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SAYREVILLE PLANNING BOARD MEETING

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RE: :

PRESTIGE PLUMBING AND :

HEATING APPLICATION :

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VIDEO RECORDING

Date: Wednesday, May 21, 2025

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1 BOARD MEMBERS PRESENT:	1 A P P E A R A N C E S:
2 THOMAS TIGHE, Chair	2
3 BARRY MULLER, Vice Chair	3 LAWRENCE MANDARINO ARCHITECT, LLC
4 KEITH KANDEL, Mayor Designee	4 BY: LAWRENCE MANDARINO
5 NOREN SHAH	5 9 Morningstar Court
6 DAN VOLOSIN	6 Freehold, New Jersey, 07728
7 JUDY LAHRMAN	7 Tel: (719) 989-1778
8 CHRISTINA SITACA	8 Architect
9 JAMES WILLIAMS	9
10 JOHN ZEBROWSKI, Councilman	10
11 BETH MAGNANI, Secretary	11
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5 620 Cranbury Road, Suite 216	5 MARC LEBER
6 East Brunswick, New Jersey 08816	6 Examination by Mr. Himelman.....17
7 Tel: (732) 659-6130	7 Examination by Mr. Zebrowski.....35
8 E-mail: davidh@dbhattorney.com	8 Examination by Mr. Williams.....38
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19 BY: MARC LEBER	19
20 11 South Main Street	20 R E Q U E S T S
21 Marlboro, New Jersey, 07746	21 (NO FORMAL REQUESTS WERE MADE.)
22 Tel: (732) 577-0180	22
23 Professional Engineer and Planner	23
24	24
25	25

<p style="text-align: right;">6</p> <p>1 ALL: I pledge allegiance to the Flag of 2 the United of United States of America, and to the 3 Republic for which it stands, one Nation, under God, 4 indivisible, with Liberty and Justice for all. 5 CHAIR: Thank you. Good evening. Thanks. 6 Good evening. Can we have a roll call. 7 SECRETARY: Chairman, this meeting has 8 been advertised in accordance of the Sunshine Act. 9 CHAIR: Thank you. 10 SECRETARY: Roll call. Mr. Kandel. 11 MR. KEITH KANDEL: Here. 12 SECRETARY: Ms. Lahrman. 13 MS. JUDY LAHRMAN: Here. 14 SECRETARY: Mr. Muller, Mr. Shah, Ms. 15 Sitaca, Mr. Volosin. 16 MR. DON VOLOSIN: Here. 17 SECRETARY: Mr. Williams. 18 MR. JAMES WILLIAMS: Here. 19 SECRETARY: Councilman Zebrowski, Chairman 20 Tighe. 21 MR. JOHN ZEBROWSKI: Here. 22 SECRETARY: We have a quorum. 23 CHAIR: This has been a -- we have a roll 24 call, moralization of resolutions? 25 SECRETARY: None this evening.</p>	<p style="text-align: right;">8</p> <p>1 As Beth indicated, so this is an application on behalf 2 of Prestige Plumbing and Heating. As you know, we've 3 applied to your Board for preliminary and final site 4 plan and bulk variance approval. And for the record 5 the property is identified as Block 422, Lot 8.01. Of 6 course, here in Sayreville. And the address is 2060 7 Route 35. The applicant, as you'll hear from our 8 witnesses, proposes to renovate and partially demolish 9 the existing building on the property. And to 10 construct a two story structure consisting of about 11 3,898 square feet with a walkout basement. In 12 addition, we're gonna show a rear gravel storage yard, 13 and a small scale infiltration basin in the rear of the 14 property. The applicant, Mr. Chairman, intends on 15 relocating its business here to Sayreville, and you'll 16 hear all about that. So that's sort of an exciting 17 element to this whole -- this whole project. For the 18 record, the property is located in the B-3 Highway 19 business zone. 20 The proposed, a two-story office building 21 is permitted, of course, within the zone. And outdoor 22 storage is permitted as an accessory use in the B-3 23 zone. The applicant has a variety of bulk variances, 24 which you will -- which our engineer will review. And 25 we have three witnesses this evening. Mr. Robert</p>
<p style="text-align: right;">7</p> <p>1 CHAIR: Have the written -- we need to 2 pass the minutes from the last minute -- meeting? 3 SECRETARY: There's none this evening. 4 CHAIR: Okay. Communication agenda? 5 SECRETARY: No. 6 CHAIR: All right. Set plan, sub 7 subdivision. 8 SECRETARY: We have one currently. 9 Application Number 24-05. Prestige Plumbing and 10 Heating. Preliminary file, Major site plan, 2060 11 Highway 35 South Amboy, Block 522 (sic), Lot 8.01. 12 CHAIR: That's it. Mr. Himelman, you are 13 up. 14 MR. DAVID HIMELMAN: Mr. Chairman, nice to 15 see you. 16 CHAIR: Good to be seen. Better than 17 being viewed. 18 MR. HIMELMAN: What's that? I hear you. 19 Good evening, Mr. Chairman, Members of the Board. 20 David Himelman for the Applicant, Prestige Plumbing and 21 Heating. And Mr. Chairman, I just have a brief 22 overview, and then we can proceed with our 23 presentation, if that's okay? 24 CHAIR: That's perfect. 25 MR. HIMELMAN: Okay. Thank you so much.</p>	<p style="text-align: right;">9</p> <p>1 Bruno, who is the owner of Prestige and the applicant. 2 Marc Leber who's our professional engineer, and 3 planner, and Lawrence Mandarino who's our architect. 4 We have received your professional review 5 memos. And we're gonna go through all those and 6 hopefully address them in our testimony. But 7 obviously, your board professionals are here, and that 8 they could make sure we cover all those bases. Mr. 9 Chairman, I don't have anything further at this point, 10 so we can call our first witness if that works for you? 11 CHAIR: That's fine. 12 MR. HIMELMAN: Okay. Bob, you want to -- 13 am I not being picked up? 14 SECRETARY: No, I can hear you. 15 MR. HIMELMAN: I'm sorry. 16 SECRETARY: That's okay. 17 CHAIR: Good evening. Thank you, sir. 18 MR. ZEBROWSKI: Can you raise your right 19 hand? 20 MR. HIMELMAN: Yes. 21 MR. ZEBROWSKI: Do you solemnly swear from 22 the testimony you give tonight is the truth, the whole 23 truth, and nothing but the truth? 24 MR. BRUNO: I do. 25 R O B E R T B R U N O, SWORN, WITNESS.</p>

<p style="text-align: right;">10</p> <p>1 MR. ZEBROWSKI: Please, state your name</p> <p>2 and address for the record.</p> <p>3 MR. HIMELMAN: Robert Bruno. 6 Bellevue</p> <p>4 Road, Holmdel, New Jersey, 07733.</p> <p>5 CHAIR: Thank you, Mr. Bruno.</p> <p>6 DIRECT EXAMINATION</p> <p>7 BY MR. HIMELMAN:</p> <p>8 Q. Mr. Bruno, welcome. Just some preliminary</p> <p>9 questions for you to educate the Board. So you are the</p> <p>10 current owner of Prestige Plumbing, is that correct?</p> <p>11 A. Correct.</p> <p>12 Q. And you've been in business for how long?</p> <p>13 A. Prestige has been incorporated since 2002.</p> <p>14 Q. Fair enough. And what type of business</p> <p>15 does Prestige cover, and what type of projects do you</p> <p>16 generally handle?</p> <p>17 A. We're a domestic plumbing company, but we</p> <p>18 do larger infrastructure type of projects consisting of</p> <p>19 about 80 to 85 percent of our work. We do -- we do</p> <p>20 commercial -- commercial, and industrial service,</p> <p>21 mostly hospitals. Our clients consist of Brooklyn</p> <p>22 Hospital, New York City Public Libraries, New York City</p> <p>23 Office of Medical Examiners, New York City Parks</p> <p>24 Department. That's the majority of what we do.</p> <p>25 Q. Great. And it's your intention, should</p>	<p style="text-align: right;">12</p> <p>1 Q. What your hours of operation are, and the</p> <p>2 number of employees that you're gonna have in the -- at</p> <p>3 the property, et cetera. And also how you will operate</p> <p>4 at the site generally.</p> <p>5 A. So we start at about 5:30 in the morning,</p> <p>6 every morning, and we end about 12 hours later, 5:30, 6</p> <p>7 o'clock at night. We are truly 24 hours, seven days a</p> <p>8 week service business for our clients. But the</p> <p>9 majority of the men have trucks that they take home, so</p> <p>10 they dispatch from their homes at night.</p> <p>11 We have six full-time employees in the</p> <p>12 office. It consists of two admin girls, a bookkeeper,</p> <p>13 an engineer, and then I have two project managers that</p> <p>14 are in and out of the office. Sometimes two to three</p> <p>15 times a week, sometimes not at all.</p> <p>16 Q. Very good.</p> <p>17 A. And myself.</p> <p>18 Q. Great. One of the other questions that</p> <p>19 the Board of Professionals had had to do with the</p> <p>20 equipment and the material storage area.</p> <p>21 A. Uh-huh.</p> <p>22 Q. So generally, if you could describe what</p> <p>23 types and how many -- many vehicles will be parked</p> <p>24 approximately in that rear storage area that we're</p> <p>25 proposing. And also the type of materials that will be</p>
<p style="text-align: right;">11</p> <p>1 the Board approve this application, and you move</p> <p>2 forward, and you build out this project to relocate</p> <p>3 your business here to Sayreville, is that correct?</p> <p>4 A. That's correct.</p> <p>5 Q. Okay. Very good. So just describe, if</p> <p>6 you would, just generally. I've gone over what you're</p> <p>7 looking to do in terms of the renovation. But if you</p> <p>8 could just go over that briefly, what you're looking to</p> <p>9 do in terms of the building renovation?</p> <p>10 A. The physical -- so what I would like to</p> <p>11 do, what my dream would be is to demolish the existing</p> <p>12 structure that's there and build off the existing</p> <p>13 foundation, do an alteration, make it a little bigger,</p> <p>14 a little wider, and go up two stories with it. And</p> <p>15 that would be headquarters for Prestige Plumbing.</p> <p>16 Q. Fair enough. Okay. Now, the Board of</p> <p>17 Professionals asked us to go through, sort of,</p> <p>18 operational issues and questions about the business.</p> <p>19 So can you just go over generally what your hours of --</p> <p>20 (Siren)</p> <p>21 MR. HIMELMAN: Sorry.</p> <p>22 CHAIR: Wasn't us.</p> <p>23 (Laughter)</p> <p>24 MR. HIMELMAN: Hope not.</p> <p>25 BY MR. HIMELMAN:</p>	<p style="text-align: right;">13</p> <p>1 stored, and how it's accessed?</p> <p>2 A. So the rear storage area will consist of</p> <p>3 about 10 service vans. We have mini excavators up to -</p> <p>4 - Cab 315 excavators. We use small F-550 dump trucks.</p> <p>5 That's pretty much it as far as equipment. We -- and</p> <p>6 two bobcats. So there's about six pieces of equipment,</p> <p>7 two dump trucks. And let's -- I do have two factor</p> <p>8 trucks as well. I have --</p> <p>9 Q. And they're -- and they're obviously moved</p> <p>10 accordingly based on your project demand, correct?</p> <p>11 A. Based on the workload. Yes.</p> <p>12 Q. Correct. Now, what about the materials in</p> <p>13 the back? I understand that you're gonna be storing</p> <p>14 there. I understand they're obviously related to your</p> <p>15 project work. So can you just go over what they</p> <p>16 generally will be? What kind of materials? And I</p> <p>17 understand they're -- that's new materials coming in,</p> <p>18 right, that are stored there?</p> <p>19 A. Yeah. We don't store a ton of material,</p> <p>20 but what we do keep is for emergency purposes. So</p> <p>21 you'd have a variance of a varied 4 to 6, 8 up to 12</p> <p>22 inch ductile iron pipe for water main breaks. Same</p> <p>23 thing with cast iron, extra heavy cast iron pipe for</p> <p>24 sewer -- sewer breaks, and various plumbing pipes.</p> <p>25 Q. Okay.</p>

<p style="text-align: right;">14</p> <p>1 A. And fittings.</p> <p>2 Q. Great. How about deliveries. How are --</p> <p>3 how often do they have come to the property, and how</p> <p>4 are they handled, and how frequently do you -- would</p> <p>5 you get deliveries?</p> <p>6 A. Deliveries to the shop are maybe three</p> <p>7 times a week. Most of the material goes directly to</p> <p>8 the job. Unless we have to coordinate where we can't</p> <p>9 deliver directly to a job site, so -- but it's about</p> <p>10 three times a week.</p> <p>11 Q. And the vehicles that are delivering would</p> <p>12 be like small trucks or ...?</p> <p>13 A. Yeah, about usually box trucks. Right.</p> <p>14 Some of our suppliers include Ferguson General Plumbing</p> <p>15 Supply. But it's box truck or a rack truck. But</p> <p>16 medium body trucks.</p> <p>17 Q. Okay. Very good. Mr. Bruno, is there</p> <p>18 anything else you'd like to cover with regards to</p> <p>19 anything we've gone over? Anything you'd like to add</p> <p>20 for the Board to be aware about your company, the</p> <p>21 application, or you think you've covered it all?</p> <p>22 A. Well, I started in the industry at 17</p> <p>23 years old. I'm 58. We've been doing it a long time. I</p> <p>24 brought some project profiles if anybody would like to</p> <p>25 review. Gives you an idea of what we do and who we do</p>	<p style="text-align: right;">16</p> <p>1 we'll do is that we're gonna mark as A-1 --</p> <p>2 MR. HIMELMAN: The set, correct?</p> <p>3 MR. ZEBROWSKI: -- with today's date.</p> <p>4 MR. HIMELMAN: Right.</p> <p>5 MR. ZEBROWSKI: Which is a set of --</p> <p>6 MR. HIMELMAN: 21st.</p> <p>7 MR. ZEBROWSKI: -- to the tune of three</p> <p>8 pages. Total of six photographs.</p> <p>9 MR. HIMELMAN: Terrific. Okay. I guess</p> <p>10 the first thing we'd have to have Mr. Leber sworn in,</p> <p>11 and qualified.</p> <p>12 MR. ZEBROWSKI: Raise your right hand. Do</p> <p>13 you solemnly swear and affirm the testimony you give</p> <p>14 tonight is truth, the whole truth, and nothing but the</p> <p>15 truth?</p> <p>16 MR. LEBER: Yes, I do.</p> <p>17 M A R C L E B E R, SWORN, WITNESS.</p> <p>18 MR. ZEBROWSKI: Please, state your name</p> <p>19 and actually spell your last name and provide your</p> <p>20 address, please.</p> <p>21 MR. MARC LEBER: It's Marc, with A C. My</p> <p>22 last name is Leber, L-E-B-E-R. And I'm at East Point</p> <p>23 Engineering. It's 11 South Main Street in Marlboro.</p> <p>24 MR. ZEBROWSKI: Thank you, Mr. Leber.</p> <p>25 MR. HIMELMAN: Thank you.</p>
<p style="text-align: right;">15</p> <p>1 it for. But other than that if anybody has any</p> <p>2 questions, I'm happy to answer them.</p> <p>3 Q. Thank you very much.</p> <p>4 MR. HIMELMAN: Mr. Chairman, we'll open it</p> <p>5 up.</p> <p>6 CHAIR: Any questions? We good? I think</p> <p>7 you explained it well enough.</p> <p>8 MR. BRUNO: Thank you.</p> <p>9 MR. HIMELMAN: Thank you, Mr. Bruno.</p> <p>10 Mr. Chairman, our next witness will be our</p> <p>11 professional engineer, and planner Mr. Marc Leber. Who</p> <p>12 I believe has some handouts also. And we can have</p> <p>13 these marked, I guess, as well. I guess there's</p> <p>14 several, so we can mark them as needed. But I guess</p> <p>15 we'll start with a A-1. Mr. Leber can identify what it</p> <p>16 is.</p> <p>17 MR. ZEBROWSKI: Do you want to mark them</p> <p>18 as a set or --</p> <p>19 MR. HIMELMAN: We can mark as a set.</p> <p>20 That's probably easier. Yeah. Can I have -- thank you</p> <p>21 so much. Yeah. Okay.</p> <p>22 MR. ZEBROWSKI: (Inaudible).</p> <p>23 MR. HIMELMAN: What's that? Yeah. What</p> <p>24 else is new?</p> <p>25 MR. ZEBROWSKI: So Mr. Himelman, what</p>	<p style="text-align: right;">17</p> <p>1 DIRECT EXAMINATION</p> <p>2 BY MR. HIMELMAN:</p> <p>3 Q. Mr. Leber, would you briefly give a</p> <p>4 description of your CV and qualifications so we can get</p> <p>5 you qualified as an expert in planning and engineering?</p> <p>6 Thank you.</p> <p>7 A. Thank you. Hi, good evening. Bachelor of</p> <p>8 Science Degree in Civil Engineering from Drexel</p> <p>9 University. Following graduation, I completed the</p> <p>10 part-time MBA program at Rutgers Graduate School and</p> <p>11 was licensed in 2003 as a professional engineer. In</p> <p>12 2005, I passed a New Jersey planning exam and in 2006 -</p> <p>13 - (cough) -- you okay?</p> <p>14 Q. Yeah, I'm all right.</p> <p>15 A. In 2006, I completed the Certified</p> <p>16 Municipal Engineering Certificate Program. Since that</p> <p>17 time I've testified before numerous board including</p> <p>18 this board as well as your planning board the County.</p> <p>19 And I've been certified as a expert in Municipal Court</p> <p>20 and Superior Court.</p> <p>21 CHAIR: Take a motion to accept his</p> <p>22 credentials.</p> <p>23 (Coughs)</p> <p>24 MR. HIMELMAN: Pardon me.</p> <p>25 CHAIR: Do I have a second?</p>

<p style="text-align: right;">18</p> <p>1 MS. LAHRMAN: Second</p> <p>2 CHAIR: All in favor?</p> <p>3 MR. KANDEL: Aye.</p> <p>4 MR. VOLOSIN: Aye.</p> <p>5 CHAIR: Any opposed? The aye's have it.</p> <p>6 MR. HIMELMAN: Thank you.</p> <p>7 CHAIR: You're up.</p> <p>8 BY MR. HIMELMAN:</p> <p>9 Q. Okay. Marc, before we proceed, I know you</p> <p>10 have exhibits that you provided but also, I believe you</p> <p>11 -- just for the record, I want to clarify before you</p> <p>12 testify that the site plan you're gonna refer to was</p> <p>13 last revised May 16th, '24, is that correct?</p> <p>14 A. Yes.</p> <p>15 Q. Okay. Would you just -- if you would,</p> <p>16 introduce the project, discuss the relief that we're</p> <p>17 seeking, and also address the variances. And we can go</p> <p>18 through obviously the professional review memos as</p> <p>19 well. Did you -- you don't have a -- you don't have a</p> <p>20 physical board that you want to utilize for your site</p> <p>21 plan, correct?</p> <p>22 A. No, I don't -- I don't have a board --</p> <p>23 Q. Okay.</p> <p>24 A. -- I assumed everybody has copies of the</p> <p>25 plan.</p>	<p style="text-align: right;">20</p> <p>1 show you what the latest and greatest is at the</p> <p>2 property. So first photo, which is on the left here,</p> <p>3 that's the existing building. You'll see on the left</p> <p>4 wall of the building; it drops down to the rear. The</p> <p>5 next photo is looking across the front of the building</p> <p>6 down the highway to our neighbor to the left. Go to</p> <p>7 the next page. This is actually looking down the</p> <p>8 driveway on the left side of the building. There's</p> <p>9 presently a roll off dumpster there. And then in the</p> <p>10 back, I call it the backyard. Behind this property</p> <p>11 there's like a utility use where there's a tower, and a</p> <p>12 substation.</p> <p>13 Going to the fourth photo. I stated</p> <p>14 earlier that the property's really alongside of the --</p> <p>15 one of the jug handles on the highway. So this is a</p> <p>16 picture from the jug handle just so you can see the</p> <p>17 back of the building. Not the best condition in the</p> <p>18 rear yard.</p> <p>19 And then in the foreground you'll see this</p> <p>20 kind of block retaining wall, which we're gonna talk</p> <p>21 about in a little bit. Finally, on the last page, two</p> <p>22 views of the back of the property. As you can see,</p> <p>23 there's really nothing out there right now. It's --</p> <p>24 there was a point at which everything was cleaned up</p> <p>25 and cleared. But the vegetation has started to come</p>
<p style="text-align: right;">19</p> <p>1 Q. So Mr. Chairman, we're gonna refer to that</p> <p>2 site plan as we're testifying. I presume everyone has</p> <p>3 that?</p> <p>4 SECRETARY: Yes.</p> <p>5 Q. Okay. Great. Okay. So with that Mr.</p> <p>6 Leber, I will turn over the introduction and your</p> <p>7 testimony accordingly.</p> <p>8 A. All righty. So just a little bit of</p> <p>9 background. This is Block 422, Lot 8.01. Street</p> <p>10 address is 2060 Route 35. This is a 20,889 square foot</p> <p>11 lot in the B-3, which is a highway business zone. It's</p> <p>12 a little unusual, the location, it's actually almost at</p> <p>13 the very edge of the Borough on the border with South</p> <p>14 Amboy. And our right side of the property line is a</p> <p>15 jug handle as part of the 35.</p> <p>16 Right now there's a vacant building on the</p> <p>17 property. It's an A-frame structure. When you look at</p> <p>18 it from the highway, it looks like a one story</p> <p>19 building. The property falls off quickly as you go</p> <p>20 toward the rear. So if you were to look at the back of</p> <p>21 the building, it would look similar to a walkout</p> <p>22 basement. So you see the level below in the back, and</p> <p>23 then the upstairs you go to the front of the building</p> <p>24 on Route 35.</p> <p>25 I took these photos this morning just to</p>	<p style="text-align: right;">21</p> <p>1 back in because there hasn't been any activity out</p> <p>2 there. You'll see that building in the distance,</p> <p>3 that's one of the neighbor's properties. And there's</p> <p>4 some trucks in the back that you'll see in the bottom</p> <p>5 photo, that's also on a neighbor's property.</p> <p>6 So what's proposed here is a</p> <p>7 reconstruction renovation to create a building that's</p> <p>8 really a two story building facing the highway, which</p> <p>9 would look like a three story building in the back.</p> <p>10 The footprint's 1380 square feet. We do have a couple</p> <p>11 of variances which I want to go through.</p> <p>12 The first two are non-conformities that</p> <p>13 are pertaining to the lot itself. The B-3 zone</p> <p>14 requires a hundred foot lot width. The existing lot</p> <p>15 width is 88.2 feet. And really what we're doing</p> <p>16 doesn't affect that, and there's really no other lands</p> <p>17 available to make that comply.</p> <p>18 The other item is the minimum front yard</p> <p>19 setback. This building right now is a overhang on the</p> <p>20 front. We measure 32.2 feet to the front of that</p> <p>21 overhang. 50 feet required in the zone. We're going</p> <p>22 to remove that overhang and increase the front yard</p> <p>23 setback to 40 feet. So it is a big improvement, but</p> <p>24 we're still shy of the minimum 50 feet.</p> <p>25 The next item is accessory use. The</p>

<p style="text-align: right;">22</p> <p>1 interpretation of the outdoor area in the back, which 2 we want to use to store either some vehicles or some 3 small equipment, is that that constitutes a accessory 4 use. So the setback would be 50 feet from the front 5 yard. Again, we're on that jug handle on the side of 6 our property, and we only really have like an 11 foot 7 setback to the jug handle. So that's relief that we 8 are requesting. 9 As well as, there's a 10 foot separation 10 requirement between I guess this storage area in the 11 rear, and the actual structure itself, the principal 12 building. The way my plan is drawn, I only have a two 13 foot setback. Really, that storage area comes up to 14 the back of the building. There's also another 15 requirement that a minimum of one half of the required 16 side yard setback is required for an accessory use. 17 Again, storage area being accessory. So half the 18 required side yard setback would be 5 feet in his zone, 19 and we have 2 feet again. So that's probably something 20 we could bring it to conformity just by adding another 21 three feet. But right now that's listed as variance. 22 And then the last item is about parking. 23 This use is very limited. The client only needs maybe 24 six parking spaces on a day-to-day basis. Most of his 25 employees don't come to the office, which works well</p>	<p style="text-align: right;">24</p> <p>1 seen from the street. 2 CHAIR: But you're proposing ten in the 3 front? 4 A. Yeah. But two of those 10 are like double 5 parked on the right. 6 BY MR. HIMELMAN: 7 Q. And Mr. Leber, on the -- with regard to -- 8 I guess, striping two spaces in the rear, is that what 9 we suggested? 10 A. Yeah, we could do two or three. 11 Q. And that could be for potentially 12 employees, right? 13 A. It would be employees. 14 Q. Yeah. Right. So that would free up the 15 additional spaces in the front to the extent we needed 16 it. 17 A. I mean, I don't know if anyone had a 18 chance to look at the property, but it's a very 19 difficult property to work with. I know what the prior 20 use was there. It was a moving company. He had put 21 that ramp on the side of the building, which we're 22 gonna have to correct because it seems it's probably 23 too steep for his vehicles. So with the opportunity to 24 decrease the slope of the ramp, we can put two or three 25 spaces in the back. And then, you know, I'm more than</p>
<p style="text-align: right;">23</p> <p>1 for this particular use. That's not to say that it 2 would work for any possible permitted use in his own, 3 but for his business, we felt that ten parking spaces 4 was adequate. Some of the parking spaces, two of them 5 are like double stacked. But this is not a private -- 6 I mean, this is not a public type of a use where 7 someone's driving on the highway and says, I want to 8 stop in at Prestige and check it out. It's really just 9 limited to his operations, his employees. 10 But I do want to note that the zoning 11 calculation that the Board planner provides said that 12 17 parking stalls are required. In that 17 calculation 13 they're taking the entire outdoor storage area as 14 having the parking requirement associated to it. So 15 that actually would increase the number of parking 16 spaces that we had calculated in our plan, which was 17 somewhat lower. And either way, if you wanted to go 18 with the 17 calculation or our calculations, which I 19 think it was 11. We had calculated -- here, 16. We 20 weren't including the outdoor storage area and we still 21 have ten. But either way, I think that the 22 practicality of use is that we can actually pull a 23 couple of striped stalls in the back of this building 24 if you have to, you know, if the Board was more 25 comfortable with that, which in fact would not even be</p>	<p style="text-align: right;">25</p> <p>1 comfortable that there's enough parking again for his 2 use. If someone came by later and said they wanna open 3 a restaurant here, that's a different story. But I 4 think right now, knowing what his operation is and the 5 number of employees, I think that the parking is 6 enough. 7 I wanted to go to Morgan's (phonetic) 8 letter, which is dated February 28th. Most of the 9 comments, I have no issues with mostly technical 10 comments, but there are just a few things I want to 11 touch upon with regard to some of the waivers. 12 For example, the way we had started this 13 project on day one was we reached out to NJ DOT. 14 Because the right of way here is paved within this 15 property. And there were vehicle parking spaces within 16 that DOT right of way. So we wanted to talk to them to 17 make sure that, hey, if we change the use on this 18 property, are there gonna be any permit requirements 19 whatsoever? And the gentleman who handled that, his 20 name is Andrew Feranda. 21 He's a well-known traffic engineer in New 22 Jersey. And he was able to obtain a letter of really 23 no interest that says hey, what you guys drew on your 24 plan for a new parking layout does not require new 25 access permit. But if we start doing sidewalks along</p>

<p style="text-align: right;">26</p> <p>1 the front edge, creating parking islands, and</p> <p>2 landscaping, then that changes all scenario. Then we</p> <p>3 would in fact need a new access permit. So we are</p> <p>4 requesting relief from providing the sidewalk in front</p> <p>5 of the property. And some --</p> <p>6 CHAIR: Do you know if there's any other</p> <p>7 sidewalks in that area?</p> <p>8 A. No, I mean if you look at that photo down</p> <p>9 the road. So on the first page, the second photo,</p> <p>10 there's just a lot of asphalt along these buildings</p> <p>11 along the highway. It's an older style. Some of them</p> <p>12 have wide the pressed-curb openings and there's parking</p> <p>13 right against the buildings. But unfortunately, the</p> <p>14 more we play around with it, the more problematic we're</p> <p>15 gonna have to deal with it.</p> <p>16 CHAIR: Okay.</p> <p>17 A. And it's what we're trying to avoid. The</p> <p>18 next item is there's no curbing in that actual parking</p> <p>19 area. While there is curbing on the highway, we don't</p> <p>20 have like a curbed parking area like you would find</p> <p>21 that in a store, something like that. It is more or</p> <p>22 less an existing condition. And I think that when you</p> <p>23 look at the building, and architecture, and what's</p> <p>24 proposed, and the upgrades that we're doing in the</p> <p>25 property, I think that not having curbing is not a</p>	<p style="text-align: right;">28</p> <p>1 measured all the way to the curb line?</p> <p>2 MR. WILLIAMS: So I'd be happy to talk</p> <p>3 about parking. That's really my biggest concern for</p> <p>4 this application.</p> <p>5 A. Yeah.</p> <p>6 MR. WILLIAMS: So the 10 foot measurement</p> <p>7 is really from the parking space to the front property</p> <p>8 line. The concerns I have with parking on this</p> <p>9 application is that you have tandem parking spaces that</p> <p>10 are adjacent to the jug handle. And you have the two</p> <p>11 parking spaces that are sort of blocking the access</p> <p>12 drive to the rear. When I view this property, I think</p> <p>13 you really have six parking spaces, which would be</p> <p>14 starting where the Number 8 is on your plan and then</p> <p>15 working towards the jug handle.</p> <p>16 But my concern about having these tandem</p> <p>17 spaces or spaces that may be blocking the access drive</p> <p>18 is you don't have an access -- a dedicated access to</p> <p>19 Route 35. So vehicles are coming directly off of Route</p> <p>20 35 and into the spots. So if there's a person who is</p> <p>21 handicapped who's coming to this facility, and there's</p> <p>22 a car parked in front of that handicap spot, there's no</p> <p>23 access for that person to get into that handicapped</p> <p>24 parking spot.</p> <p>25 The same is true with if there's people</p>
<p style="text-align: right;">27</p> <p>1 fatal area.</p> <p>2 And I think that the whole of the project</p> <p>3 is going to greatly improve the appearance of this</p> <p>4 corner, frankly. So if we put in curbing, it really</p> <p>5 changes the whole parking lot. Because the grades</p> <p>6 then all change when you put in a six inch curb, and</p> <p>7 everything has to be six inches higher all around. And</p> <p>8 it makes ADA compliance more difficult and would</p> <p>9 aggravate more or less our design. So my opinion is</p> <p>10 it's an existing condition but we are improving the</p> <p>11 entire property as a whole, so.</p> <p>12 There's the drive aisle width -- I'll</p> <p>13 point that out on the plan --</p> <p>14 CHAIR: What are you going to do for</p> <p>15 signage?</p> <p>16 A. What is that?</p> <p>17 CHAIR: What are you gonna do for signage</p> <p>18 on the building?</p> <p>19 A. We actually had submitted a letter to the</p> <p>20 Board showing a building mounted sign on the front</p> <p>21 elevation, and that's the only sign that's proposed.</p> <p>22 There's no freestanding sign.</p> <p>23 CHAIR: Okay.</p> <p>24 A. So the 20 foot, is that measured for the</p> <p>25 right of way line to our parking stall, or is that</p>	<p style="text-align: right;">29</p> <p>1 parked on the northernmost two parking spaces, and a</p> <p>2 delivery vehicle is coming, that car -- that vehicle</p> <p>3 has nowhere to go with -- going to theoretically stop</p> <p>4 in Route 35. I like the idea of what you recommended,</p> <p>5 where we can maybe move some of the parking spaces into</p> <p>6 the rear area and then simplify the parking up front.</p> <p>7 I just don't think with parking spaces</p> <p>8 accessed to and from Route 35 directly that it's a safe</p> <p>9 configuration where vehicles are gonna potentially stop</p> <p>10 within the -- within the highway.</p> <p>11 MR. HIMELMAN: So if we -- to your</p> <p>12 suggestion. So if we take two of those spaces in the -</p> <p>13 - from the front and put them in the rear. That way</p> <p>14 frees up that access aisle, is that what you're</p> <p>15 thinking?</p> <p>16 MR. WILLIAMS: And eliminate the tandem</p> <p>17 spaces with the handicap?</p> <p>18 MR. HIMELMAN: With the hand, right?</p> <p>19 MR. WILLIAMS: So based on the applicant's</p> <p>20 testimony he has six full-time employees.</p> <p>21 MR. HIMELMAN: Right.</p> <p>22 MR. WILLIAMS: Another couple of people</p> <p>23 who stop in every now and then. So if you have six up</p> <p>24 front, you can put two employees in the back, that'll</p> <p>25 leave a handicap accessible spot open. And on the</p>

<p style="text-align: right;">30</p> <p>1 infrequency where someone is coming to the property for 2 some reason, pick up a check, you have that additional 3 parking spot. If you had a dedicated driveway off of 4 Route 35 where a car could queue. 5 MR. HIMELMAN: I get it. 6 MR. WILLIAMS: You don't have that here. 7 MR. HIMELMAN: No. Yeah, you're right. 8 MR. WILLIAMS: And then regarding Mr. 9 Leber's other comments about some of the waivers we're 10 seeking for the lack of curbing and the lack of 11 sidewalk. There is no sidewalk in the area, right? 12 This would be the proverbial sidewalk to nowhere. As 13 it relates to the curbing that Route 35 is the high 14 point of the property. And I do agree that introducing 15 a curb would in some respects (inaudible) the dam and 16 it could impact the drainage for the area. 17 BY MR. HIMELMAN: 18 Q. Mr. Leber, do you -- so do you have any 19 comments on the parking -- reorganization of the 20 parking? 21 A. No. I'm gonna take the (inaudible) stop, 22 bring it forward. Okay. And then I'll take the two 23 spots on the left and put them in the back. One thing 24 I do wanna state, just so it's on the record, is that 25 when you come in off the highway, there's almost 30</p>	<p style="text-align: right;">32</p> <p>1 So when we got the new survey it showing 2 that no -- that part of the property is in the DOT 3 right away, now the wall's in the right of way. So 4 that wall has to come down. So it is not a state owned 5 wall, it's his wall that he put up, but it has to come 6 down and that'll be reflected on the plan. 7 CHAIR: What do you -- how are you gonna 8 level that off if you take the wall down? 9 A. Well, we're gonna have to build a 10 different wall on his property. 11 CHAIR: From the back? 12 A. Correct. 13 CHAIR: Okay. 14 A. The other thing we wanted to mention is 15 there was a comment here about where non-residential 16 use abuts the use of residential (inaudible). You need 17 a 50 foot wide landscape buffer provided. So right now 18 there's really no buffer area. This is more or less 19 existing around -- before me. And I believe that the 20 issue is if you look at the zoning map, so we're in the 21 B-3 zone. Behind our lot is another B-3 lot, and then 22 beyond, that's R-7. 23 And I've been out there before. There's a 24 pretty nice wooded area between this lot and the R-7. 25 But due to the, really the size and the shape of this</p>
<p style="text-align: right;">31</p> <p>1 feet of pavement before you get to a marked stall. So 2 there is space for a car to sit there in the event that 3 someone is backing out. 4 I just don't -- I didn't want it to sound 5 that wasn't safe. And frankly, it's a huge improvement 6 over what the prior tenant was doing there. So -- but 7 I will definitely move the stalls and -- 8 MR. WILLIAMS: Yeah, I just don't want 9 someone trying to make a K-turn or some sort. I -- and 10 again, I think the testimony is really that you need 11 about eight parking spaces, give or take. 12 MR. HIMELMAN: Yeah. 13 MR. WILLIAMS: I think you'll have six up 14 front two in the back, and I'm happy with that. 15 CHAIR: So you don't have any problems 16 going up to -- 17 A. No, not at all. So that was -- the other 18 thing I want to talk about is that retaining wall 19 that's showing up on the plan that kind of crosses over 20 into the DOT right of way. Believe it or not, there 21 was a prior survey done on this property by a different 22 land surveyor -- not the survey that you guys have, 23 that showed that that area was not DOT right away. And 24 frankly, the client is the one who constructed that 25 wall.</p>	<p style="text-align: right;">33</p> <p>1 lot, we just can't provide a 50 foot wide buffer. What 2 we did -- what we did do is we provided a landscape 3 plan. So we are proposing trees along the back of the 4 property where right now it's just open, you know, more 5 or less aesthetic improvement. But to provide 6 literally a 50 foot buffer, we would be halfway up to 7 the rear yard depth. And right now there's nothing 8 there. And the prior owner had nothing there either. 9 So I wanted to -- that was item H in the 10 D.H in the Morgan letter. And then I think those are 11 all the items I wanted to point out. I mentioned we're 12 gonna rebuild the side driveway to reduce the slope. I 13 have no issues with the storm water management 14 comments, the utility comments. 15 BY MR. HIMELMAN: 16 Q. Lighting. 17 A. Lighting. I'm gonna change the photo 18 metrics to get the rear a little brighter to reach some 19 of those dark corners. On the tree report, it says we 20 have to have five trees planted. That means five more 21 trees in addition to the 29, we would add five more 22 trees. That's not a problem. I just wanna see if I'm 23 missing anything that needs to be specifically 24 addressed. 25 We're gonna fix the paving in the front.</p>

<p style="text-align: right;">34</p> <p>1 There's a comment here on Page 8 about existing aisle 2 appears to encroach to the state's right of way to the 3 south, that should be removed. We wanted to keep that 4 just the way it was. And frankly, that's what the DOT 5 was looking at. 6 Q. And the condition of the asphalt right in 7 front of the building? 8 A. Yeah, we're gonna repair all that asphalt. 9 I mean, I don't think there's anything specific from a 10 technical standpoint that I disagreed with or had any 11 issue with. 12 Q. And we will -- I assume we'll comply with 13 all required performance guarantees for the 14 improvements? 15 A. Yeah, that's standard. 16 Q. Right. 17 A. I mean, the real meat of this project is 18 really the building appearance. I mean, you drive by 19 this property, is it -- it looks abandoned. So this 20 all goes towards the planning criteria, which is one of 21 the positives of this case. I think once you see the 22 architectural plans, you're gonna say well, this is a 23 huge improvement. 24 I think for a practical manner. This is a 25 perfect location and the building's a perfect size for</p>	<p style="text-align: right;">36</p> <p>1 removed? 2 A. Yes. 3 Q. Was the DOT made aware of that change 4 that's going to occur? 5 A. I honestly don't think they even noticed 6 the wall. 7 Q. Okay. 8 A. They were looking at strictly access. 9 Q. Sure. So I would like something from the 10 DOT just acknowledging that you're gonna be working 11 within their right of way? 12 A. That's fine. 13 Q. And if we're going to be removing the 14 wall, I would like to see us remove the asphalt that's 15 encroaching into the state right of way. I don't 16 really see a reason to leave that. Because again, it's 17 approaching to the state right of away. 18 If you're going to also remove the tandem 19 spaces where the ADA space is currently situated, could 20 we add some landscaping in that area? Right now while 21 the landscaping is really in the back, and really not 22 visible from Route 35. I think when you remove that 23 tandem parking on that area, if you remove those 24 improvements, you could do a decent amount of 25 landscaping that would probably compliment the building</p>
<p style="text-align: right;">35</p> <p>1 this property and it's also perfect for his use. So 2 while we normally focus on negatives, I can tell you 3 right now that there frankly aren't any negatives here 4 because we're getting rid of what I consider an 5 eyesore. But in addition to that, this is not a major 6 traffic generator. This use is not a nuisance. We're 7 not dealing with wetlands, floodplains, streams, none 8 of that. We're not clear cutting woods. 9 I mean, when I look at projects, and I 10 think of detriments, like none of those things are even 11 in part of what's proposed here. So I think that when 12 you -- when you look at the type of relief we're 13 requesting, I think it's the minimum, I really do. And 14 I'm excited for you to see the architectural plans so 15 that you can compare it to what's in these photographs 16 and understand that this is a very good change for the 17 area. 18 CHAIR: Any questions? 19 MR. ZEBROWSKI: I have a few additional 20 comments if -- 21 CHAIR: Yeah. You have any? 22 MR. WILLIAMS: After you? 23 CROSS-EXAMINATION 24 BY MR. ZEBROWSKI: 25 Q. So since the retaining wall is going to be</p>	<p style="text-align: right;">37</p> <p>1 upgrades that you're doing. 2 A. That would be fine. 3 Q. Fine. 4 A. One thing I did want to ask you though is, 5 with the asphalt on the right of way, the asphalt's in 6 the right of way on the highway. So we're already in 7 the right of way because you need to have asphalt there 8 to get in and out. But the asphalt on the side, it's 9 also in the right of way. It's like the same thing. I 10 mean, I could certainly talk to Mr. Feranda and get his 11 opinion on that. 12 Q. So if you have something from the DOT that 13 said they take no exception to that asphalt remaining. 14 A. Okay. 15 Q. I would take no issue with it. 16 A. Okay. All right. So let me make a note 17 of that. 18 Q. But I -- again, I think I think the 19 changes you're making. I agree that the site needs a 20 little bit of a facelift. 21 A. Yeah. 22 Q. And I think the additional landscaping 23 we're talking about, I think can really go a long way 24 to helping that. That's all, Mr. Chair. 25 CHAIR: Okay. Thank you.</p>

<p style="text-align: right;">38</p> <p>1 CROSS-EXAMINATION</p> <p>2 BY MR. WILLIAMS:</p> <p>3 Q. And I just wanted to ask that you could</p> <p>4 provide some testimony on lighting and signage.</p> <p>5 A. Yes. Did you actually -- did you get that</p> <p>6 letter I sent you for the signage?</p> <p>7 Q. I'm not, yes. Thank you for sending that.</p> <p>8 MR. HIMELMAN: Yeah, we sent that.</p> <p>9 MR. WILLIAMS: Yeah.</p> <p>10 A. So we had in response during like the</p> <p>11 completeness review, and I know that there was -- some</p> <p>12 time has elapsed since then. There was a question</p> <p>13 about signage. We had sent out a color -- a letter</p> <p>14 rendering of the front of the building with the</p> <p>15 proposed sign of the building that to comply with the</p> <p>16 size that's permitted in the zone. We're not asking</p> <p>17 for any relief for signage. We don't have any</p> <p>18 freestanding signage. Just the one wall sign. And</p> <p>19 frankly --</p> <p>20 CHAIR: Lights on that or just lights on</p> <p>21 the building.</p> <p>22 A. Any lights on sign? Did you want the sign</p> <p>23 to light up?</p> <p>24 MR. HIMELMAN: This is the -- did you get</p> <p>25 this. It was an e-mail from Marc.</p>	<p style="text-align: right;">40</p> <p>1 fine to me. I think it's in character with any</p> <p>2 question.</p> <p>3 CHAIR: Any board members have any</p> <p>4 questions?</p> <p>5 MR. HIMELMAN: Mr. Leber, thank you very</p> <p>6 much.</p> <p>7 MR. LEBER: Okay. Thank you.</p> <p>8 MR. HIMELMAN: Don't go anywhere.</p> <p>9 MR. LEBER: No.</p> <p>10 MR. HIMELMAN: Lawrence. Mr. Chairman,</p> <p>11 our next witness is Lawrence Mandarino. He's our</p> <p>12 architect. And we could have him sworn and qualified,</p> <p>13 and he does have some exhibits also handouts rather.</p> <p>14 CHAIR: Handouts.</p> <p>15 MR. HIMELMAN: And the Board who -- well,</p> <p>16 I guess before we get him sworn, I could just give it</p> <p>17 to you. I'll -- and then I'll just keep going. I</p> <p>18 guess we can mark this. A-2.</p> <p>19 MR. ZEBROWSKI: We'll mark that A-2.</p> <p>20 MR. HIMELMAN: Great.</p> <p>21 MR. ZEBROWSKI: It just -- it's just one</p> <p>22 set.</p> <p>23 MR. HIMELMAN: One set. Yes. One set.</p> <p>24 MR. ZEBROWSKI: Okay. And if you -- as</p> <p>25 we're passing it around, raise your right hand. Do you</p>
<p style="text-align: right;">39</p> <p>1 (Crosstalk)</p> <p>2 MR. BRUNO: (Inaudible) hot topic for me.</p> <p>3 CHAIR: So you're just gonna have the</p> <p>4 signage on the building, you're not gonna put any</p> <p>5 lights on it?</p> <p>6 MR. BRUNO: No.</p> <p>7 CHAIR: Anybody that's coming to your</p> <p>8 building knows where it's at?</p> <p>9 MR. BRUNO: They're there for reason.</p> <p>10 We're not -- we're not advertising.</p> <p>11 A. Okay. And then your other question was</p> <p>12 lighting. Yeah. In the back of the property there's</p> <p>13 an area that's got two pole mounted lights, new</p> <p>14 fixtures. And I could change the photo-metrics of that</p> <p>15 to throw the light further out, so that I can get the</p> <p>16 dark corners lit up and what not. The one pole I put</p> <p>17 so that the back of the pole is facing the residential</p> <p>18 zone so that they wouldn't see anything. And I know</p> <p>19 what to revising that to make the rear of the property</p> <p>20 well lit. This way later in the year when it's dark</p> <p>21 early, whatever, there'll be plenty of -- we can even</p> <p>22 turn the lights off and on if you want.</p> <p>23 CHAIR: Okay. Thank you.</p> <p>24 MR. WILLIAMS: Yeah, thank you for the</p> <p>25 letter, and the -- and the comments I mean, this looks</p>	<p style="text-align: right;">41</p> <p>1 solemnly swear or affirm the testimony you give tonight</p> <p>2 is the truth, the whole truth, and the nothing but the</p> <p>3 truth?</p> <p>4 MR. LAWRENCE MANDARINO: Yes, I do.</p> <p>5 L A W R E N C E M A N D A R I N O, SWORN, WITNESS.</p> <p>6 MR. ZEBROWSKI: Please, state your name</p> <p>7 and spell your last name and provide the address of</p> <p>8 your business.</p> <p>9 MR. MANDARINO: Lawrence Mandarino. M-A-</p> <p>10 N-D-A-R-I-N-O. 9 Morningstar Court, Freehold, New</p> <p>11 Jersey, 07728.</p> <p>12 MR. ZEBROWSKI: Thank you.</p> <p>13 DIRECT EXAMINATION</p> <p>14 BY MR. HIMELMAN:</p> <p>15 Q. Mr. Mandarino, good evening. If you could</p> <p>16 just give a brief background of your CV and your</p> <p>17 professional qualifications so we can have you</p> <p>18 qualified as an expert in the field of architecture.</p> <p>19 Thank you.</p> <p>20 A. Yes, I'm a graduate of Pratt Institute.</p> <p>21 I've been licensed since 1991. New York, New Jersey,</p> <p>22 and Pennsylvania.</p> <p>23 Q. Okay. And you've obviously prepared</p> <p>24 architectural plans your whole career and you're</p> <p>25 familiar with this process, correct?</p>

<p style="text-align: right;">42</p> <p>1 A. Correct. Yes.</p> <p>2 Q. Okay. Mr. Chairman, we would offer him as</p> <p>3 an expert accordingly.</p> <p>4 CHAIR: Take a motion to accept his</p> <p>5 credentials?</p> <p>6 MR. VOLOSIN: Make a motion to accept his</p> <p>7 credentials.</p> <p>8 CHAIR: Do we have a second?</p> <p>9 MR. KANDEL: Second.</p> <p>10 CHAIR: All in favor?</p> <p>11 MR. KANDEL: Aye.</p> <p>12 MR. VOLOSIN: Aye.</p> <p>13 MR. WILLIAMS: Aye.</p> <p>14 MS. LAHRMAN: Aye.</p> <p>15 CHAIR: No opposed? The aye's have it.</p> <p>16 MR. HIMELMAN: But that's true. Yeah.</p> <p>17 That's fine. They don't have any, you can hold it.</p> <p>18 CHAIR: Are they all in the package?</p> <p>19 MR. HIMELMAN: They are.</p> <p>20 MR. ZEBROWSKI: Thank you. So counsel, as</p> <p>21 your witness goes through the architectural plans, A-2,</p> <p>22 if you can just refer to the specific sheet.</p> <p>23 BY MR. HIMELMAN:</p> <p>24 Q. Will do. Okay. If you would walk us</p> <p>25 through the proposed architectural design. And</p>	<p style="text-align: right;">44</p> <p>1 stucco finish. Sheet A-008 shows the rear elevation,</p> <p>2 and the right side elevation. In the back, you'll see</p> <p>3 it's a three story building with access to his office</p> <p>4 space. Second -- first story balcony. All stucco</p> <p>5 facade.</p> <p>6 Q. Okay. And the -- and you said the front</p> <p>7 of the building will be brick veneer, is that correct?</p> <p>8 A. Yes, it's a brick veneer.</p> <p>9 Q. Okay. Is there anything else you'd like</p> <p>10 to add about your plans, or raise anything else to the</p> <p>11 Board's attention?</p> <p>12 A. Not that.</p> <p>13 Q. Okay.</p> <p>14 A. No, not really. That's how --</p> <p>15 MR. HIMELMAN: Okay. Mr. Chairman, that's</p> <p>16 the presentation of the architectural plans, including</p> <p>17 the facade treatment, the floor layout, et cetera. So</p> <p>18 if you or the Board or your professionals have any</p> <p>19 questions?</p> <p>20 CHAIR: Anybody have any questions for the</p> <p>21 architect, professionals?</p> <p>22 CROSS-EXAMINATION</p> <p>23 BY MR. WILLIAMS:</p> <p>24 Q. Where will the mechanical be located?</p> <p>25 A. It's in the basement. Actually the cellar</p>
<p style="text-align: right;">43</p> <p>1 obviously, we can refer to your exhibit, and your plans</p> <p>2 that you provided to the Board. And I guess the</p> <p>3 Board's attorney, if you're going to discuss anything</p> <p>4 specific relative to the -- what's been marked as A-2,</p> <p>5 if you could refer to the sheet number and also -- so I</p> <p>6 guess you're gonna briefly describe the layout, the</p> <p>7 floor plan.</p> <p>8 A. Sure.</p> <p>9 Q. The façade, the materials we're gonna be</p> <p>10 using, and just the architectural elements to the</p> <p>11 building. And the floor is yours.</p> <p>12 A. So this building was designed specifically</p> <p>13 for Prestige business. We have on sheet A-004, the</p> <p>14 cellar floor plan, which is used primarily for storage</p> <p>15 and some small office space, a clerical area with</p> <p>16 access to the yard. On sheet A-005, you'll see the</p> <p>17 first floor plan with handicap access, and offices to</p> <p>18 the left and right, with a small kitchen space. Takes</p> <p>19 you out to a balcony, to the backyard. Sheet A-006 is</p> <p>20 the proposed first floor -- second floor with</p> <p>21 conference rooms and office space.</p> <p>22 Sheet A-007 depicts the elevations as</p> <p>23 proposed. We have the front elevation and the right</p> <p>24 side elevation. The front of the building will be</p> <p>25 brick veneer. The sides will -- sides and rear will be</p>	<p style="text-align: right;">45</p> <p>1 plan, you'll see the utility closet adjacent to the</p> <p>2 laboratory.</p> <p>3 MR. HIMELMAN: And what sheet?</p> <p>4 Q. What about the AC?</p> <p>5 A. That sheet A-004.</p> <p>6 Q. What about the AC unit?</p> <p>7 A. The AC unit would probably be within the</p> <p>8 same utility room, be one unit, and then there would be</p> <p>9 air handle on the roof.</p> <p>10 Q. Okay. That's what I was -- I thought it</p> <p>11 was on the roof. Got it. Perfect.</p> <p>12 CHAIR: Is that gonna be visible or you</p> <p>13 put --</p> <p>14 A. Haven't put much thought as to visibility</p> <p>15 of the unit, but we could place it towards the back.</p> <p>16 CHAIR: That would be preferred.</p> <p>17 A. Okay.</p> <p>18 CHAIR: Anybody else have any questions?</p> <p>19 Dan, you're good?</p> <p>20 MR. HIMELMAN: Thank you, Mr. Chairman.</p> <p>21 Larry, you could sit down for the moment. Thank you.</p> <p>22 CHAIR: I have one question for the owner.</p> <p>23 MR. BRUNO: Sure.</p> <p>24 CHAIR: Do you do your estimating in this</p> <p>25 building?</p>

<p style="text-align: right;">46</p> <p>1 MR. BRUNO: Yeah.</p> <p>2 CHAIR: Okay. That's the two project</p> <p>3 managers, or you have others?</p> <p>4 MR. BRUNO: I do -- lot of the -- I have</p> <p>5 an engineer. I have one engineer that -- that I work</p> <p>6 with you.</p> <p>7 CHAIR: Okay. You're doing the -- you're</p> <p>8 doing the estimates? (Laughs)</p> <p>9 MR. BRUNO: He does heavy lifting. I put</p> <p>10 on eyes on him.</p> <p>11 CHAIR: You put eyes on it. Thank you.</p> <p>12 MR. BRUNO: That's right.</p> <p>13 MR. HIMELMAN: I thought the same thing.</p> <p>14 CHAIR: 40 Years in the business.</p> <p>15 MR. HIMELMAN: Yeah, I know that. Mr.</p> <p>16 Chairman, I don't know if you or any of the Board</p> <p>17 members have any questions or --</p> <p>18 CHAIR: I can ask. Anybody else have any</p> <p>19 questions before he sums up?</p> <p>20 MR. HIMELMAN: We want to open it to the</p> <p>21 public.</p> <p>22 CHAIR: We'll do that.</p> <p>23 SECRETARY: Make a motion.</p> <p>24 CHAIR: Make a motion to open to the</p> <p>25 public?</p>	<p style="text-align: right;">48</p> <p>1 their very good comments. And we think that we've</p> <p>2 satisfactorily addressed them. And I think both your</p> <p>3 planner and engineer had excellent thoughts on how to</p> <p>4 always improve the site layout relating to parking and</p> <p>5 all the other issues.</p> <p>6 As you heard from our engineer, Mr. Leber,</p> <p>7 I think generally we're in agreement with all of the --</p> <p>8 technical comments. We think this proposed project</p> <p>9 including, obviously, the renovation of this -- of this</p> <p>10 building is certainly a positive. Both in terms of</p> <p>11 aesthetics and also to -- as Mr. Leber said, this</p> <p>12 building really is an eyesore. And we're -- have the</p> <p>13 opportunity subject to the Board's approval to bring</p> <p>14 Prestige to the Borough to operate its business.</p> <p>15 And the good thing is that it'll be a low</p> <p>16 key operation. It'll be primary -- it'll be for his</p> <p>17 business and his employees only. So we think the site</p> <p>18 works for their purpose. We think we've gone over the</p> <p>19 variances that are either pre-existing, most of those.</p> <p>20 So I would respectfully request that the Board act</p> <p>21 favorably upon this application. And we look forward</p> <p>22 to your deliberation. Thank you.</p> <p>23 CHAIR: Thank you. What's your pleasure,</p> <p>24 board?</p> <p>25 MR. ZEBROWSKI: Chairman, I'm gonna make a</p>
<p style="text-align: right;">47</p> <p>1 MR. VOLOSIN: Make a motion.</p> <p>2 MR. WILLIAMS: Second.</p> <p>3 CHAIR: All in favor?</p> <p>4 MR. KANDEL: Aye.</p> <p>5 MR. VOLOSIN: Aye.</p> <p>6 MS. LAHRMAN: Aye.</p> <p>7 CHAIR: Any opposed? The aye's have it.</p> <p>8 Anybody'd like to speak on behalf of this application?</p> <p>9 Anybody like to speak on this application? Going once,</p> <p>10 going twice. Anybody like to speak on this</p> <p>11 application? Hearing none. I'll take a motion to</p> <p>12 close the podium.</p> <p>13 MR. VOLOSIN: Move to close.</p> <p>14 CHAIR: Second?</p> <p>15 MR. KANDEL: Second.</p> <p>16 CHAIR: All in favor to say aye?</p> <p>17 MR. KANDEL: Aye.</p> <p>18 MR. VOLOSIN: Aye.</p> <p>19 MR. WILLIAMS: Aye.</p> <p>20 MS. LAHRMAN: Aye.</p> <p>21 CHAIR: The aye's have it.</p> <p>22 MR. HIMELMAN: Mr. Chairman, thank you</p> <p>23 again. First, I want to thank the Board and your</p> <p>24 professionals, your professional planner, and engineer.</p> <p>25 We thank them for their extensive review of this, and</p>	<p style="text-align: right;">49</p> <p>1 motion to accept this application contingent upon the</p> <p>2 comments from our planner, and the comments from the</p> <p>3 report.</p> <p>4 CHAIR: The engineer.</p> <p>5 SECRETARY: Can I get a second?</p> <p>6 MR. KANDEL: Second.</p> <p>7 SECRETARY: Roll call. Mr. Kandel.</p> <p>8 MR. KANDEL: Yes.</p> <p>9 SECRETARY: Ms. Lahrman.</p> <p>10 MS. LAHRMAN: Yes.</p> <p>11 SECRETARY: Mr. Volosin.</p> <p>12 MR. VOLOSIN: Yes.</p> <p>13 SECRETARY: Mr. Williams.</p> <p>14 MR. WILLIAMS: Yes.</p> <p>15 SECRETARY: Chairman Tighe.</p> <p>16 CHAIR: Yes. Welcome to Sayreville.</p> <p>17 MR. BRUNO: Thank you.</p> <p>18 MR. HIMELMAN: Mr. Chairman. Thank you.</p> <p>19 And the members of the Board.</p> <p>20 CHAIR: Thank you very much for a nice</p> <p>21 presentation.</p> <p>22 MR. HIMELMAN: Yeah. Thank you, Mr.</p> <p>23 Chairman. Always a pleasure seeing you.</p> <p>24 (Meeting concluded)</p> <p>25</p>

1 CERTIFICATE

2 I, Avi Noam Taub, do hereby certify that
3 the foregoing is a true and accurate transcript of the
4 testimonies at the time, place and on the date
5 hereinbefore set forth, to the best of my ability.

6 I do further certify that the transcriber
7 and editor who worked on this transcript are neither a
8 relative nor employee nor attorney nor counsel of any
9 of the parties to this action, and none are a relative
10 or employee of such attorney or counsel, and that I'm
11 not financially interested in the action.

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18 _____
19 AVI NOAM TAUB

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21 Dated: May 30, 2025
22
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24
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