SAMMET: The 19th at what time?

23 MS. HARRISON: I don't know. Do you
24 want to give them a choice of time?

25 MR. HEHL: They'll do it whenever.

1 MS. HARRISON: What works for you,
2 though?

3 MR. HEHL: What's a good time for
4 you on the 19th, it's a Monday?

5 MS. HARRISON: Two or three.

6 MR. SAMMET: Let's pick 2:00.

7 MR. HEHL: The 19th, Mr. LaPlace.

8 VICE-CHAIR LAPLACE: Do you
9 anticipate being at the following Planning Board
10 meeting or how is the schedule open? We have one
11 item; right?

12 MR. SAMMET: Yeah. We have one item
13 presently.

14 VICE-CHAIR LAPLACE: They may need
15 more time after that the site plan meeting.

16 MR. SAMMET: Right.

17 MR. TREMBULAK: I think you'll want
18 to carry it to the October meeting.

19 MR. HEHL: We'll carry it to the
20 next month, and then this way it won't have to be
21 noticed.

22 MR. TREMBULAK: And if it's
23 necessary, we'll postpone it.

24 VICE-CHAIR LAPLACE: This hearing,
25 agreeable by the Applicant, will carry to the

1 October 3, 2022, meeting of the Westfield Planning
2 Board without further notice.

3 MR. HEHL: Without the requirement
4 for further notice and we stipulate to any
5 appropriate extension of time. I don't think
6 we're close, but just to cover.

7 VICE-CHAIR LAPLACE: Right, so you
8 agree to the extension of time.

9 MR. TREMBULAK: 7:30 in this room.

10 MR. SAMMET: And I'll reserve the
11 room somewhere in town hall so we can all get
12 together.

13 MR. HEHL: And that was 2:00; right?

14 MR. SAMMET: 2:00.

15 VICE-CHAIR LAPLACE: Do the Board
16 Members have anything else to say this evening? I
17 want to thank the Applicant again. We actually
18 appreciate your enthusiasm, we can kind of feed on
19 that. So we're glad you're excited to invest
20 further in Westfield to help grow our business
21 district. We look forward to working with them at
22 the Site Plan Committee and seeing them again back
23 here at the full Board meeting. So thank you.

24 MAYOR BRINDLE: Thank you all so
25 much.

1 MR. HEHL: Thank you. We appreciate
2 your time.

3 VICE-CHAIR LAPLACE: Board Members,
4 anything else to discuss? If not, I'll ask for a
5 motion to adjourn.

6 MS. FREEDMAN: Motion to adjourn.

7 VICE-CHAIR LAPLACE: Thank you.
8 Second?

9 MS. CARRERAS: Second.

10 VICE-CHAIR LAPLACE: All in favor.

11 BOARD MEMBERS: Aye.

12

13 (The meeting was adjourned at
14 9:58 p.m.)

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