

BOARD MEMBERS PRESENT:

THOMAS TIGHE, CHAIRMAN
KEITH KANDEL
BARRY MULLER, VICE-CHAIRMAN
CHRISTINA SITACA
DANIEL VOLOSIN
JAMES WILLIAMS
JOHN ZEBROWSKI, COUNCILMAN

PROFESSIONALS AND STAFF PRESENT:

ALEXANDER G. FISHER, ESQUIRE, BOARD ATTORNEY
Savo, Schalk, Gillespie, O'Grodnick & Fisher
MATHEW WILDER, P.E., BOARD ENGINEER
Morgan Engineering
PETER VAN DEN KOOY, P.P., AICP, BOARD PLANNER
Acuity Consulting Services, LLC
BETH MAGNANI, BOARD SECRETARY
Borough of Sayreville

STENOGRAPHICALLY REPORTED BY:

DEANNA WIZBICKI

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

2

3 HEILBRUNN PAPE, LLC

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11 --Counsel for the Applicant

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21 A L S O P R E S E N T:

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23 Ling Yang, Property Owner

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I N D E X

WITNESSESPAGE

Zhengrong Wong, Owner
Tenon Auto Service, Inc.

10

Kiera Nissen, PhD, P.E.
French & Parrello

16

PUBLIC QUESTIONS/COMMENT:NAMEADDRESSPAGE

Robert Duffy

113 Merritt Avenue

51, 74

Jeffrey Shaute

116 Merritt Avenue

63

Paula Duffy

111 Merritt Avenue

68

Zbigniew Lesniak

113 Merritt Avenue

71

E X H I B I T S

<u>No.</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
A-1	Colorized Landscape Sheet 4, last revised July 22, 2025	18
A-2	Aerial photograph, dated August 6, 2025	19
O-1	Packet of 13 photographs presented by Robert Duffy	53
O-2	Memo from CME, dated July 29, 2024	55

(Pledge of Allegiance.)

- - -

CHAIRMAN TIGHE: Good evening, call to order the Borough of Sayreville Planning Board meeting of August 6, 2025.

Beth, has this meeting been advertised in accordance with the Open Public Meetings Act?

SECRETARY MAGNANI: Yes, Chairman, it has.

CHAIRMAN TIGHE: Can I have a roll call, please?

SECRETARY MAGNANI: Mr. Kandel?

MR. KANDEL: Here.

SECRETARY MAGNANI: Mr. Muller?

MR. MULLER: Here.

SECRETARY MAGNANI: Ms. Sitaca?

MS. SITACA: Here.

SECRETARY MAGNANI: Mr. Volosin?

MR. VOLOSIN: Here.

SECRETARY MAGNANI: Mr. Williams?

MR. WILLIAMS: Here.

SECRETARY MAGNANI: Councilman Zebrowski?

COUNCILMAN ZEBROWSKI: Here.

SECRETARY MAGNANI: Chairman Tighe.

1 CHAIRMAN TIGHE: Here.

2 SECRETARY MAGNANI: We have a quorum.

3 - - -

4 (Whereupon, the board continued with
5 the agenda as posted.)

6 - - -

7 CHAIRMAN TIGHE: Do we have any Site
8 Plans/Subdivisions?

9 SECRETARY MAGNANI: We have one.
10 Application Number PB25-01, Tenon Auto Services,
11 Inc., preliminary and final site plan, 2069 Highway
12 35, South Amboy, Block 428, Lots 1, 2, 2.01.

13 ATTORNEY PAPE: Good evening,
14 Mr. Chairman, board members, board professionals,
15 and public. Kenneth Pape, of the firm Heilbrunn
16 Pape, on behalf of the applicant this evening.

17 Before we begin the substance of the
18 presentation, I ask if your counsel or secretary can
19 confirm receipt of our notices, confirm that the
20 board has jurisdiction of the application, and that
21 we can proceed.

22 ATTORNEY FISHER: I can confirm all
23 three.

24 ATTORNEY PAPE: Thank you, sir, that's
25 very kind.

1 This is an application to repurpose the
2 existing building, the existing site. I think that
3 all of you have more complete understanding of some
4 of the activities that took place on this property
5 over the last decade.

6 Our clients purchased the property in
7 November of 2024. They abandoned the prior use of
8 the property and the repurposing that they're asking
9 of this board is to use the buildings on the
10 property for the maintenance of their bus fleet.
11 It's not a bus depot. It's not a major repair
12 facility. It's a building where they would maintain
13 a fleet of buses that they would operate from
14 another site.

15 The presentation will be made briefly
16 by Mr. Wong, who is the tenant. He is Tenon Auto.
17 I'm going to ask that he, at the beginning of the
18 presentation describe what his business is, the
19 hours of operation that he proposes, the number of
20 employees, and certain restrictions on his
21 activities that were discussed during the last nine
22 months with Mr. Mashanski.

23 Not that Mr. Mashanski gave anything
24 that said you must do this, but there were
25 restrictions that were suggested and we're going to

1 place that on the record.

2 And, then, Kiera Nissen is here. She
3 is a professional engineer responsible for the
4 presentation of the plans to you. And if we go
5 through her credentials, I'll ask that she assist in
6 the presentation of the site plan and go through
7 your staff reports.

8 And I would be remiss if I didn't
9 identify to you the property owner, 2069 Property,
10 LLC, is represented by Ms. Ling Yang. She is here
11 as the property owner to represent the representative.
12 She is here out of respect for the board; she has no
13 testimony, but I asked that she appear before you.

14 And Mr. Wong, who is here, is the
15 gentleman whose business would be operated from the
16 property which would be bus maintenance.

17 And with your permission, Mr. Chair, I
18 would begin by calling Mr. Wong and we have a series
19 of short questions to go through to make sure his
20 business becomes part of the record.

21 CHAIRMAN TIGHE: That's acceptable.

22 ATTORNEY PAPE: Mr. Wong, if you can
23 come forward, and you're going to be asked to be
24 sworn in. They will ask that you raise your right
25 hand and you're going to confirm to tell the truth.

1 Z H E N G R O N G W O N G, having first been duly
2 sworn, testified under his oath as follows:

3 ATTORNEY FISHER: You're under oath.

4 - - -

5 E X A M I N A T I O N

6 - - -

7 ATTORNEY PAPE: I'm going to ask, if
8 you could, you are the owner of Tenon Auto Service?

9 MR. WONG: Yes.

10 ATTORNEY FISHER: Can we get the name
11 for the record?

12 ATTORNEY PAPE: Yes, they would like
13 your full name on the record.

14 MR. WONG: My name is Zhengrong Wong.

15 ATTORNEY FISHER: How do you spell
16 that?

17 MR. WONG: First name Zhengrong,
18 Z-H-E-N-G-R-O-N-G, last name Wong, W-O-N-G.

19 ATTORNEY PAPE: Mr. Wong, Tenon Auto
20 Services, Inc. is the name of your business,
21 correct?

22 MR. WONG: Yes.

23 ATTORNEY PAPE: And what is that
24 business operation; what will it do at this
25 property?

1 MR. WONG: We're doing the maintenance
2 of bus fleet.

3 ATTORNEY PAPE: Do you provide any
4 maintenance services for anyone other than your own
5 buses?

6 MR. WONG: No.

7 ATTORNEY PAPE: So, this would not be
8 a business that is open to the general public?

9 MR. WONG: No.

10 ATTORNEY PAPE: What type of
11 maintenance do you do on the buses; do you do major
12 repairs?

13 MR. WONG: We have doing the
14 maintenance, no major repair.

15 ATTORNEY PAPE: Light bulbs, tires,
16 windshield wipers, that type of general maintenance?

17 MR. WONG: Yes.

18 ATTORNEY PAPE: Would you agree, and
19 if you agree, this would become part of the record,
20 would you agree that all of the services that you
21 perform on the buses would be inside the building,
22 no services outside of the building?

23 MR. WONG: Yes.

24 ATTORNEY PAPE: That is an important
25 representation, I know that neighbors are going to

1 be very concerned that you do not do any outdoor
2 activities.

3 Do you have established hours of
4 business, business hours that you would like to run
5 your business?

6 MR. WONG: Yes, we are running right
7 now Monday through Friday, eight a.m. to five p.m.
8 We would like to obtain the permission to have the
9 hour on Saturday, if necessary, from eight a.m. to 2
10 p.m., not every Saturday, but just if necessary.

11 ATTORNEY PAPE: Eight a.m. to five
12 p.m. are hours of operation, you're comfortable with
13 those being restrictions on your business?

14 MR. WONG: Yes. But employee may
15 arrive earlier than eight a.m., sometimes seven
16 a.m., but we will not start working before eight
17 a.m.

18 ATTORNEY PAPE: How many workers will
19 you intend to have at the site?

20 MR. WONG: Right now, we have five.

21 ATTORNEY PAPE: Five. That will
22 include the administrative people, the people in the
23 business office, as well as the mechanics?

24 MR. WONG: Yes.

25 ATTORNEY PAPE: And you're comfortable

1 that's the number that you need to operate your
2 business?

3 MR. WONG: For now, yes.

4 ATTORNEY PAPE: Mr. Wong told me that
5 five is the number. I said five is a very small
6 number. I'm going to ask the board for a little bit
7 of opportunity for growth of two additional
8 employees.

9 They don't exist at this time, but
10 we're asking that you could consider a maximum
11 number of employees of seven.

12 No work on Sundays?

13 MR. WONG: No.

14 ATTORNEY PAPE: Closed on Sundays?

15 MR. WONG: Yes.

16 ATTORNEY PAPE: There is a
17 single-family home on the property. It is in the
18 front of the property. Are you prepared to abandon
19 the use of that as a single-family home?

20 MR. WONG: Yes.

21 ATTORNEY PAPE: And I believe that
22 representations have been made in the application is
23 that that will be storage of parts for your
24 maintenance and on the second floor you would like
25 to have an office?

1 MR. WONG: Yes.

2 ATTORNEY PAPE: The office and the
3 storage would not be separate businesses, it would
4 be part of your business?

5 MR. WONG: Yes.

6 ATTORNEY PAPE: And I think the last
7 question is, will there be any other businesses on
8 the property?

9 MR. WONG: No.

10 ATTORNEY PAPE: Just the business that
11 you described to the board?

12 MR. WONG: Yes.

13 ATTORNEY PAPE: Thank you.

14 Mr. Chair, those were the questions
15 that I asked Mr. Wong to be prepared to begin the
16 hearing. He is available to you and the board
17 members now and/or at any time during the meeting.

18 CHAIRMAN TIGHE: Anyone have any
19 questions of Mr. Wong?

20 MR. MULLER: Just one.

21 Mr. Wong, what size is your bus fleet?

22 MR. WONG: It's a coach bus.

23 MR. MULLER: I mean in terms of how
24 many buses?

25 MR. WONG: 15.

1 MR. MULLER: 15 buses. Thank you.

2 CHAIRMAN TIGHE: How big are they?

3 MR. WONG: 45 feet.

4 COUNCILMAN ZEBROWSKI: So, does that
5 mean that there will be a maximum at any one time of
6 15 buses, no more, no less?

7 MR. WONG: Ten, yeah. No more than
8 10.

9 ATTORNEY PAPE: Mr. Wong, where is
10 your bus depot?

11 MR. WONG: The bus depot is in Queens
12 and Brooklyn.

13 MS. SITACA: Excuse me, when you say
14 repairs, can you elaborate more?

15 What about oil changes, where to the
16 environment that it drips; were you doing oil
17 changes and spark plugs and stuff like that?

18 MR. WONG: Yes.

19 ATTORNEY PAPE: Inside the building?

20 MR. WONG: Yes.

21 CHAIRMAN TIGHE: Anyone else have any
22 questions?

23 ATTORNEY PAPE: Thank you.

24 Mr. Wong, thank you.

25 MR. WONG: Thank you, very much.

1 ATTORNEY PAPE: Mr. Wong, you will
2 need to stay through the whole hearing.

3 The professional witness is Kiera
4 Nissen. If we could have Ms. Nissen sworn, we'll
5 share with you her credentials and make a
6 substantive presentation of the proposed revisions
7 to the site.

8
9 K I E R A N I S S E N, having first been duly
10 sworn, testified under her oath as follows:

11 ATTORNEY FISHER: You're under oath.

12 - - -

13 E X A M I N A T I O N

14 - - -

15 ATTORNEY PAPE: Ms. Nissen, take a few
16 moments to share with all, your education, and your
17 professional licensure.

18 ATTORNEY FISHER: Can we get your name
19 spelled for the record?

20 MS. NISSEN: Yes, K-I-E-R-A,
21 N-as-in-Nancy-I-S-S-E-N.

22 ATTORNEY FISHER: Thank you.

23 MS. NISSEN: I received a Bachelors of
24 Science in Civil Engineering from NJIT in 2018, I
25 received a Masters of Engineering in Civil

1 Engineering from Steven's Institute of Technology in
2 2020, and I received my PhD in Civil Engineering
3 from Stevens Institute of Technology in 2023.

4 ATTORNEY PAPE: And, Ms. Nissen, what
5 licenses do you hold?

6 MS. NISSEN: I have a professional
7 engineer's license in the State of New Jersey.

8 ATTORNEY PAPE: Is your license in
9 good standing tonight?

10 MS. NISSEN: Yes.

11 ATTORNEY PAPE: Mr. Chair and board
12 members, I ask that you accept Ms. Nissen as an
13 expert.

14 MR. MULLER: Motion to accept.

15 COUNCILMAN ZEBROWSKY: Second.

16 CHAIRMAN TIGHE: Go ahead.

17 ATTORNEY PAPE: Thank you. I ask that
18 the first thing that you do is identify the exhibits
19 that you intend to rely upon for your presentation
20 and then we'll go through some of your outline.

21 MS. NISSEN: I have two exhibits
22 tonight. I have our landscape plan that is Sheet 4
23 of our submitted site plan set. And I just have an
24 aerial exhibit of the site. The picture was taken
25 or the aerial was taken on March 6, 2025, so this is

1 a recent picture just showing the surrounding area.

2 ATTORNEY PAPE: Counselor, the first
3 exhibit is part of the set, it's been colorized as
4 part of the set. Can we mark it?

5 ATTORNEY FISHER: Yes, if it was
6 colorized, I would mark it.

7 ATTORNEY PAPE: A-1, is that
8 acceptable?

9 So, A-1 is the colorized landscape
10 sheet. What sheet is it?

11 MS. NISSEN: Sheet 4.

12 ATTORNEY PAPE: And if you could read
13 off the last revision date?

14 MS. NISSEN: July 22, 2025.

15 ATTORNEY PAPE: Thank you.

16 - - -

17 (Exhibit A-1, Colorized Landscape
18 Sheet 4, last revised July 22, 2025, was
19 marked.

20 - - -

21 ATTORNEY PAPE: And the second one is
22 not part of the set, it was an exhibit that was
23 prepared for the presentation.

24 What is the date of that aerial
25 photograph?

1 MS. NISSEN: August 6, 2025.

2 ATTORNEY PAPE: Those yellow lines
3 that have been added, those yellow lines were added
4 by your office to identify the perimeter of the
5 claimant's property?

6 MS. NISSEN: Yes.

7 ATTORNEY PAPE: Counselor, A-2.

8 - - -

9 (Exhibit A-2, Aerial photograph, dated
10 August 6, 2025, was marked.)

11 - - -

12 ATTORNEY PAPE: To use the exhibits, if
13 you could begin describe the property generally,
14 describe its location, and the
15 background information before we get to the
16 substance of the site.

17 MS. NISSEN: The property is located
18 on the outbound side of New Jersey Route 35, it is
19 bounded by commercial properties to the north and
20 residential properties to the south. It is block
21 428, Lots 1, 2, and 2.01. It is approximately 1.98
22 acres.

23 ATTORNEY PAPE: And what physical
24 improvements are on the property today?

25 MS. NISSEN: There is a two-and-a-half

1 story residential building fronting the site. There
2 is a shed. And there is a one-story shop building.

3 ATTORNEY PAPE: I think this is some
4 improvements that are called vestigial remnants of
5 the landscape business including some bins and other
6 improvements on the site, all of which are proposed
7 to be removed.

8 MS. NISSEN: Yes, there are a few
9 existing bins to the rear of the property, some
10 existing pavement, some existing gravel, all of
11 which, except some of the gravel is proposed to be
12 removed.

13 ATTORNEY PAPE: And very simply, I
14 described my client's purposes, but lawyers can't
15 testify. So if you were to describe what our
16 client's purposes are for this property?

17 MS. NISSEN: The clients are asking to
18 repurpose the existing site. They are asking, they
19 are planning to remove the existing bins as they are
20 no longer needed, and to repurpose the site as this
21 bus maintenance business.

22 They are also proposing to revegetate
23 the front yard buffers and increase the buffer to
24 the residential properties to the south and reduce
25 the overall impervious area by almost 7,000 square

1 feet.

2 ATTORNEY PAPE: Before we came before
3 this board and over the last year we have been
4 working with other governmental agencies,
5 Ms. Nissen's firm secured a letter of no interest
6 from the New Jersey Department of Transportation and
7 that is part of what we submitted.

8 We also received a letter from the
9 county stating that this is exempt; they have no
10 requirements.

11 It is our understanding that those are
12 the outside agency requirements.

13 If you could, I think there were
14 certain variances that were previously granted for
15 the site. I think we have seven square feet of
16 asphalt for which we would be asking for the
17 variance.

18 Before the hearing, Ms. Nissen and I
19 looked at it, this seven square feet of asphalt is
20 just, we're going to remove that. We just simply
21 don't need it.

22 So no new variances, but if you could
23 just give, what variances were previously granted
24 for the buildings that are on the site, and if you
25 could confirm no exacerbation of any of those.

1 MS. NISSEN: There is an existing
2 variance from the front yard setback requirement as
3 it relates to this existing garage, that 25 feet is
4 required; 21.6 feet was provided. That was from a
5 zoning board approval from March 25, 2001.

6 There is also a variance from
7 providing a 50 foot buffer to residential zones,
8 which was granted from a zoning board approval on
9 March 25, 2001. It was to the rear of the property
10 to this farmland.

11 ATTORNEY PAPE: We have no new or
12 exacerbated variances as part of what we're asking
13 this board to consider?

14 MS. NISSEN: No.

15 ATTORNEY PAPE: I'm going to ask if
16 you could, let's go through elements of the site
17 plan systematically. Grading, what grading, if any,
18 of the site is required to accommodate what our
19 client is asking of the board?

20 MS. NISSEN: We are not proposing any
21 changes to the existing grade.

22 ATTORNEY PAPE: The grading, as is, is
23 functional and stable.

24 MS. NISSEN: Correct.

25 ATTORNEY PAPE: Stormwater management,

1 it's my understanding that there is a stormwater
2 system in place that was built as part of the prior
3 approval.

4 If you could briefly describe that
5 stormwater system, and advise if it continues to be
6 adequate for the proposed use of the site.

7 MS. NISSEN: There is an existing
8 subsurface infiltration basin, approximately here it
9 is shown on the site plan on our existing conditions
10 plan. And it's shown here as where we are not
11 vegetating. It is operating as expected that we
12 have looked at it after rain storms and it seemed
13 there is no accumulation of water.

14 The site is grading towards that area
15 so it is our conclusion that it is operating as
16 designed.

17 ATTORNEY PAPE: You did make a comment
18 that no grading is required, but I know that during
19 our review of the site, we acknowledged that there
20 was some water leaving our site that was entering
21 our neighbor's properties.

22 I think we figured out that there was
23 some blockage of the drainage. On this plan that is
24 being presented to the board, can you state that all
25 of the stormwater that is generated by our site is

1 now directed to the catch basins into that draining
2 system?

3 MS. NISSEN: Yes.

4 ATTORNEY PAPE: There is a landscaping
5 element that is on the plan that you're presenting.

6 I would like to go right to the
7 landscaping. This is a little out of sequence. The
8 landscaping that, there was a landscape contractor
9 here, as you're aware, that landscape contractor may
10 not have run the facility in a way that anyone would
11 be proud, there were materials that were planted
12 that shouldn't have been planted, there were
13 materials that were planted that died, there were
14 materials that were removed from the site.

15 We have a landscaping plan that we
16 would like to offer to both you as a board and the
17 borough, and also to our neighbors. There is an
18 emphasis of the landscaping along a common boundary
19 where we have residential neighbors. There is an
20 increase from 50 feet to 100 feet. Your ordinance
21 has 50. Ms. Nissen and her team found a way to get
22 it up to 100 feet.

23 If you could just take us through the
24 landscaping, begin with the southern border and take
25 us all the way around up to Route 35.

1 MS. NISSEN: We are proposing a
2 significant amount of plantings along the southern
3 border all, as much as we can fit in this strip of
4 our property line without going into the DOT right
5 of way.

6 These are mostly evergreen trees. We
7 are proposing 6 new ornamental trees, 147 evergreen
8 trees, and 30 shrubs. The shrubs are to help create
9 the understory so you could see a wall of green.

10 Like Ken said, the buffer to the
11 residential property, we increased from 50 feet to
12 100 feet, and vegetating as much as we can while
13 avoiding planting on the existing sanitary sewer
14 easement that goes to the property as well as the
15 subsurface infiltration basin.

16 The plants that we are proposing
17 include Green Giant Arborvitae, Colorado Spruce,
18 American Holly, and the Eastern Red Cedar, as well
19 as a couple of others.

20 In addition, we are proposing plants
21 along the frontage of the property to soften the
22 view from the highway.

23 ATTORNEY PAPE: There is on our
24 client's property, a fence that appears to be
25 associated with one of our neighbors.

1 We have no objection to that fence
2 being on our property, and it's my understanding
3 from talking to that gentleman, that in the past a
4 prior property owner may have given him the
5 authority to put the fence on our client's property.

6 And the fence is there for security
7 purposes to keep people who might have been doing
8 untoward things in the neighborhood, out of the
9 neighborhood.

10 We have no objection to the fence
11 continuing, but I wanted to make a point because the
12 fence is on our property, and because the other side
13 of the fence, although it's on our client's
14 property, is used as part of our neighbors, we did
15 landscape it.

16 We could take the fence down. We
17 could replace the fence. We could landscape on the
18 other side of the fence. Whatever our neighbor
19 prefers, we can do. But we did leave the fence
20 that's there in place and we landscaped around it on
21 our side only.

22 With permission, we would never ask
23 to go on someone's property, but with permission, we
24 could go on theirs to do landscaping there if it was
25 requested.

1 Across the rear of the property, what
2 is behind the property, what is back there?

3 MS. NISSEN: That is farmland.

4 ATTORNEY PAPE: And if you could,
5 describe the topography from our side to what's
6 behind us.

7 MS. NISSEN: Right now everything
8 onsite grades towards this system, so there is no
9 water that would be leaving our property towards
10 that rear.

11 ATTORNEY PAPE: And the landscaping
12 that you have is intended to be a buffer, but we
13 have no one living back there?

14 MS. NISSEN: Correct.

15 ATTORNEY PAPE: And it's my
16 understanding that there is some substantial
17 wetlands back there.

18 We can talk about the lighting, the
19 existing lighting and what our client is proposing
20 for lighting.

21 MS. NISSEN: This is one of the
22 waivers we are requesting from the requirements of
23 the borough for lighting.

24 We are proposed to illuminate the shop
25 building where we have one building on, one light on

1 the building, and one pole near the entrance.

2 The pole near the entrance is for
3 anyone turning into the property, and the light
4 on the building is to help illuminate the work area
5 that we are sensitive to any concerns from the
6 neighbors, so we do not want to illuminate this
7 whole area when all of the work is going to be done
8 in this building and the real concern is for the
9 employees coming in and out.

10 ATTORNEY PAPE: And we would be most
11 willing to turn lights off after the employees leave
12 the site unless they were asked to leave them on for
13 security purposes. I think we chose a 3,000 Kelvin,
14 a soft light.

15 MS. NISSEN: Correct.

16 ATTORNEY PAPE: 2,000 Kelvin, that
17 could be adjusted.

18 MS. NISSEN: Correct.

19 ATTORNEY PAPE: And that is part of
20 your design?

21 MS. NISSEN: Correct.

22 ATTORNEY PAPE: Trash and recyclable
23 collections and storage, where would that be?

24 MS. NISSEN: There is an existing
25 concrete pad in the northwest corner of the site

1 where refuse is stored. It is currently picked up
2 by private hauler and that will be continued.

3 ATTORNEY PAPE: And signage, is there
4 any new signage that our client has asked for?

5 MS. NISSEN: There is no proposed new
6 signage, we have proposed two numbers on the
7 two-story building to ensure emergency vehicles can
8 find the property.

9 ATTORNEY PAPE: So, the installation
10 of numerals on the building but there is no, our
11 client has no requirement of assignment, so we're
12 not asking for signage.

13 If you could, a summary of what we
14 just went through. What are the, from your
15 perspective, from a design perspective, what do you
16 see the improvements to the site and to the
17 community from what is being offered?

18 MS. NISSEN: There will be
19 improvements to the traveling public, the site will
20 appear cleaned up, and there will be improved
21 visuals from Route 35. And this jughandle with the
22 increase in plantings, as well as improvements to
23 the residential properties.

24 The additional landscaping will
25 improve and enhance the existing vegetation, and

1 provide more than the required buffering.

2 And as this is a low-intensity use.
3 There will be a reduction in traffic to the prior
4 use, as well as the decrease in impervious surface,
5 so there will be less stormwater runoff off this
6 site.

7 ATTORNEY PAPE: From working with the
8 borough professionals, and talking with some of the
9 neighbors, we learned that the prior occupant,
10 owner/occupant, created a driveway illegally,
11 without any approvals. That driveway came out.

12 If you could just show where that
13 driveway came out, came out on that thin stem of
14 land. There was no DOT permit. There was no
15 permission from the borough. and that activity,
16 amongst other things, damaged landscaping that was
17 in that area. As Ms. Nissen has shown, that area is
18 proposed to be relandscaped, sought edge to edge.

19 We were also asked, and I don't recall
20 who gave the question but we memorialized it, that
21 we put a restrictive covenant on our property, that
22 we record with the county clerk that we have no
23 right of access through that portion of the property
24 so that in perpetuity, that activity that happened
25 improperly, cannot happen again.

1 We would have no objection to working
2 with your counsel to prepare an appropriate
3 restrictive covenant so that does not happen again.

4 We were also, it was also brought to
5 our attention that prior property owners introduced
6 materials on the site and we were told that they
7 believe that materials that were introduced included
8 millings.

9 Our engineers went out to the site,
10 they didn't drill, they went out and they cored 12
11 to 18 inches, and did not find millings. But if
12 there are millings where there is landscaping, it
13 would not be appropriate. So our commitment to the
14 board is wherever landscaping is proposed, we will
15 excavate any material that is not consistent with
16 healthy plants and replace that materials in those
17 areas.

18 We have, other than the information
19 from the neighbors, we do not have first-hand
20 knowledge of that, but the commitment is that when
21 we are landscaping as we're showing, we will make
22 certain that the soils that are not consistent with
23 growth are removed.

24 And I look to you, Mr. Chair and the
25 board, to say how that would be monitored. I would

1 suspect it would be with your engineer, planner, or
2 one of the borough professionals, so that could be
3 confirmed.

4 I think, that's basically we had gone
5 through all the elements of the site plan, and as I
6 promised before we move to the next phase.

7 Is there anything that I missed that
8 you would like to add?

9 MS. NISSEN: Yes. I would just like
10 to add that we have a few waivers, specifically from
11 the, to keep the site in accordance with what was
12 previously approved: A waiver from providing
13 hairpin striping for all parking spaces; and for
14 providing all parking lots and loading area with
15 concrete or Belgium block curbing; and from
16 providing sidewalk throughout the site and along the
17 frontage. That this is largely existing, largely
18 maintaining the existing use of the property, and
19 just that we are restriping the parking spaces for a
20 total of 12 parking spaces.

21 ATTORNEY PAPE: We have no guests. We
22 have no visitors. We have no customers. We have
23 five employees, and I've asked you to allow that to
24 grow to seven. So, the 12 parking stalls should be
25 much more than we would need.

1 And as I indicated, the maximum number
2 of buses that would be stored on the site would be
3 10.

4 And I don't think you pointed to where
5 the bus storage is proposed. Let's do that.

6 MS. NISSEN: That's back here.

7 ATTORNEY PAPE: So, on the other side
8 of the landscape area is where the bus storage is
9 proposed.

10 You've had the opportunity to review
11 the staff reports that were generated by the board's
12 professionals?

13 MS. NISSEN: I'm sorry, I missed the
14 question.

15 Mr. Pape: Have you had the
16 opportunity to review the professional staff reports
17 by the engineer and planner for the borough?

18 MS. NISSEN: Yes.

19 ATTORNEY PAPE: And are there any
20 elements in those plans, anything that is requested
21 by the professionals that you cannot do, or can you
22 comfortably advise the board and the professionals
23 that you can and will address their technical
24 requirements?

25 MS. NISSEN: We can and will address

1 the technical requirements.

2 ATTORNEY PAPE: You also had the
3 benefit of convening with your engineer to go over
4 his report to get a more complete understanding of
5 that so that's not a hollow statement, that's a
6 statement that's been made after reviewing the staff
7 report together with Mr. Wilder.

8 Mr. Chairman, that is your applicant's
9 direct presentation. We are available for
10 examination and welcome where you take us next.

11 PLANNER VAN DEN KOORY: I think you
12 touched on pretty much every question in my report
13 and I thank you for that.

14 One quick question/clarification.
15 Since there's oil changes and other types of
16 maintenance occurring in the building, could you
17 please just briefly describe what type of flooring,
18 is the flooring sealed?

19 ATTORNEY PAPE: It's the interior.
20 It's a concrete floor. We can confirm with
21 Mr. Mashanski to confirm that the floor is intact
22 and the sealing are required.

23 We can certainly add that, but it's a
24 solid monolithic concrete floor.

25 PLANNER VAN DEN KOORY: Okay. Thank

1 you.

2 ATTORNEY PAPE: And the oil changes
3 are inside and the oil is removed by a licensed
4 hauler.

5 CHAIRMAN TIGHE: Anybody else?

6 MS. SITACA: I'm just curious for the
7 neighbors, buses let off exhaust fumes.

8 Do you have like a filtering system or
9 something so that it doesn't travel out into the
10 neighborhood?

11 ATTORNEY PAPE: We would agree that
12 when vehicles are in the building being serviced,
13 they are turned off, and we would agree that there
14 is no idling of the buses in the storage area.

15 They're brought in, they're parked in
16 part of the building, and they are turned off while
17 they're in service.

18 MS. SITACA: But how would you measure
19 it that we would know that it's not affecting our
20 neighbors, the exhaust systems?

21 ATTORNEY PAPE: It would be no
22 different than the traffic that's out on the
23 highway; it would be no different than the vehicles
24 that were previously on this site.

25 What we can do is we can say that there

1 will not be idling. They will come on the site, the
2 motors will be running to get to the site. They'll
3 be turned off. And when they're in the building,
4 they'll be turned off.

5 That's the commitment we can give.

6 MS. SITACA: Because you're saying the
7 fumes from the buses are the same as fumes from a
8 car?

9 ATTORNEY PAPE: No, from the tractors
10 and trucks that were there previously, diesel fumes.

11 CHAIRMAN TIGHE: Anybody else have any
12 questions of the engineer?

13 ENGINEER WILDER: I appreciate you
14 sort of agreed to everything about it, some of the
15 items though, are sort of conditions of approval if
16 you would, so I just want to confirm, so I
17 recommended that trash pickup not occur before eight
18 a.m. or after 6 p.m.

19 That's an acceptable condition?

20 ATTORNEY PAPE: Yes.

21 ENGINEER WILDER: Mr. Wong had
22 mentioned that employees might arrive onsite up to
23 an hour before the site opens.

24 I assume these vehicles when they're
25 backing up are going to have a beeping noise?

1 ATTORNEY PAPE: Employees will be
2 coming in their own cars.

3 ENGINEER WILDER: Right, I just want
4 to make sure no buses are being moved prior to eight a.m.

5 ATTORNEY PAPE: Agreed. No work on
6 buses and no movement of buses prior to eight a.m.,
7 just employees coming to the site.

8 ENGINEER WILDER: Regarding the gravel
9 that you intend to leave onsite, obviously these are
10 large vehicles, the gravel is sufficient to support
11 these vehicles?

12 ATTORNEY PAPE: Mr. Wilder, we are
13 comfortable that it is, but we are, as we indicated,
14 and we had this conversation. If you felt that an
15 asphalt overlay was required, we can do that.

16 Knowing the vehicles that have been on
17 there and the fact that there were very heavy
18 vehicles there for a long time and these buses are
19 empty buses, we did have a comfort level, but we
20 would defer to your guidance.

21 ENGINEER WILDER: I think no issue
22 with the gravel, but I just want to make sure that
23 the property is continually maintained, so if all of
24 a sudden there is running, that it gets repaired
25 quickly because once it starts, if it's not

1 maintained, it will get worse.

2 ATTORNEY PAPE: Understood.

3 Understood.

4 ENGINEER WILDER: And then the last
5 comment I have is relative to the thinning of the
6 vegetation. Again, I appreciate you reading my
7 comments in my letter, that obviously any healthy
8 vegetation that is damaged or removed during the
9 thinning process, that will be replaced in
10 accordance with the borough requirements.

11 ATTORNEY PAPE: Borough requirement,
12 and one thing we would like to discuss with the
13 board, we're offering various evergreens as the
14 primary planting material, but we have some existing
15 trees, we'd like to save what we can.

16 We would like to be able to work with
17 the borough to create a more complete understory. I
18 think that in addition to all that is shown, I think
19 that an understory of where those existing trees
20 that are going to be thinned and saved, the
21 understory would be beneficial.

22 And we hope there would be no issue
23 with that and we can do it under your supervision.

24 ENGINEER WILDER: That's all I have,
25 Mr. Chair.

1 COUNCILMAN ZEBROWSKI: The stormwater
2 system, you indicated that there was a blockage and
3 it has been cleared.

4 Can you explain what that blockage
5 was, and how it impacted the stormwater system at
6 that time, and also the follow up, has there been
7 testing to ensure that in fact it is now operating
8 efficiently?

9 ATTORNEY PAPE: I know some of what
10 was causing the problem and I know that the last
11 property owner actually brought in berms and planted
12 materials over portions of the draining system,
13 that's been removed. I don't know as to the actual
14 inlets and what activity, that's you.

15 MS. NISSEN: Yeah, so the blockage can
16 discuss and the, so your question was about
17 testing of the system?

18 COUNCILMAN ZEBROWSKI: It was
19 two-fold. Number one, what was the type of blockage
20 and how was it cleared?

21 And secondarily, has it been tested
22 afterwards to show that the system is running
23 efficiently?

24 MS. NISSEN: So, the water primarily
25 gets to the system through inlets, I looked at the

1 inlets myself, they are clear that there was
2 blockage over the top of the system and there was
3 some.

4 I believe some grading like things in
5 this portion of the site were not necessarily
6 directed towards the system. Now all the grades
7 flow this way and there is no more berm on top of
8 the system and the inlets are clear.

9 My colleague went to the site after a
10 lot of heavy rain and visually inspected the system
11 to ensure that the system is draining in the time
12 you would expect and that it is functioning as we
13 would expect.

14 COUNCILMAN ZEBROWSKI: Now, when that
15 water goes into the drainage system, it must be,
16 it's a system, there's a system under there, how
17 does that system operate because that system had to
18 be impacted by all that blockage.

19 MS. NISSEN: So, the system is a, this
20 was from the approved 2001 plan, we did not design
21 this system, so what was designed was a system with
22 perforated pipe and stone.

23 So the idea is the water will go in
24 the HDP pipe and stone can hold the structural loads
25 but water will go in and slowly infiltrate. From

1 what we have observed, it is still operating as it
2 is draining in the appropriate time.

3 If material got in there, I can't
4 necessarily say.

5 ATTORNEY FISHER: Is there an
6 operations and maintenance manual currently for the
7 system?

8 ATTORNEY PAPE: Counsel, and engineer,
9 it occurred to me as your line of questioning, the
10 O & M manuals, the operations and maintenance
11 manuals that are now mandatory by state law weren't
12 mandatory when that system was created in 2001.

13 We're here before you in 2025. We
14 have no issue with creating an O & M manual. The
15 O & M manual imposes the responsibility of the
16 maintenance on the property owner in perpetuity and
17 the annual reporting to the borough. And if I
18 didn't offer it, I would be sharking you.

19 COUNCILMAN ZEBROWSKI: A different
20 question related to circulation. The coach bus, a
21 coach bus is a full-size bus, correct?

22 In order to be able to access getting
23 into and out of the site, can you explain to me how
24 that process will, and will it impact traffic on
25 Route 35, which is a rather heavily traveled road?

1 MS. NISSEN: So, on the last sheet of
2 our site plan, I do show the circulation for a 45, a
3 slightly more than 45 foot long bus, but they have
4 no problems operating this turn, there is no backing
5 up back and forth over there, there is some
6 maneuvering that's why we have this area of gravel
7 that buses will be able to pull in and use this area
8 as kind of a turn around to maneuver on the site,
9 but there should be no issue for them turning into
10 the road off Route 35.

11 COUNCILMAN ZEBROWSKI: How would they
12 get onto Route 35?

13 Would that be the same case?

14 ATTORNEY PAPE: Sir.

15 COUNCILMAN ZEBROWSKI: I'm sorry, I'm
16 not talking into the mic. I said is it similar for
17 entrance, entries onto Route 35 because I don't know
18 exactly, again I prefer they not be going into two
19 lanes of traffic.

20 MS. NISSEN: I don't remember if that
21 is on our plan but I have run it and it is fine.

22 ATTORNEY PAPE: And we did take the
23 plan to the Department of Transportation, the plan
24 that you're looking at we took to the Department of
25 Transportation in March, they issued a letter of no

1 interest stating they have no physical requirements.

2 COUNCILMAN ZEBROWSKI: And my final
3 question, counsel, diesel engines require warming,
4 so you indicated that they would not be idling, but
5 I think it probably would be necessary for a bus to
6 idle in order not to damage the vehicle.

7 Is that not the case?

8 So would you be correct when you said
9 there would be no idling in the storage area?

10 ATTORNEY PAPE: You need to help me.
11 So the question of the councilman is do you need to
12 operate, does the bus need to warm up before you
13 move it into the garage?

14 MR. WONG: Usually when you start a
15 bus, it takes one to two minutes to build up the
16 air.

17 COUNCILMAN ZEBROWSKI: Is that the
18 same case in the cold weather?

19 MR. WONG: Yeah, that's only not
20 warming up the engines just to build up the air
21 because of the brake system, the air system, we need
22 to take one to two minutes to build up the air?

23 COUNCILMAN ZEBROWSKI: Thank you.

24 MR. MULLER: Just want to be clear,
25 there is not going to be any fueling pumps on the

1 site at all?

2 ATTORNEY PAPE: No.

3 MR. MULLER: Did you monitor the
4 drainage and stormwater situation during the past
5 flooding that we had over the past two weeks?

6 I know we got quite a bit of rain.

7 MS. NISSEN: I did not see, I was not
8 onsite during the last two weeks. I was able to
9 observe the system this week and there was no
10 accumulation of water in the system.

11 MR. MULLER: How many bus parking
12 spots do you have towards the southern portion of
13 the property?

14 ATTORNEY PAPE: Ten.

15 MR. MULLER: There is 10 bus parking
16 spots?

17 ATTORNEY PAPE: Ten storage spots.

18 MR. MULLER: And those are the ones
19 that are, I'm looking at the site plan, they're
20 toward the south of the property towards Merritt
21 Avenue?

22 MS. NISSEN: It might be easier if
23 you're looking at the site plan on the circulation
24 plan which is the last sheet --

25 MR. MULLER: I'm there.

1 MS. NISSEN: I drew rectangles to see,
2 kind of each one that was the rectangle represents
3 the dimensions of the bus and how they would fit in
4 there, it's very.

5 MR. MULLER: It looks tight and it
6 looks like there is only eight on here; am I not
7 seeing
8 the right?

9 ENGINEER WILDER: The easternmost one,
10 they're showing the vehicle going into, so there is
11 one there and there.

12 MR. MULLER: Okay. Because I know one
13 of the problems we had with this site that was
14 impacting the residents, one certainly was the
15 drainage, which we hope has been corrected, the
16 blockage.

17 The second one was dust from material
18 that the prior property owner had stored and that
19 was pretty, I think that was almost creating a
20 public nuisance. I just don't want to substitute
21 dust for fumes from these busses and I'm just asking
22 is there any other place to locate these buses that
23 would have less of an impact to the neighbors from
24 the south, particularly towards Merritt Avenue.

25 ATTORNEY PAPE: Is there sufficient

1 dimension here for bus storage?

2 MS. NISSEN: I'm not sure. I believe
3 we were using that area to ensure the buses could
4 pull in. I would have to double check if we could
5 move some into that area.

6 MR. MULLER: Okay, because when you
7 look at all the parking spots, it looks like it
8 would be very difficult if you had to take a bus
9 that is parked in one of the southernmost spots and
10 move it into, it seems like it's a really tight area
11 for 10 buses, and it seems like a lot of moving
12 things around, it's going to create a lot fumes and
13 whatnot.

14 I know we've had issues with fumes
15 with our school buses, too because they park the
16 buses near residential areas and people are really
17 impacted by that. So that's my concern, that we're
18 trading dust now for fumes and I want to make sure
19 that we're doing everything we can to minimize that
20 impact.

21 My last issue is I know that you
22 mentioned the word that you would address all of the
23 technical requirements in our professional's
24 reports, so I want to make sure we clarify there
25 will be compliance, it's not just addressing, you're

1 going to comply with the requirements that our
2 professionals put in our reports?

3 ATTORNEY PAPE: Again, resolution
4 compliance, yes, sir.

5 MR. MULLER: Okay, thank you.

6 MR. VOLOSIN: The existing buildings,
7 what condition are they in and are you planning any
8 improvements?

9 ATTORNEY PAPE: All of the buildings
10 are quite structurally sound, we didn't plan on
11 doing anything, there might be some paint that is
12 necessary, but they're not in poor shape at all and
13 they're all sound. The residence won't be a
14 residence, it would be --

15 MR. VOLOSIN: Going back to the oil
16 change area, you're talking about the surface being
17 sealed, are there curbs around for containment for
18 any kind of spill?

19 ATTORNEY PAPE: There is not
20 containment, there are curbs inside the --

21 MR. VOLOSIN: If there were a spill,
22 they're usually around a little curb, a 6 inch curb
23 going around an area where is seeping oil, is that
24 part of the --

25 ATTORNEY PAPE: It isn't currently,

1 it's something that we could add, particularly, we
2 would have to, it would be a mountable soft curbs
3 that we would travel over so when you're inside the
4 building there would be a curb around where the
5 doors are.

6 We could do that. Who would we work
7 with on that, would that be construction or your
8 office?

9 ENGINEER WILDER: You could work with
10 my office, we'll figure it out for the best
11 solution.

12 I don't know if there are portable
13 mats that can be rolled out. I also don't want to
14 create a tripping hazard or anything like that, but
15 certainly we want to ensure that those spills do get
16 outside of the building.

17 ATTORNEY PAPE: Understood.

18 ENGINEER WILDER: To address some of
19 the board members concerns with this stormwater
20 system and sort of how it has been taken care of or
21 lack thereof in the past, my letter had asked that
22 you guys do a video inspection of the sewer line to
23 ensure that it's in sufficient condition.

24 Would you agree to do the same thing
25 for the stormwater system to actually look to see if

1 there was anything accumulated in the bottom of the
2 drainage system?

3 ATTORNEY PAPE: Sure, video of the --

4 ENGINEER WILDER: Yeah, so just go
5 down the inlets, go through the pipe and then again
6 to the bottom of the system to make sure you don't
7 see standing water, you don't see a lot of sediment
8 that has been accumulated. If it has been, you
9 know, you can get a vac truck, distribute it.

10 I think that in connection with the
11 O & M manual would put a lot of the, would address a
12 lot of the concerns relative to stormwater.

13 ATTORNEY PAPE: Yes.

14 ENGINEER WILDER: Okay.

15 CHAIRMAN TIGHE: Anybody else?

16 MR. WILLIAMS: I have one question.
17 The buses that are, the fleet, they're newer
18 versions, so they do have clean air technology,
19 right?

20 MR. WONG: Yes.

21 MR. WILLIAMS: So, that means they're
22 a lot safer than buses 20 years ago, diesel buses
23 that you're thinking of, as a diesel technician I'm
24 pretty familiar with this, so I know it's a lot
25 different nowadays also.

1 That was it.

2 CHAIRMAN TIGHE: Anybody else have
3 anything for the client or the engineer?

4 If you don't mind, I'll open it up to
5 the public.

6 MS. SITACA: Motion to open up to the
7 public?

8 COUNCILMAN ZEBROWSKI: Second.

9 CHAIRMAN TIGHE: We have a motion and
10 a second. All in favor?

11 BOARD MEMBERS: Aye.

12 CHAIRMAN TIGHE: Any opposed?

13 The ayes have it.

14 If you want to speak, come up to the
15 microphone, present your name, your address, and any
16 other pertinent information you have with you.

17 Good evening.

18
19 MR. DUFFY: Robert Duffy, 111 Merritt
20 Avenue, Sayreville, New Jersey.

21 I want to thank the council. I'm not
22 as professional as Mr. Pape is, but I'm going to try
23 my best. I'm going to try to paint a picture so
24 everybody can see what's going on like you were
25 living there.

1 I have a few questions for the
2 property owner first before I get into everything.

3 ATTORNEY FISHER: If you're going to
4 give testimony, it might be better to have you
5 sworn.

6 So, you can raise your right hand?

7

8 R O B E R T D U F F Y, having first been duly
9 sworn, testified under his oath as follows:

10

11 MR. DUFFY: My wife says yes.

12 Mr. Wong, do you have a -- hold on one
13 minute. Do you have an EPA number? Environmental
14 Protection Agency number, registered number?

15 MR. WONG: Not yet.

16 MR. DUFFY: You don't have that.

17 Do you have any kind of ventilation in
18 the building for exhaust? Ventilation fans?

19 ATTORNEY PAPE: If the building does
20 not have it and that's the commitment that there is
21 is no --

22 MR. DUFFY: I will read --

23 ATTORNEY PAPE: Let me finish the
24 answer.

25

1 MR. DUFFY: I will read. Hazardous
2 waste management, which this town doesn't have, but
3 the state has, and he goes under the state. Bus
4 repair shops like any other vehicles repaired,
5 facilities generate hazardous waste through various
6 activities such as oil, solvents, and other waste
7 materials.

8 Requirements obtaining an EPA ID
9 number, proper waste detention and recordkeeping,
10 proper storage and hazardous material waste,
11 providing proper training and employees handling
12 hazardous waste, employees. Developing and
13 maintaining congravity (sic) plan, I don't know what
14 that is, but I'm just trying to show you, he is in
15 business since November and nothing of this has been
16 done, nothing, zero, okay.

17 I have -- he does a lot more than just
18 change oil and stuff. He cleans engines, turns
19 around and pressure washes buses. That's going on
20 the regular ground.

21 I have pictures here. I don't have
22 one for everybody like we did the last time, but I
23 do have pictures you could circulate. Men cleaning
24 the buses with air pressure.

25 He was granted --

1 ATTORNEY FISHER: Quick question, how
2 many different photos are in there?

3

4 MR. DUFFY: I got 13.

5 ATTORNEY FISHER: 13 separate
6 different photos, okay.

7 So, let's mark that as O-1. And that
8 will be a package of 13 photos.

9

10 - - -
(Exhibit O-1, Packet of 13 photographs
11 presented by Robert Duffy, was marked.)

12

13 - - -
MR. DUFFY: The last time we were in
14 front of you, the other neighbor, Jeff, made a whole
15 booklet for everybody.

16 On the plans that they gave to you or
17 they showed us, was city buses, these are coaches,
18 not city buses. Coach -- city buses run from 12,000
19 to 18,000. These coaches run from 18,000 to 40.
20 And they're much longer and taller, bigger engines.

21 Now, I also wanted to let you know
22 that I'm going to ask Mr. Pape a question.

23 Mr. Pape, were you at my house the
24 night before the original meeting which would be
25 June 17?

1 ATTORNEY PAPE: I was at your house on
2 June 17.

3
4 MR. DUFFY: Did you notice any smoke
5 coming from the building, their main building.

6 ATTORNEY PAPE: There was smoke coming
7 from the main building.

8
9 MR. DUFFY: Thank you. I appreciate
10 that.

11 This is what I'm telling you, I'm
12 trying to draw a picture, a lot of this stuff that
13 they do is not enforceable. You can break the law
14 every day unless you're sitting there watching.
15 That's not our job. Our job is to live peacefully.
16 I understand they went from 50 to 100 feet, that's
17 great.

18 Do you know that property has four
19 sides to it? Where did they put the buses? The
20 residential side. They could put those buses up top
21 in front of their office building. No, they gotta
22 put it by our houses.

23 And Mr. Wong knows. His attorney was
24 in contact with Andy and Kirk Miick of the township
25 and Kirk Miick, this is before they bought the

1 property, Kirk Miick gave them, actually e-mailed it
2 to them, three pages from CME that that property had
3 to be cleaned up before they bought it. Mr. Burlew
4 was supposed to do this.

5 ATTORNEY FISHER: Let's enter that as
6 Exhibit O-2. And you have the date of that memo?

7 CHAIRMAN TIGHE: The date of the memo,
8 please?

9 Do you have a date on that?

10 MR. DUFFY: This was March -- July 29,
11 2024.

12 - - -
13 (Exhibit O-2, Memo from CME, dated
14 July 29, 2024, was marked.)

15 - - -
16 MR. DUFFY: So, what I'm saying is,
17 they want to be great neighbors, they want to be the
18 best neighbors. Well, they didn't show it yet and
19 they're there 6 months. If they only put a shovel
20 in the ground, it would have been something, they
21 did nothing.

22 And then you talk about the runoff,
23 the runoff on that property is because of the road
24 they, Burlew put in is packed down, that's why the
25 trees are dying. It has to be taken out so that the

1 trees -- it's in that report from CME.

2 CHAIRMAN TIGHE: Didn't they just say
3 that they were going to do that?

4 MR. DUFFY: They said they were going
5 to do it. They said they were going to fix that
6 before they -- when they bought the property to Kirk
7 Miick, Andrew also. They gave them the okay to
8 operate with three buses.

9 ATTORNEY PAPE: No, they did not.

10 MR. DUFFY: That's what Kirk Miick is
11 telling me.

12 ATTORNEY PAPE: We were told we were
13 not allowed to operate at all.

14 MR. DUFFY: Well, then they've been
15 operating wrong for 6 months, they shouldn't have
16 been operating. Period.

17 So, what I'm trying to tell you is how
18 do we trust these people? Once you give them the
19 okay to do it, how do we keep them confined? You
20 can't. You can't. It's not enforceable.

21 Best thing to do, knock it down. Let
22 them go somewhere else. You're in litigation now
23 with this town with buses. We don't need another
24 one on our hands.

25 And I know this is a different

1 application, but we, as neighbors are not going to
2 stand there and take pictures. We got lucky, all
3 the things in those pictures are wrong, the bus,
4 city buses, I got a picture of a city bus in there,
5 and I got pictures of their buses. These are
6 Coaches.

7 Thank you.

8 CHAIRMAN TIGHE: You're welcome.

9 ATTORNEY PAPE: Mr. Chair, just a
10 couple of clarifications on some of the comments
11 that remain.

12 In January there was a letter that was
13 issued by Mr. Mashanski about very limited
14 activities that could take place on the property.
15 The activity that was identified in that letter was
16 what was followed, I think in the spring, there were
17 violations of that, it was brought to my attention,
18 Mr. Mashanski's attention, and it was stopped
19 immediately.

20 CHAIRMAN TIGHE: It was enforceable.

21 ATTORNEY PAPE: Mr. Mashanski
22 contacted me and said you can get him to stop or
23 we're going to go out there and stop him and I
24 notified them and they stopped immediately. It was,
25 they had, I think three buses that were on the

1 property and the direction was you were allowed to
2 have one inoperable bus on the property at the time.

3 So, Mr. Duffy is questioning their
4 veracity and their trustworthiness. I'm not here to
5 testify to either one of those, but the borough has
6 the enforcement powers and you have bonding powers,
7 and you have the ability to withhold the certificate
8 of occupancy until your engineer, your planner, and
9 your zoning officer are satisfied.

10 That's not intended to be my
11 summation, just a response.

12 CHAIRMAN TIGHE: Anyone else would
13 like to speak from the public?

14 MR. MULLER: Mr. Chair, can I ask
15 Mr. Pape a question?

16 Mr. Pape, what was the smoke coming
17 from that night that you witnessed from the
18 building?

19 ATTORNEY PAPE: There was a bus that
20 had come on the property and I believe we were
21 standing on the property line looking through the
22 trees, I think that's what we saw, I think we saw
23 exhaust coming out of a bus.

24 MR. MULLER: Out of the building where
25 the bus was?

1 ATTORNEY PAPE: I think it was out of
2 a bus that had just come on the site.

3 MR. MULLER: And what about the issue
4 with the ventilation in the building? Do you have a
5 response to that?

6 ATTORNEY PAPE: The vehicles are
7 turned off when they're in the building.

8 MR. MULLER: So, you don't have to
9 turn the vehicle on at all in the building?

10 ATTORNEY PAPE: To get it out you open
11 the door.

12 COUNCILMAN ZEBROWSKI: Mr. Pape, while
13 you're up, just one question. Your observation of
14 that bus, what time of day was that?

15 ATTORNEY PAPE: Late afternoon.

16 MR. DUFFY: The meeting was at 4 and
17 we were outside talking before we started.

18 I have a few other things to rebuttal,
19 and I thank you for the opportunity.

20 Mr. Wong, do you have restroom dumping
21 there? Your buses have restrooms?

22 MR. WONG: Yes.

23 MR. DUFFY: Do you dump them there.

24 MR. WONG: No.

25 MR. DUFFY: Fire safety regulations.

1 do you have a fire permit to operate?

2 Did the fireman come in and give you
3 an inspection?

4 MR. WONG: We do have the fire
5 extinguisher issue?

6 ATTORNEY PAPE: It would be part of
7 the certificate of occupancy program.

8
9 MR. DUFFY: But they're operating now,
10 they're operating now, how could they be trusted.

11 This is a very important question.
12 How long would a nonoperable bus be on your
13 property? Bus that don't run.

14 MR. WONG: I cannot give you the exact
15 number, it depends on the bus is about a couple of
16 days.

17
18 MR. DUFFY: Another part that you
19 can't enforce. They could always say they are
20 waiting for a part and the bus can be there for
21 months and years.

22 Do you have a permit for the trailer
23 that is on your property?

24 MR. WONG: Trailer?

25

1 MR. DUFFY: Yeah, a permit.

2 MR. WONG: We don't have a trailer on
3 the property.

4 MR. DUFFY: You'll see it in the
5 pictures, there's a trailer.

6 ATTORNEY PAPE: We have a letter from
7 Mr. Mashanski that says we're allowed to have one
8 trailer to be used for storage of --

9 MR. DUFFY: Okay --

10 ATTORNEY PAPE: There is a letter from
11 Mr. Mashanski from January that says we're allowed
12 to have one trailer for storage of tools and it was
13 temporary until occupancy began.

14 MR. DUFFY: Just asking. So, I don't
15 understand our enforcement agency in town.

16 Mr. Pape says they had no authority to
17 operate, but yet they have authority to have a
18 storage trailer on the property. One goes with the
19 other. You know what I mean?

20 One more question. Mr. Pape covered
21 this and I'm just going to reask again.

22 Can we have a deed restriction on the
23 deed, no driveway on the southern portion of that
24 property?

25 It was memorialized in 2001 and

1 Mr. Burlew just ignored it and that's when all the
2 problems started.

3 Thank you.

4 CHAIRMAN TIGHE: Anyone else from the
5 public would like to speak.

6 MR. MULLER: I was going to ask
7 Mr. Duffy a question.

8 Mr. Duffy, how many buses have you
9 seen parked on the site at any given time?

10 MR. DUFFY: Five.

11 MR. MULLER: And what are the fumes?

12 MR. DUFFY: Ask Mr. Ken, he was at my
13 house and seen the fumes, I told him, we live with
14 that and he got upset because --

15 MR. MULLER: Well, forget about the
16 fumes, the smell --

17 MR. DUFFY: Yeah, the fumes are
18 terrible. I'm trying not to go over everything.
19 Other neighbors will take each part because it
20 affects them the most. And the fumes are -- and if
21 they park eight buses there and the workers come in
22 in the morning and eight buses start in the morning,
23 look what kind of fumes you're getting.

24 MR. MULLER: The storms we had
25 recently, have you seen an improvement in the

1 drainage?

2 MR. DUFFY: No. Jeff will tell you
3 that, go to his house.

4 Thank you very much. I'm trying to be
5 calm.

6 ATTORNEY FISHER: Let me swear you in.

7

8 J E F F R E Y S H A U T E, having first been duly
9 sworn, testified under his oath as follows:

10 ATTORNEY FISHER: You're under oath.

11 MR. SHAUTE: Mr. Duffy said most of
12 everything, but there are questions that I have.

13 Let's start from the back first, I
14 have a really stupid question. If you're only going
15 to work until 5:00 at night, why would you need more
16 lighting in the garage?

17 ATTORNEY PAPE: Only for security
18 purposes. And we indicated that we would turn it
19 off when the employees left unless asked to keep
20 them on.

21 MR. SHAUTE: They have not been
22 working from eight to five, they're there until
23 7/8:00 at night.

24 On the weekends, I'm usually down the
25 shore, but when I come home on Sunday night at 5:00,

1 they're still working. That's on Sunday. Can't
2 account for every Sunday, but there's been quite a
3 few.

4 So, when they're telling you they're
5 not, they are. Like Duffy says, we can't be the
6 police for these people.

7 As far as the drainage, I don't know
8 when you look at something, usually if you want to
9 see if there's water, you go after it rains. You
10 didn't look at my house and that's where the water
11 is coming through the backyard.

12 I spent over \$6,000.000. First I had
13 to build a berm in my yard to keep the water away
14 from my house, now that the water ran close to my
15 house, the sand along the side of the back of the
16 house is settled so we had to put more dirt in
17 because when the water that does rain seeps into the
18 basement still.

19 The roadway is the problem. It's been
20 graded improperly. Burlew threw a couple of bucket
21 loads of dirt there, they keep some of the water
22 out, but it still comes through the yard, especially
23 with heavy rains.

24 As I told you last year, I've been
25 there since 1998, never had water in my yard before

1 with that roadway, it's gotta be addressed, somebody
2 please address it.

3 This thing with the power washing, can
4 I ask you, do you know where the sanitary sewer is
5 on the property?

6 Do you know where it is?

7 MS. NISSEN: Yes.

8 MR. SHAUTE: Why don't you show him
9 where it is?

10 ATTORNEY PAPE: The sanitary?

11 MR. SHAUTE: The sanitary. Show him
12 where it starts between the buildings.

13 You see that spot in between the
14 buildings there, they're power washing the buses
15 there. I've got a picture on my phone. I couldn't
16 get it developed today quick enough.

17 CHAIRMAN TIGHE: That's not like you.

18 MR. SHAUTE: I can't act that quick
19 and I'm not going to keep watching them. They have
20 a bunch there with all the doors open, the engine
21 compartment open, and he's power washing, and you
22 know where it's going, into the sanitary sewer
23 because the cover is off.

24 Don't tell me you're not dumping the
25 toilets there. I don't know if you can see in those

1 pictures, there's a 2 inch PVC pipe that comes out
2 of the building and runs to the sanitary sewer.

3 I don't know what that's for, but I
4 would have to suggest they're emptying their waste.
5 I can't go onsite to prove it, but I'm going to
6 guess that.

7 As far as the asphalt grindings, it's
8 rained so hard in the front of the yard the asphalt
9 grindings are showing up because the dirt washed
10 away. They gotta get rid of the asphalt grindings
11 to do any kind of vegetation.

12 You said you core board?

13 ATTORNEY PAPE: 12 to 18 inch
14 examination.

15 MR. SHAUTE: You have the notes from
16 our last meeting with Burlew? I showed you the
17 pictures of the dozer pushing the grindings in
18 there, you all saw it, it was over a foot deep,
19 there was over 50 tandem loads. I showed you the
20 pictures. I don't know where you're core boarding,
21 but it's there and that's probably your drainage.

22 The water runs over the top of that,
23 you can't get into the ground, any dirt that's at
24 the bottom of the hill is over the drain, it's
25 perked through, and it's probably clogged.

1 Somebody's gotta put a camera in there.

2 I don't know how you are going to get
3 in there because the unit's on one side, the
4 outlet's on the other side. And the water coming
5 out of the outlet is flooding Dieker's Farm.

6 So the drainage system isn't working
7 properly because it's not coming out of the outflow,
8 it's going over the outflow.

9 I don't know what else I can tell
10 yous, but if you let this thing go through, we're
11 going to be here, I'll be in court with this next
12 time and I don't want to spend anymore money.

13 That's pretty much all I have to say.

14 And as far as fumes, when they work on
15 the buses, they're not changing windshield wipers
16 and cleaning windows, they're changing motors.
17 Okay, when you're changing a motor, what's the first
18 thing you do? You start it up to make sure it runs
19 right. And what do you do with that? You rev it
20 up, and you rev it up for five minutes until it gets
21 hot. So your diesel guy', am I wrong?

22 MR. WILLIAMS: You're not wrong.

23 MR. SHAUTE: Okay, enough said.

24 Thank you.

25 CHAIRMAN TIGHE: Anybody else from the

1 public like to speak? The gentleman with the
2 fedora, the lady.

3 ATTORNEY FISHER: Name and address.

4 MS. DUFFY: Paula Duffy, 111 Merritt
5 Avenue.

6 ATTORNEY FISHER: Are you just asking
7 a question or are you giving an observation?

8 MS. DUFFY: I'm going to ask a
9 question and then I'm going to read something.

10 ATTORNEY FISHER: Okay, let me swear
11 you in.

12

13 P A U L A D U F F Y, having first been duly
14 sworn, testified under her oath as follows:

15 ATTORNEY FISHER: Okay, you're sworn.

16 MS. DUFFY: Thank you.

17 What is the difference between
18 maintenance and repair?

19 Are you only changing oil there?
20 You're changing tires, cleaning the inside of the
21 buses? I mean, so if the buses come and the
22 bathrooms are full, you just leave them like that?

23 MR. WONG: Yes.

24 MS. DUFFY: So, you just change the
25 oil there?

1 MR. WONG: Change oil and then do the
2 most maintenance, for major repair we're going to
3 the dealership.

4 MS. DUFFY: Maintenance such as what?

5 MR. WONG: Oil change.

6 MS. DUFFY: So, that's all you do is
7 oil change?

8 MR. WONG: Oil change, and then do the
9 small fix.

10 MS. DUFFY: Small fix like what?

11 MR. WONG: No engine part because our
12 engines and transmissions are going to the
13 dealership.

14 MS. DUFFY: Okay, I'm just going to
15 basically sum up what everyone else, my husband and
16 my neighbor Jeff said.

17 I'm curious as to why someone is
18 allowed to purchase a property, operate on it, and
19 then ask for changes and variances.

20 Shouldn't these variances and waivers
21 be obtained before they begin operating their
22 business?

23 The company in question here has not
24 fulfilled the issues of buffering the property from
25 the residential neighbors along the jughandle, or

1 removing the millings, which would prevent growth of
2 any kind.

3 They only made a point, they came to
4 our house to let us know they want to be good
5 neighbors. Good neighbors without pressure would
6 fulfil their obligations, which their attorney knew
7 about before the purchase.

8 They currently own a bus company.
9 they should be aware of the environmental issues
10 which need to be addressed.

11 Who told them it was permissible to
12 operate outside the parameters of regulations?

13 The property does not meet their needs
14 without variance or waivers, which compromise the
15 health and standard of living of Sayreville
16 residents who have lived there for over 30 years.

17 It's like Déjà vu, once they're on
18 that property, the owners merrily go on their way
19 blissfully ignoring codes and regulations.

20 Why do we have to bring these items to
21 their attention and yours? Who's going to ensure
22 that they do not exceed the codes and regulations?
23 Why do we, the residents of Sayreville, have to
24 monitor this business as we had to do in the past
25 for four years?

1 Nowhere in my tax bill is there a
2 discount for code enforcing. Quite simply, it's a
3 time to say no. We, the residents of your town do
4 not deserve to be bullied and ignored, and then
5 dragged once again into litigation to secure the
6 health, wellbeing, and environmental safety of our
7 families and our neighbors.

8 Thank you.

9 CHAIRMAN TIGHE: You're welcome. Sir.

10

11 Z B I G N I E W L E S N I A K, having first been
12 duly sworn, testified under his oath as follows:

13 ATTORNEY FISHER: You're under oath.

14 MR. LESNIAK: I live on 113 Merritt
15 Road, my name is Zbigniew Lesniak.

16 ATTORNEY FISHER: How do you spell
17 that.

18 MR. LESNIAK: Z-B-I-G-N-I-E-W, last
19 name is L-E-S-N-I-A-K.

20 ATTORNEY FISHER: And your address,
21 again?

22 MR. LESNIAK: 113 Merritt Avenue.

23 ATTORNEY FISHER: Thank you.

24 MR. LESNIAK: While the smoke is
25 undisputable, there is so much smoke coming in from

1 diesel engine and wintertime it's even worse because
2 engine gotta be heated up and engine diesel engine,
3 it pump, it is regulated perfectly, maybe going to
4 be less smoke, but they never going to get it
5 perfect.

6 That's why you see on the parkway,
7 either blue smoke or black smoke coming from the
8 diesel engine.

9 This is something going on with this
10 operation. You could imagine, if I go with one bus
11 on the front of they house and park and around the
12 engine in the morning, like this morning today 7:45
13 exactly, I can start the engine and run Monday maybe
14 3:00, 2:00, I don't remember the time I forgot my
15 telephone, I have my telephone.

16 He rev up the engine and beep, beep,
17 beep this morning was beep, beep, beep, too because
18 the state law. Before then, I don't know who
19 stopped them, but they run the engine for 2, 3
20 hours. 2, 3 hours, not one, couple of engine 2, 3
21 hours and evidently somebody told them it's the
22 state law 3 minutes, not longer, you supposed to run
23 the engine. That is another thing.

24 And they told me they going to
25 maintain the property over the fence, I got poison

1 ivy twice I cut the poison ivy, 3, 4 feet sticking
2 out on their property. I can't go and cut it down
3 because that's they property, and I wish they
4 maintain the property.

5 Another thing, you bring up the
6 runoff, I live there and Dieker used to have it from
7 east to west, pitch towards the property towards
8 his, because it was to Diekers. The Dieker who
9 owned the acre and point eight, he used to have a
10 runoff from the building to the property and water
11 was slowly dipping reversely to the property. Now,
12 look at what he did, he put the trees between the
13 Diekers Farm and this to make a wall and plant the
14 trees, which is okay, but he created bottleneck,
15 bottleneck, all the water now comes down this way,
16 doesn't go to the Dieker property because there is a
17 wall and follow down and put pipe, drainage pipe
18 maybe, I would say 3 feet high, five or 4 5s I got
19 the picture. And he fill it up with blue stone,
20 silicone stone, he did not fill it up with sand or
21 anything like this, but blue stone, and I got the
22 picture to prove it. And he created bottleneck and
23 all the water from this property will be talking
24 about, comes out to the Dieker and it's a river
25 there, river like it's heavy rain, and it stayed

1 there for three, four days before it rains, that's
2 what I want to say.

3 Thank you.

4 CHAIRMAN TIGHE: Anybody else?

5 MR. LESNIAK: And I hope somebody make
6 this poison ivy.

7 CHAIRMAN TIGHE: Mr. Duffy, wait a
8 moment, let me see if anyone else wants to speak.

9 Does anyone else want to speak besides
10 Mr. Duffy?

11 All right, Mr. Duffy.

12 MR. DUFFY: I just want to try to draw
13 a picture for you. You know Raritan Valley Bus
14 Company, Helfrich Bus Company, beautiful buses, same
15 name, same color. The buses that we see going in
16 and out of there are all different colors, no names
17 on them, some have names which is telling me they're
18 used buses that they bought.

19 Now, Helfrich and Raritan Valley, if
20 they say they got 10 buses, all of them look the
21 same. They have 10 buses, one day this one will
22 have purple, this one will have grey, this one is
23 white, coach on it.

24 So if you grant them all the waivers,
25 how do I know what bus is their's and what bus is an

1 outsider? I have no idea. You'll have no idea.
2 Another part you can't enforce.

3 I'm just trying to show the picture.
4 These are used buses that probably have 6 to 700,00
5 miles on them. They're not, as you say have the new
6 filters and stuff, okay. Because a brand new coach
7 runs between 6 and 700,000 dollars, and if you want
8 it wheelchair accessible, it's 9.

9 So I'm just, I don't want to put him
10 out of business, I'm just trying to protect myself.
11 If that's what they can use used buses, that's
12 great, but they're not with all the new filters and
13 stuff.

14 MR. WILLIAMS: Clean air technology.

15 MR. DUFFY: Yeah, there's no
16 technology in these buses, and I don't even know if
17 it's theirs, or they're sneaking an outsider to do
18 repair work.

19 CHAIRMAN TIGHE: Anybody else like to
20 speak.

21 MR. SHAUTE: Yeah, I have one more
22 thing about the site. If they only own 15 buses,
23 that's what they said, right, why do we need 10
24 spots for broken down buses? They only run five
25 buses a day?

1 So Duffy's got a good point, who are
2 all the other buses there? And don't have a picture
3 but you guys can drive by any time you want. There
4 is a bus over there right now with no tires, no
5 wheels, no doors, no nothing on it. That's not
6 maintenance, that's a torn down bus.

7 So something else is going on there.
8 So I'm going to suggest they're maintaining other
9 people's buses also. I'll let you stay at that.

10 CHAIRMAN TIGHE: Assuming no other
11 person, I'm going to make a motion to close the
12 public.

13 MR. VOLOSIN: Motion to close.

14 MR. MULLER: Second.

15 CHAIRMAN TIGHE: All in favor?

16 BOARD MEMBERS: Aye.

17 CHAIRMAN TIGHE: Any opposed? The
18 ayes have it.

19 ATTORNEY PAPE: Mr. Chair, members of
20 the board, may I ask for a five to 10 minute recess
21 to convene with my clients in the conference room?

22 CHAIRMAN TIGHE: Yes.

23 ATTORNEY PAPE: Thank you.

24 We'll be back on the record in less
25 than 10 minutes.

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(Whereupon, a recess was taken.)

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CHAIRMAN TIGHE: Back on the record.

ATTORNEY PAPE: Mr. Chair, a number of concerns raised by board members, concerns raised by our neighbors require that we ask for an adjournment to see if we can find a way to address if not all, most of those concerns.

I think with the concerted effort we can and we would respectfully ask if this board will allow us to be adjourned to a date in September. I think we are going to need about five or six weeks to meet with borough representatives and come up with revisions on our plan.

So, if there's a meeting towards the end of September, that would be ideal, if that meets with your approval.

SECRETARY MAGNANI: September 17th.

MR. DUFFY: It's delayed 60 days already. How many times are you going to give them a delay?

ATTORNEY PAPE: As many as we need to present the proper application to the board.

I'm hopeful.

1 MR. DUFFY: I think they should vote.

2 ATTORNEY PAPE: September 17th may be
3 a little bit snug, but I will ask you to place us
4 on. If we're not ready, I will notify you with
5 ample time to create a further date.

6 CHAIRMAN TIGHE: Do we have a vote on
7 this?

8 This is to be carried without further
9 notice.

10 SECRETARY MAGNANI: We need a motion
11 from somebody to accept to carry to September 17th
12 with no further notice.

13 MR. WILLIAMS: Motion to carry to
14 September 17th with no further notice.

15 MR. VOLOSIN: Second.

16 CHAIRMAN TIGHE: All in favor?

17 SECRETARY MAGNANI: We'll do a roll
18 call.

19 Mr. Kandel?

20 MR. KANDEL: Yes.

21 SECRETARY MAGNANI: Mr. Muller?

22 MR. MULLER: Yes.

23 SECRETARY MAGNANI: Ms. Sitaca?

24 MS. SITACA: Yes.

25 SECRETARY MAGNANI: Mr. Volosin?

1 MR. VOLOSIN: Yes.

2 SECRETARY MAGNANI: Mr. Williams?

3 MR. WILLIAMS: Yes.

4 SECRETARY MAGNANI: Councilman

5 Zebrowski?

6 COUNCILMAN ZEBROWSKI: I don't know if
7 I can comment, but I have a question and actually
8 fellow board member raised this and that is, we
9 actually -- some of us would like to have
10 permission, or an opportunity to inspect the
11 property.

12 We don't, I wish we had never been on
13 there because I don't want to, it's private
14 property, but within that time period, I think some
15 of us would probably benefit from having that
16 inspection.

17 ATTORNEY PAPE: Open invitation.

18 If you would like someone from our team
19 there when you're inspecting, just tell us. But
20 open invitation, Councilman.

21 COUNCILMAN ZEBROWSKI: Yes.

22 SECRETARY MAGNANI: And Chairman Tighe?

23 CHAIRMAN TIGHE: Yes.

24 MR. WILLIAMS: Any day?

25 ATTORNEY PAPE: Yes.

1 SECRETARY MAGNANI: They can go
2 through me and I can give Mr. Pape a call.

3 ATTORNEY FISHER: And just to be clear
4 from the public, you're not going to get another
5 certified mailing. This will be heard back here on
6 September 17th, same place, same time.

7 MR. DUFFY: Put your mic on, we can't
8 hear.

9 ATTORNEY FISHER: Just for the public,
10 you will not receive another certified mailing.
11 This will be heard on September 17th back here, same
12 place, same time.

13 ATTORNEY PAPE: Thank you.

14 MR. DUFFY: Can I ask a question?

15 ATTORNEY FISHER: Is it regarding the
16 adjournment?

17 MR. DUFFY: Are we going to have
18 meetings until he gets it right?

19 ATTORNEY PAPE: Hopefully.

20 ATTORNEY FISHER: At this point it's
21 just adjourned to September 17th, and the board will
22 decide from there.

23 MS. DUFFY: Are they going to be
24 allowed to work until next month? They can just
25 keep having their business run?

1 ATTORNEY PAPE: No.

2 ATTORNEY FISHER: Public portion is
3 closed. I think that's something to be dealt with
4 with the township code officer after this meeting.

5 ATTORNEY PAPE: And just one comment
6 about visiting the site, but as to the open public
7 meetings, no more than three at a time.

8 You're all welcome, but no more than
9 three on the property at a time.

10 MR. VOLOSIN: Mr. Chairman, I have a
11 question. Just trying to follow this, tonight was
12 for an application for site plan approval, why are
13 there buses on the site?

14 Was there some kind of pre-approval?

15 ATTORNEY PAPE: No.

16 MR. VOLOSIN: I thought this was the
17 first application to get approval.

18 ATTORNEY PAPE: So, there is no
19 pre-approval, this is the first application
20 requesting this relief.

21 CHAIRMAN TIGHE: Why are there buses
22 on the site?

23 ATTORNEY PAPE: That's something that
24 I'm going to go over with our client. There was a
25 letter that allowed one bus on the property, and I'm

1 going to go over with our clients as to what
2 activities are taking place.

3 I learned some things this evening.
4 We're going to spend some time addressing.

5 MR. VOLOSIN: And one other thing, if
6 part of the site plan is to have a washing station
7 for any type of, whatever you wash, there should be
8 some kind of a stall where you have a separate area
9 to wash the area and it's drained to the proper
10 facility. I question whether, in fact, it's going
11 into a sanitary sewer.

12 But I'm thinking that whatever is
13 being washed for any type of area for specific
14 washing, should be sent into a proper drainage area.

15 ATTORNEY PAPE: I thank you all. See
16 you September 17th.

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- - -

18 (Whereupon, the application was
19 adjourned.)

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21 (Time noted, 9:08 p.m.)

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C E R T I F I C A T E

I, Deanna Wizbicki, a Court Reporter of the State of New Jersey, certify that the foregoing is a true and accurate verbatim transcript of the testimony provided under oath before any court, referee, board, commission or other body created by statute of the State of New Jersey, on the date and place hereinbefore set forth.

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

/s/ Deanna Wizbicki

Deanna Wizbicki
Notary ID No: 2330518

DATED: August 11, 2025