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TOWN OF WESTFIELD

PLANNING BOARD

IN RE

(SPECIAL MEETING)

PLANNING BOARD REORGANIZATION

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TRANSCRIPT OF PROCEEDINGS  
Wednesday, January 26, 2022  
Municipal Building  
425 East Broad Street  
Westfield, New Jersey  
Commencing at 7:00 p.m.

*\*Meeting held virtually via Zoom\**

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B E F O R E:

- MICHAEL ASH, CHAIRMAN
- MICHAEL LA PLACE, VICE-CHAIRMAN
- MAYOR SHELLEY BRINDLE, MAYOR DESIGNEE
- COUNCILMAN MICHAEL DARDIA, COUNCIL LIAISON
- MATTHEW CEBERIO, MEMBER
- ANASTASIA HARRISON, MEMBER
- ROSS GOLDSTEIN, MEMBER
- ASIMA JANSVELD, MEMBER
- ALEXANDRA CARRERAS, FIRST ALTERNATE
- ANN FREEDMAN, SECOND ALTERNATE
- DON SAMMET, TOWN PLANNER/BOARD SECRETARY
- DAVID BATTAGLIA, TOWN ENGINEER

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

ASHENFELTER, TREMBULAK, MCDONOUGH, GOLIA &  
 TREVENEN, LLP  
 BY: ALAN TREMBULAK, ESQ.  
 Attorney for the BOARD

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MR. SAMMET: We are now live. Happy belated New Year everyone. In compliance with the Open Public Meetings Act in the State of New Jersey, adequate notice of this meeting was provided to all members of the planning board and the newspapers that have been designated to receive notice. This is actually a special meeting replacing our originally scheduled first meeting in January. We rescheduled due to the Omicron variant and concerns about meeting in person. We went to a virtual format, but because of legal notice and requirements for applications for development, we had to choose a new date and have the applicants provide new notice.

So this is actually our re-org on January 26. I'm going to first lead us in the Pledge of Allegiance and then I'll take a roll. So if everyone will join me.

(Whereupon, the Pledge of Allegiance was recited.)

MR. SAMMET: Now, I'll take the

1 roll. We have it pretty much in alphabetical  
2 order except for alternates.

3 Michael Ash.

4 CHAIRMAN ASH: Here.

5 MR. SAMMET: Mayor Brindle.

6 MAYOR BRINDLE: Here.

7 MR. SAMMET: Matthew Ceberio.

8 MR. CEBERIO: Here.

9 MR. SAMMET: Councilman Dardia.

10 Councilman Dardia, I see you're here.

11 MR. LAPLACE: He's muted.

12 MR. DARDIA: Here.

13 MR. SAMMET: Anastasia Harrison.

14 MS. HARRISON: Here.

15 MR. SAMMET: Ross Goldstein.

16 MR. GOLDSTEIN: Here.

17 MR. SAMMET: Asima Jansveld.

18 MS. JANSVELD: Here.

19 MR. SAMMET: Michael LaPlace.

20 MR. LA PLACE: Here.

21 MR. SAMMET: Anthony Tiller is

22 absent. Alexandra Carreras.

23 MS. CARRERAS: Present.

24 MR. SAMMET: And Ann Freedman.

25 MS. FREEDMAN: Here.

1                   MR. SAMMET: We have five members  
2 that need to be sworn in. I believe Alan, we can  
3 do them all at once. We don't need to do  
4 individual.

5                   MR. TREMBULAK: Yeah. They can be  
6 done collectively, Don.

7                   MR. SAMMET: So welcome to your  
8 first term Councilman Dardia. And welcome to your  
9 -- I guess we'd say reappointments or renewed  
10 appointments -- to Michael LaPlace, Anthony Tiller  
11 -- who is not here, so I'll swear him in next time  
12 -- Anastasia Harrison and Ann Freedman. Will you  
13 all please raise your right hands and repeat after  
14 me.

15                   (Whereupon, MICHAEL DARDIA,  
16 MICHAEL LAPLACE, ANASTASIA HARRISON, AND  
17 ANN FREEDMAN having been duly sworn were appointed  
18 into office.)

19                   All right. Thank you, everyone, and  
20 welcome. We'll have these oaths when we're in a  
21 public meeting to actually sign. Welcome or  
22 re-welcome to the board.

23                   The next item on your reorganization  
24 agenda is a report of any nominating committee  
25 that you may have formed to appoint a chair and

1 vice-chair. If no nominating committee has been  
2 formed, someone can simply make a nomination from  
3 the floor. I guess we'll start with chair of the  
4 planning board. Michael LaPlace.

5 MR. LAPLACE: I don't think a  
6 committee was formed. So considering that, I  
7 would like to nominate Michael Ash to serve again  
8 as chair.

9 MR. SAMMET: Does anyone second that  
10 nomination?

11 MS. HARRISON: I'll second it.

12 MR. SAMMET: Ms. Harrison. I'll do  
13 an; all in favor.

14 BOARD MEMBERS: Aye.

15 MR. SAMMET: Any opposed. I see  
16 none. Congratulations, Chairman Ash.

17 CHAIRMAN ASH: Thank you.

18 MAYOR BRINDLE: And thank you,  
19 Chairman Ash.

20 MR. LAPLACE: I was going on the  
21 assumption that he wanted to be chairman again.

22 MAYOR BRINDLE: We don't ask those  
23 questions, Michael.

24 CHAIRMAN ASH: There's only a  
25 nominating committee, and there's no exception for

1 the committees. Thank you, and it's my pleasure  
2 to continue to serve. I'm happy to see that  
3 everyone who was up for renomination had  
4 volunteered to continue our service on this board.  
5 I think we all agree that it's an important role  
6 for our community, and I'm glad everyone is as  
7 invested in this as I am, and Don. So welcome  
8 back everyone. And you know let's get right into  
9 the business. I guess am I taking it from here,  
10 Don?

11 MR. SAMMET: You can. Or if you  
12 like Mr. Chairman, I could ask for nominations for  
13 vice-chair of the board.

14 CHAIRMAN ASH: All right. We'll  
15 take that as an ask for nominations for  
16 vice-chair. And since I'm unmuted, I will  
17 nominate Michael LaPlace to continue as  
18 vice-chair.

19 MS. FREEDMAN: And I'd like to  
20 second that.

21 MR. SAMMET: Motion by Chairman Ash.  
22 Seconded by Miss Freedman.

23 MS. FREEDMAN: Yes.

24 MAYOR BRINDLE: And nobody asked  
25 Michael.



1                   MR. CEBERIO:  Maybe that's his  
2  punishment.

3                   MR. SAMMET:  All in favor.

4                   BOARD MEMBERS:  Aye.

5                   MR. SAMMET:  Any opposed.  I see  
6  none.  Congratulations Vice-Chair LaPlace.

7                   MR. LAPLACE:  Thank you.  Thank you,  
8  everyone.  It's an honor to serve on this board in  
9  this town and I appreciate your faith in me and I  
10 look forward to a really productive year.

11                  MAYOR BRINDLE:  I will just add my  
12 personal thanks to not only the two of you, to the  
13 entire board, and to those that agreed to serve  
14 another term.  I love the way this board has come  
15 together, and I'm hard-pressed to believe that  
16 there's a more qualified and exceptional planning  
17 board in the State of New Jersey.  I might be  
18 biased, but we are a -- there is a lot of  
19 horsepower around this planning board and it gives  
20 me so much confidence in the decisions that this  
21 group makes because of all the experience you  
22 bring to the table.  So thank you very much for  
23 your volunteer service.

24                  MR. SAMMET:  I guess moving on,  
25 Mr. Chairman, it's the appointment of a secretary.

1                   CHAIRMAN ASH: And that's not a  
2 nomination but an appointment, as you outlined. I  
3 would move to appoint Don Sammet as secretary of  
4 the planning board.

5                   MR. CEBERIO: I'll second that.

6                   CHAIRMAN ASH: Thank you, Matt. All  
7 those in favor of Don Sammet appointed to  
8 secretary of the planning board say aye.

9                   BOARD MEMBERS: Aye.

10                  CHAIRMAN ASH: Any opposed. Any  
11 abstentions. Congratulations to you, Don Sammet,  
12 our secretary.

13                  MR. SAMMET: I'm actually filling  
14 Kris McAloon's shoes in that role.

15                  MR. LAPLACE: I'd like to add what  
16 Mayor Brindle said about this board is largely due  
17 to our staff, in particular, Don as well. We're  
18 very lucky to have him on board.

19                  MR. SAMMET: Thank you very much.

20                  CHAIRMAN ASH: Agreed. Next, we  
21 have a resolution appointing the 2022 planning  
22 board attorney for ordinary and extraordinary  
23 service. There's a resolution for the retention  
24 for professional legal services of Ashenfeter,  
25 Slous, Trembulak, McDonough, Golia and Trevenen,

1       LLP. Mr. Trembulak is here with us this evening,  
2       and I'll move this resolution for that  
3       appointment.

4                   MR. SAMMET: There's actually two,  
5       Mr. Chairman. One is for extraordinary duties.  
6       The other for the ordinary.

7                   CHAIRMAN ASH: Let's take them both  
8       together for ordinary and extraordinary as to the  
9       planning board. Can I have a second?

10                   MR. CEBERIO: I'll second that.

11                   CHAIRMAN ASH: Thanks again, Matt.  
12       All those in favor.

13                   BOARD MEMBERS: Aye.

14                   CHAIRMAN ASH: Any opposed. Any  
15       abstentions. All right. Welcome back  
16       Mr. Trembulak.

17                   MR. TREMBULAK: Thank you very much.  
18       It's been an honor and a privilege to work with  
19       this board. I appreciate your continued trust and  
20       confidence, and I look forward to working with all  
21       of you over the course of the next year. Thanks  
22       again.

23                   CHAIRMAN ASH: Thank you. Our next  
24       order of business on the agenda is appointment of  
25       the site plan review commit. Don, how many

1 members.

2 MR. SAMMET: Mr. Chairman, there are  
3 four members to that subcommittee.

4 CHAIRMAN ASH: Good.

5 MAYOR BRINDLE: Mr. Chair, can you  
6 remind the group who's been the previous four.

7 CHAIRMAN ASH: I'll defer to you,  
8 Don.

9 MR. SAMMET: It was Anastasia,  
10 Linda Habgood served on it, Michael LaPlace and  
11 Anne Freedman were our four members last year.

12 MAYOR BRINDLE: And Don, can you  
13 just remind everybody what the duties of the role  
14 are and what they do.

15 MR. SAMMET: Sure. The Site Plan  
16 Review Subcommittee is often tasked by the board  
17 to conduct more detailed design reviews of  
18 applications. A good example would be when  
19 there's a minor subdivision, we have a provision  
20 in our zoning ordinance where the two homes  
21 constructed sit side-by-side as part of a  
22 subdivision cannot be identical. There are design  
23 standards in the ordinance that pertain to that,  
24 and very often, the Site Plan Subcommittee is  
25 charged with ensuring compliance with that

1 ordinance. Also, very often, the subcommittee  
2 will be tasked by the board to work out design  
3 details for a specific application where the board  
4 has approved an application, is okay with the  
5 substance, if you will, of the application, and  
6 needs some more technical design-oriented  
7 questions to the site plan subcommittee. It's a  
8 group that typically meets before the regular  
9 meeting for about a half-hour, however, that can  
10 vary. I mentioned Before we started this evening  
11 that there are two different developers knocking  
12 on the door to meet the subcommittee, so there may  
13 be a necessity for a special meeting of that  
14 subcommittee every now and then.

15 MAYOR BRINDLE: And Don, would you  
16 say it's fair to say I know that occasionally  
17 developers that come forward with a potential  
18 project and they're just looking for some input,  
19 and the site plan subcommittee can serve in some  
20 advisory capacity just to get some aesthetic  
21 input. Would you agree with that?

22 MR. SAMMET: It's a bit tough with  
23 that because then we have board members discussing  
24 an application outside of a public forum.  
25 Dave Battaglia, our engineer and I, as well as the

1 zoning officer very often provide those services.  
2 But the subcommittee on occasion does provide  
3 advice regarding potential ordinance amendments or  
4 even related to safe site design standards in a  
5 redevelopment plan.

6 MAYOR BRINDLE: Yes, that's what I  
7 mean. Thank you.

8 MR. SAMMET: I for one, would  
9 recommend some continuity on the committee because  
10 we have some applications that have been approved  
11 in the past which I think the folks on that  
12 subcommittee would be best served to help us to  
13 move those applications forward. But it's  
14 certainly not ever required that someone be  
15 reappointed to it.

16 CHAIRMAN ASH: I agree and I think  
17 that's a good place to start with our current  
18 members. Three are legacy members of that  
19 committee and would start by asking if there's a  
20 desire to be reappointed to the site plan  
21 subcommittee of the current members; so  
22 Michael LaPlace, Anastasia Harrison, Ann Freedman.

23 MS. FREEDMAN: I'd be happy to  
24 serve. But if you needed someone to do the  
25 historical liaison, and there was no one else, I

1 would move over there as a substitute. But, yes.  
2 The answer is yes.

3 CHAIRMAN ASH: Let me ask, do you  
4 have a preference there? Would you want to be the  
5 liaison to the Historic Preservation Commission?

6 MS. FREEDMAN: I think that would be  
7 interesting. And when you talk about legacy,  
8 there would be two others that would be holdovers.

9 MR. CEBERIO: I was the liaison in  
10 2021 for the Historic Preservation Commission. I  
11 probably was going to need to say that there's  
12 some conflict professionally on the night that  
13 they typically meet. So if Ann would like to do  
14 that, that would be great.

15 MS. FREEDMAN: Okay. What night do  
16 they meet, Matt?

17 MR. CEBERIO: It's usually the  
18 fourth Monday of the month.

19 MS. FREEDMAN: Okay. That's fine.

20 MR. LAPLACE: Michael, I'm fine with  
21 staying on it.

22 CHAIRMAN ASH: All right. Thank  
23 you.

24 MS. HARRISON: I'm fine with staying  
25 on it as long as you think I'm still worthy. I

1 ask a lot of questions.

2 MS. FREEDMAN: That's a good thing,  
3 Anastasia.

4 MR. LAPLACE: It would be really  
5 dull without Anastasia, so, please.

6 CHAIRMAN ASH: Okay. Thank you. So  
7 that leaves two seats on that subcommittee. If  
8 anyone is interested, just let me know.

9 MR. CEBERIO: Don, you said they  
10 typically meet before these meetings?

11 MS. HARRISON: Yeah. It's like,  
12 6:30 to 7:00.

13 MR. SAMMET: 6:30. Exactly.

14 MR. CEBERIO: If that is the case,  
15 this night doesn't conflict, so I'd be more than  
16 happy to help with that.

17 CHAIRMAN ASH: All right. Thanks,  
18 Matt. If there's no one else interested, I  
19 suppose I could fulfill one of those.

20 MS. JANSVELD: I'll jump in for site  
21 plan. Also, how many people do we need for the  
22 tree preservation one? Ross, I think you did it  
23 before. I don't know if you were planning to do  
24 it again this year.

25 MR. GOLDSTEIN: You're welcome to --



1 if you want to flex that muscle, you're welcome  
2 to.

3 CHAIRMAN ASH: All right. Asima,  
4 your choice.

5 MS. JANSVELD: I thought I'd try the  
6 tree preservation one this time. But I'll do site  
7 plan if no one else is able to do site plan and  
8 someone else was interested in trees.

9 CHAIRMAN ASH: How about we take it  
10 out of order. Is there any other interest in  
11 being the liaison to the tree preservation  
12 committee? I see none. Looks that one is yours,  
13 Asima.

14 MS. JANSVELD: All right.

15 CHAIRMAN ASH: That brings us back  
16 to the site plan review. Anyone else have  
17 interest?

18 MS. HARRISON: I'm going to maybe  
19 talk a bit. It was really helpful to have Linda  
20 there at those meetings. I don't know if  
21 Mr. Dardia wants to jump in on that. But because  
22 she was also town council, it helped pull a little  
23 more weight when she would say she would bring it  
24 back to town council. I felt it to be very  
25 helpful when she was at all of our meetings to

1 have a town council representative there. But  
2 there's no pressure.

3 (Crosstalk.)

4 MS. HARRISON: I didn't hear you.

5 MR. DARDIA: Can you hear me?

6 MR. LAPLACE: Yeah.

7 MR. DARDIA: You can hear me.

8 MR. CEBERIO: Yes.

9 MR. LAPLACE: It's a little spotty,  
10 but we can hear you.

11 MR. DARDIA: I'm sorry. My phone  
12 connection is really terrible. I don't know why.  
13 Yes, I will do it.

14 MR. LAPLACE: And I was going to say  
15 that even though Don said there're two parties  
16 lined up to speak to us, it really wasn't a  
17 big-time commitment last year. Just so everyone  
18 knows that.

19 MS. HARRISON: The only commitment  
20 was that Wychwood House. That was the only one  
21 that drove us nuts.

22 MR. SAMMET: Thank you, members, of  
23 the Site Plan Review Subcommittee. I'll try to  
24 line up your first meeting for actually  
25 February 7, prior to the start of our regular

1 planning board meeting.

2 CHAIRMAN ASH: Okay.

3 MR. SAMMET: Thank you, very much.

4 CHAIRMAN ASH: Do we need a vote on  
5 these appointments or we're good?

6 MR. SAMMET: I don't believe so,  
7 Mr. Chairman. They were treated in the past as  
8 chair appointments, so there wasn't a vote.

9 MS. JANSVELD: I guess I should ask.  
10 When does the Tree Preservation Committee meet?  
11 How often?

12 MR. GOLDSTEIN: It's the fourth  
13 Thursday of every month.

14 CHAIRMAN ASH: Thank you, everyone,  
15 for your additional service. That brings us to --  
16 we're going to swear in our town engineer and town  
17 planner to provide professional testimony for the  
18 2022 planning board calendar year.

19 Don and David, if you would raise  
20 your right hand.

21 (Whereupon, Don Sammet and  
22 David Battaglia having been duly sworn were  
23 appointed into office.)

24 CHAIRMAN ASH: Thank you.

25 MR. SAMMET: Thank you, everyone.

1 CHAIRMAN ASH: Don, we have our  
2 schedule of meetings for the 2022 calendar year,  
3 and that will be posted in town hall and on our  
4 website; is that right?

5 MR. SAMMET: That's correct. We  
6 provide it to the town clerk and she takes care of  
7 it for us.

8 CHAIRMAN ASH: And that will  
9 continue to be the first Monday of the month at  
10 7:30 unless there's a holiday conflict?

11 MR. SAMMET: That's correct.

12 CHAIRMAN ASH: Okay. Great. And I  
13 believe that concludes or reorganization agenda.  
14 And with that, a motion to adjourn our  
15 reorganization.

16 MR. DARDIA: Before you do. Mike,  
17 can I just ask one thing. Can you hear me?

18 CHAIRMAN ASH: Yes.

19 MR. DARDIA: When we were getting  
20 sworn in earlier, my phone cut out. So I don't  
21 know if I'm officially sworn in.

22 CHAIRMAN ASH: Would you like to do  
23 that again?

24 MR. DARDIA: Sure.

25 (Whereupon, Mr. Dardia, having been

1       duly re-sworn was appointed into office.)

2                   MR. SAMMET:  Congratulations.

3                   CHAIRMAN ASH:  Officially,  
4       congratulations.

5                   MR. DARDIA:  Thank you.

6                   CHAIRMAN ASH:  Mr. Dardia, loves  
7       committees and oaths.

8                   MR. DARDIA:  Apparently.

9                   CHAIRMAN ASH:  And now, let's  
10      adjourn our reorganization meeting.  Second?

11                   MR. CEBERIO:  Second.

12                   CHAIRMAN ASH:  All in favor.

13                   BOARD MEMBERS:  Aye.

14                   CHAIRMAN ASH:  Any opposed.  Any  
15      abstentions.  Okay.  We're adjourned from our  
16      reorganization meeting.  I have it at 7:29.

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19                   (The meeting was adjourned at

20                   7:29 p.m.)

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TOWN OF WESTFIELD  
PLANNING BOARD

IN RE :  
PB-21-11 :  
PRELIMINARY AND FINAL MAJOR SITE PLAN: :  
552-556 NORTH AVENUE EAST :  
560 NORTH AVENUE EAST :  
BLOCK 3305 LOTS 1.03 AND 1.04 :  
VCEA PROJECT NO. WES-1001.006 :  
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TRANSCRIPT OF PROCEEDINGS  
Wednesday, January 26, 2022  
Municipal Building  
425 East Broad Street  
Westfield, New Jersey  
Commencing at 7:30 p.m.

*\*Meeting held virtually via Zoom\**

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MATTHEW CEBERIO, MEMBER  
ANASTASIA HARRISON, MEMBER  
ROSS GOLDSTEIN, MEMBER  
ASIMA JANSVELD, MEMBER  
ALEXANDRA CARRERAS, FIRST ALTERNATE  
ANN FREEDMAN, SECOND ALTERNATE  
DON SAMMET, TOWN PLANNER/BOARD SECRETARY  
DAVID BATTAGLIA, TOWN ENGINEER

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

ASHENFELTER, TREMBULAK, MCDONOUGH, GOLIA &  
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Attorney for the BOARD  
  
HEHL & HEHL  
BY: STEPHEN HEHL, ESQ.  
Attorney for the APPLICANT PATEL

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2                   P R O C E E D I N G S  
3                   - - - - -

4

5                   CHAIRMAN ASH: Mr. Secretary, a roll  
6 call, please.

7                   MR. SAMMET: Sure. First, I think  
8 we need to ready the Open Public Meetings Act  
9 statement.

10                  CHAIRMAN ASH: You got it?

11                  MR. SAMMET: If you have it or I can  
12 do it, if you like.

13                  CHAIRMAN ASH: It's here.

14                  In compliance with Chapter 231 of  
15 the Open Public Meetings Act in the State of New  
16 Jersey, adequate notice of this meeting was  
17 provided to all members of the Planning Board and  
18 the newspapers that have been designated to  
19 receive notice; the Star Ledger and the Westfield  
20 Leader.

21                  MR. SAMMET: For the roll.

22                  Chairman Ash.

23                  CHAIRMAN ASH: Here.

24                  MR. SAMMET: Mayor Brindle.

25                  MAYOR BRINDLE: Yes.

1 MR. SAMMET: Mr. Ceberio.  
2 MR. CEBERIO: Here.  
3 MR. SAMMET: Councilman Dardia.  
4 MR. DARDIA: Here.  
5 MR. SAMMET: Ms. Harrison.  
6 MS. HARRISON: Yes.  
7 MR. SAMMET: Mr. Goldstein.  
8 MR. GOLDSTEIN: Yes.  
9 MR. SAMMET: Ms. Jansveld.  
10 MS. JANSVELD: Here.  
11 MR. SAMMET: Mr. LaPlace.  
12 MR. LA PLACE: Here.  
13 MR. SAMMET: Chief Tiller is absent  
14 this evening. Ms. Carreras.  
15 MS. CARRERAS: Present.  
16 MR. SAMMET: And Ms. Freedman.  
17 MS. FREEDMAN: Here.  
18 MR. SAMMET: Thank you.  
19 CHAIRMAN ASH: Thank you. We have  
20 minutes from our December 6, 2021, meeting.  
21 Everyone's had a chance to review the minutes.  
22 MR. SAMMET: Mr. Chairman, I believe  
23 Ms. Freedman may have had a correction or two she  
24 would like to make.  
25 MS. FREEDMAN: Yeah. There are a

1 couple of pieces of incorrect information. If you  
2 flip to the second to the last page under New  
3 Appeals, in the third paragraph it names the names  
4 of the company. It says, "Representing LLC  
5 Partners." We need the name of the company. We  
6 can look it up afterward, but it's missing. And  
7 then, two lines below that it talks about,  
8 "Inclusionary housing since the early 1190s." I  
9 think what she meant to say was "1990s." And  
10 then, if you flip onto the last page, in the first  
11 paragraph, the third line down, it says,  
12 "Mr. Espasa stated, 'That was of no concern. It  
13 was about pesticides running into the brook  
14 water.'" I don't think that's what he said. I  
15 think he said that -- and we can look it up -- but  
16 I think he said that he would tell the contractor  
17 who deals with the landscaping not to dump  
18 pesticides in the brook water, which is different  
19 than saying it's of no concern. Because it is a  
20 concern. So that was that correction. And then  
21 in the second full paragraph, she has, "Lastly,  
22 David, comma, a resident Westfield." We need the  
23 last name.

24 So I think going forward having the  
25 exact transcript, we won't have to go through

1 this. Thanks, Maria. And welcome, Maria.

2 MS. BREIEN: Thank you.

3 CHAIRMAN ASH: The, LLC is Westfield  
4 Park Partners, LLC. We'll add that to revised  
5 minutes. We'll add that revision to reflect early  
6 1990s. And we will include the revision to the  
7 statement about runoff and the pesticides. And  
8 I'm not sure if we know David's last. I don't  
9 recall, but maybe we can --

10 MR. SAMMET: It's likely she  
11 couldn't understand it from the recording. We'll  
12 check.

13 CHAIRMAN ASH: Do you want to  
14 double-check? We can table these minutes until we  
15 have that revision.

16 MR. SAMMET: Or we could just add it  
17 in. Yeah. We'll listen to the recording and have  
18 Kristine check her notes. Otherwise, we may just  
19 have to -- if we don't have it, we may just have  
20 to state it as, "Resident of Westfield. Name  
21 could not be understood." Something like that.

22 CHAIRMAN ASH: All right. So we'll  
23 just revise it as we'll just kind of add a blank  
24 there, and to the extent that we can, fill in that  
25 blank re-reviewing the recording, then we'll treat

1 it that way.

2 A motion to approve the minutes of  
3 December 6, 2021, with the revisions identified by  
4 Ann Freedman unless there are any other revisions,  
5 questions or comments. Do we have a second?

6 MR. LAPLACE: I'll second.

7 MR. SAMMET: Second by Mr. LaPlace.  
8 I'm sorry, who made the motion.

9 CHAIRMAN ASH: I moved.

10 MR. SAMMET: Thank you, Mr. Chair.

11 CHAIRMAN ASH: All those in favor.

12 BOARD MEMBERS: Aye.

13 CHAIRMAN ASH: Any opposed. And  
14 we'll note that Councilman Dardia abstained since  
15 he was not --

16 MS. JANSVELD: Actually, I should  
17 abstain too. I wasn't there in December.

18 CHAIRMAN ASH: Okay. Two  
19 abstentions. All right. Thank you. So we have a  
20 resolution from PB19-02.

21 MR. SAMMET: I think the resolution,  
22 Mr. Chairman, is Application Number PB18-10. The  
23 Schnitzers at 885 New England Drive.

24 CHAIRMAN ASH: Yes. Any questions  
25 or comments about the resolution?

1 MR. SAMMET: The abstentions would  
2 need to be the same on this; Councilman Dardia and  
3 Ms. Jansveld.

4 CHAIRMAN ASH: All right. Well, if  
5 there're no questions or comments, I'll move to  
6 adopt the resolution for PB18-10.

7 MR. CEBERIO: I'll second.

8 CHAIRMAN ASH: Thank you. Let's  
9 have a roll call, please.

10 MR. SAMMET: Chairman Ash.

11 CHAIRMAN ASH: Yes.

12 MR. SAMMET: Mayor Brindle.

13 MAYOR BRINDLE: Yes.

14 MR. SAMMET: Mr. Ceberio.

15 MR. CEBERIO: Yes.

16 MR. SAMMET: Councilman Dardia,  
17 abstained. Ms. Harrison.

18 MS. HARRISON: PB18-10 is New  
19 England Drive?

20 MR. SAMMET: Yes.

21 MS. HARRISON: I don't know how to  
22 -- as silly as it sounds.

23 CHAIRMAN ASH: Vote it, no.

24 MS. HARRISON: I vote it, no. What  
25 do I, continue to vote no?

1 MR. TREMBULAK: You shouldn't vote  
2 on the resolution if you're voting --

3 MS. HARRISON: Okay. That's what I  
4 thought. I abstain.

5 MR. SAMMET: Mr. Goldstein.

6 MR. GOLDSTEIN: Yes.

7 MR. SAMMET: Ms. Jansveld, you need  
8 to abstain. Mr. LaPlace.

9 MR. LA PLACE: Yes.

10 MR. SAMMET: And Ms. Carreras.

11 MS. CARRERAS: Yes.

12 MR. SAMMET: Ms. Freedman.

13 MS. FREEDMAN: Yes.

14 MR. SAMMET: And Chief Tiller is  
15 absent.

16 CHAIRMAN ASH: Okay. Thank you.

17 MR. SAMMET: Thank you very much.

18 CHAIRMAN ASH: That takes us to our  
19 appeals this evening. The appeal on PB21-09,  
20 522 Springfield Avenue. That is being carried to  
21 February 7; is that right, Don?

22 MR. SAMMET: That's correct. The  
23 applicant was unable to make this evening's  
24 special meeting, so they have re-noticed for the  
25 February 7 meeting.



1                   CHAIRMAN ASH:   And will that be an  
2   in-person meeting?

3                   MR. SAMMET:   No, Mr. Chairman.   We  
4   had to -- we advertised it for virtual as we were  
5   unsure if we'd be able to be live or in-person  
6   again.   So February 7 will be virtual.

7                   CHAIRMAN ASH:   For the benefit of  
8   the board and for the public in attendance, we'll  
9   clarify that PB21-09 will be carried to  
10   February 7, and it also will be a virtual meeting.  
11   And we'll make the same announcement for PB19-02,  
12   and that is the 873 New England Drive application  
13   is also carried to February 7.

14                   New business for the board this  
15   evening is PB21-11.   That is 552-556 North Avenue  
16   East and 560 North Avenue East.   This application  
17   is seeking to renovate and expand the former TD  
18   Bank for use as a liquor store.   I see Mr. Hehl is  
19   joining us and there he is.

20                   MR. HEHL:   Great to see you all.   I  
21   see Tom.   Again, great to see everyone.   Since the  
22   last meeting, happy New Year.   Welcome new board  
23   members, welcome returning board members and board  
24   professionals.   Again, always a pleasure to deal  
25   with Mr. Ash.   Again, thank you for taking the

1 helm as chair. And we have an esteemed counsel  
2 there who I've known for forty-something years.  
3 It's good to see everyone. From our high school  
4 days. But anyhow, so this is --

5 MR. SAMMET: Mr. Hehl, may I ask  
6 before you start, I have Tom and Greg. I've added  
7 them on. Is there anyone else with you? Is  
8 Jim Watson here?

9 MR. HEHL: Jim should be here also.  
10 And Mr. Patel, our client, should be floating  
11 around.

12 MR. SAMMET: Yes. I see Mr. Patel.

13 CHAIRMAN ASH: If we're all set with  
14 the virtual format, if you want to give us an  
15 overview.

16 MR. HEHL: Sure. Yeah. Thank you  
17 very much, Mr. Chairman. This is an exciting  
18 adaptive reuse. As you can see, we have a vacant  
19 building that is now -- it actually has been  
20 purchased by Mr. Patel and looking to convert it  
21 to a House of Wine liquor store. It's permitted  
22 use in the zone. You will see from Mr. Blasi's  
23 exhibits, making some nice aesthetic improvements  
24 to the building. We did receive -- and Don is  
25 always great about sending his memorandum -- we

1 have his memorandum from December 27. Again,  
2 we're permitted use in the zone. We meet  
3 practically all of the bulk criteria including  
4 parking, setbacks, loading zone, and the like.  
5 And Mr. Watson will cover it from a professional  
6 planning standpoint. But I believe the only  
7 variance associated with it is front-yard parking  
8 which was previously granted with the other  
9 approval. I did speak to Mr. Sammet, there was a  
10 request to add a wall sign, but that would trigger  
11 a variance which we didn't notice for. So we'll  
12 probably be back before the board when Mr. Patel  
13 evaluates the signage and appear back for an  
14 amended approval with the signage.

15                   Again, he's closed on the property  
16 and would like to move forward with this project.  
17 And again, Dom, we appreciate when you provide  
18 these detailed memos because it's a big help for  
19 our professionals. So that's an overview of the  
20 application, Mr. Chairman. If there are no  
21 preliminary questions, we first have Mr. Quinn,  
22 our site engineer. I see Michael LaPlace has his  
23 hand up.

24                   MR. LAPLACE: Mr. Chair, may I ask a  
25 question?

1 CHAIRMAN ASH: Yes.

2 MR. LAPLACE: Regarding that  
3 front-yard parking variance, I just wanted to sort  
4 of state at the outset that I understand why it's  
5 back before us even though it's an already  
6 existing situation. And I don't know if the  
7 applicant had considered extending the building  
8 forward towards North Avenue instead of enclosing  
9 a drive-thru pavilion. I just wanted to state at  
10 the outset that I really think that it was very  
11 unfortunate that this board approved the variance  
12 for front-yard parking when it did. Commerce Bank  
13 was opening a lot of these branches throughout New  
14 Jersey at the time, and some towns really held  
15 them to doing a more urban-style building up to  
16 the street, more pedestrian-oriented. I can think  
17 one in Montclair where it was right on Bloomfield  
18 Avenue and it wasn't set back. And I always  
19 thought it was very unfortunate, particularly as  
20 you drive up and down North Avenue. We've seen  
21 recent proposals where the buildings are up to the  
22 sidewalk. But this one is perpetuating a  
23 variance, which I wish had never been granted. I  
24 don't understand the hardship of why cars had to  
25 be in the front of this building. But

1       unfortunately, that's the situation we've  
2       inherited. I guess my question is did the  
3       applicant consider building out toward North  
4       Avenue instead of perpetuating this variance  
5       situation with the front-yard parking?

6                   MR. HEHL: Well, certainly, that's  
7       something we can address during the presentation  
8       this evening.

9                   MR. LAPLACE: Okay. Thank you.

10                   MR. HEHL: Thank you, Mr. LaPlace.  
11       I think -- yes, there's Mr. Quinn. If we could  
12       please Have Mr. Quinn sworn.

13                   CHAIRMAN ASH: Good evening,  
14       Mr. Quinn.

15                   TOM QUINN, having been duly sworn,  
16       was examined and testified as follows:

17                   CHAIRMAN ASH: Let's quickly go  
18       through Mr. Quinn's qualifications.

19       BY MR. HEHL:

20                   Q.        Sure. Mr. Quinn, if you could  
21       please give the board the benefit of your work,  
22       educational experience, area of expertise. And I  
23       know you have, in fact, testified before this  
24       board in the past.

25                   A.        Numerous times, yes. I'm a 1993

1 graduate of NJIT. I'm received my PE license in  
2 the State of New Jersey in 1997, so I've been  
3 practicing civil engineering for 25 years. And  
4 I've presented through -- done just this sort of  
5 work, site development in numerous towns.  
6 Westfield, numerous times. Dozens and dozens of  
7 towns every year.

8 Q. And your licenses are in full force  
9 and effect at this time?

10 A. Yes, it is. Thank you.

11 CHAIRMAN ASH: Thank you. Any  
12 questions from the board as to Mr. Quinn's  
13 qualifications or experience? All right. We'll  
14 accept your qualifications.

15 BY MR. HEHL:

16 Q. Thank you very much. Mr. Quinn, if  
17 you could provide an overview of the existing  
18 conditions at the site and then we can move onto  
19 what's proposed by way of improvement including  
20 building, lighting, landscaping, drainage of like.

21 A. Sure. I'm going to go ahead and  
22 share my screen.

23 CHAIRMAN ASH: Thank you. There's a  
24 question from --

25 MR. QUINN: Can you all see that?

1 CHAIRMAN ASH: We can. Are these  
2 plans also available on the town website, Don?

3 MR. CEBERIO: They are.

4 CHAIRMAN ASH: If someone has that  
5 up on their screen, would you be able to put the  
6 link in the chat? I'll see if I can quickly find  
7 it. Thanks, Don.

8 MR. QUINN: Let me know when you  
9 want me to start.

10 CHAIRMAN ASH: Please continue.

11 MR. QUINN: Okay. Just so we're all  
12 looking at the same set of drawings, this is the  
13 that the board should have had delivered to it  
14 dated 9/9/2021, existing of seven sheets including  
15 a 1-of-1, which is the existing conditions plan.  
16 For the record, we're talking about actually two  
17 parcels identified as Tax Lots 1.03 and 1.04,  
18 Block 3305. They're highlighted in the center of  
19 the key map here. They're also located in the  
20 GB-2 Zone, which runs along here. They are  
21 bounded to the north by North Avenue East and a  
22 residential area. To the east and west by  
23 commercial properties. To the south by the  
24 Raritan Valley railroad line. And additional  
25 commercial properties further south beyond that.

1 I'm going to go to the existing conditions plan.  
2 For some reason, it's looking very light. But let  
3 me zoom in on this a little bit. Can you guys see  
4 that now?

5 MR. SAMMET: Yeah.

6 MR. QUINN: I'm going to bring this  
7 in a little tighter. Essentially, what we're  
8 looking at here is a snapshot of the site as it is  
9 today. It was formally -- well, the last that  
10 I've seen was the old Commerce Bank site. You see  
11 the building located pretty much in the center of  
12 the site. To the north, is North Avenue East.  
13 Basically, the site has a single ingress drive and  
14 loop parking and circulation aisle. Parking is  
15 basically located to the north and the west side  
16 of the building. The south and east side of the  
17 building provide the circulation aisles for the  
18 drive-thru that formerly existed there.

19 Again, the site is pretty much fully  
20 developed in its current condition for the use it  
21 was in that there is some drainage facilities on  
22 the site. There's also lighting on the site.  
23 There's not a lot of natural landscaping but there  
24 are some trees located along the property  
25 frontage. And I have a couple of aerials I can



1 share with you on that. But the thing that we  
2 looked at in particular was the lighting on the  
3 site. There's a total of 10 freestanding lights  
4 scattered about throughout the site now. They're  
5 all LED lights. Typically, bank sites are well  
6 lit. So while I didn't do any light measurements  
7 out there, I anticipate that the existing lighting  
8 is certainly adequate for the use that we're  
9 proposing if it's adequate for the use of a bank  
10 site. In the current situation, as you heard  
11 talk, the only existing violation for  
12 nonconformity is parking in the front yard here.  
13 The existing building represents about 10 percent  
14 on its lot coverage, where 40 percent is  
15 permitted. And the existing impervious cover is  
16 57.7 percent currently, where 90 percent is  
17 permitted. I'll zoom out a little bit. Just to  
18 give a sense for -- I don't know why it keeps  
19 doing that. North Avenue, again a single accessed  
20 lane coming in a single drive in. And then a twin  
21 lane coming out onto North Avenue.

22 Now, I'm going to go back to the  
23 proposal. What you see here is an extension of  
24 the existing building. This is a proposed  
25 one-story addition, which is approximately 3,000

1 square feet. I'll let the architect get into a  
2 little more detail. As you see, that's appended  
3 onto the existing building, which if memory serves  
4 me correctly, is about 4,042 or 4,400 square feet.  
5 The area that the building footprint is situated  
6 is the old drive-thru aisles. You see them  
7 ghosted underneath. And can you see the edge out  
8 here, the existing edge of the impervious cover  
9 which is the outermost drive aisle. So a lot of  
10 this development is in an area of existing  
11 impervious cover. We've maintained the  
12 circulation parking lot to the north and to the  
13 west, and even largely to the south. But we've  
14 taken the opportunity to add some loading spaces  
15 here. These are 12-by-35 loading stalls.  
16 Typically, these kinds of users, the beverage  
17 trucks that are associated with this kind of use,  
18 they're typically between 25 and 35 feet long. So  
19 this spacing, 35 foot, is ample for the use that's  
20 proposed here. And that does provide an 18-foot  
21 drive aisle, which is adequate for emergency  
22 vehicles with a vehicle parked -- any one of these  
23 vehicles parked. And the one-way circulation is  
24 maintained throughout here. So once you get to  
25 the back loading area, we have constructed a

1 bypass drive that takes you back out to the exit  
2 drive. In order to affect this bypass drive, it  
3 is located in a high part of the site, as I'll  
4 show on the grading plan. We do have a little bit  
5 of a retaining wall located a couple of feet off  
6 the property line that never exceeds 2 feet in  
7 height.

8 I'll get through the rest of the  
9 drawings. P-3, the grading plan. Again, what  
10 this shows is that we've maintained this high  
11 spot. In the existing condition, the edge of the  
12 existing drive, immediately to the east of that is  
13 a knob, a bit of a hill. Probably some dirt that  
14 was left over when they constructed the site. So  
15 we're taking advantage of that and elevating this  
16 drive portion past the building and constructing  
17 this retaining wall here, which permits that again  
18 maximum height is 2 two tall which is located in  
19 this corner. We are constructing a little over  
20 2,000 square foot of additional impervious cover.  
21 About 2,200 square feet, which is a minor  
22 development status. So what we've done is we've  
23 taken the opportunity -- because we have a  
24 relatively high spot here where the driveway is --  
25 we've taken the opportunity to grab an equivalent

1 area of the existing building -- well, actually  
2 the proposed addition and whatever of the existing  
3 building we need -- but an equivalent area.  
4 Actually, it says here 2,335 square feet. So  
5 we've taken an equivalent area of impervious cover  
6 increased, directed it into these dry wells.  
7 We've relocated -- I'll zoom out a little bit --  
8 the existing inlet. There was one here and then  
9 there is one here then a pipe that connects them  
10 through the old drive-thru. So you can see, we  
11 have rerouted that pipe. We've taken the dry well  
12 inflow and then back out into this manhole to the  
13 discharge point that was formally there. These  
14 dry wells because this whole area is defined as  
15 urban land in the soil's survey. And I know just  
16 from experience that most of Westfield, this  
17 portion, in particular, doesn't exhibit really  
18 permeable soils. We designed this dry well to  
19 have a bottom-out feature. So while it's a dry  
20 well in a traditional system, in the sense that  
21 it's open. You know, it's pits with holes in a  
22 stone matrix so that there is opportunity for  
23 infiltration to the degree that the soils will  
24 permit it, it doesn't rely on infiltration. We do  
25 -- and I'll show you a detail of that -- we have a

1 bottom pipe out with a one-inch cap that assures  
2 that this thing will evacuate. Very slowly so it  
3 doesn't cause any kind of flooding, but it does  
4 assure continued evacuation so that it continues  
5 to function.

6 I'll zoom out a little and go to  
7 Sheet 4, which is landscaping lighting plan. As I  
8 indicated, there are -- there's not a ton of  
9 vegetation on the site. There are I think five  
10 mature trees. Three on this island and one of  
11 either end of these drives. And there's a couple  
12 scattered out on the islands on the south.  
13 There's a pretty heavy vegetated area behind that  
14 separates the store from the Raritan Valley. And  
15 here again, there're green areas here that have  
16 some landscaping, but not a lot. What we've done  
17 is we've taken the opportunity to dress up the  
18 building. The existing building also doesn't have  
19 a lot of landscaping. Since we're adding a  
20 relatively long structure, it made sense to soften  
21 it with foundation plantings. So basically, we've  
22 layered this. We have evergreens immediately  
23 along the building facade. Boxwoods mostly where  
24 there are windows so that they're shorter. And  
25 Sky Pencil hollies, which are taller, slender at

1 the column areas where there are no windows. The  
2 same pattern is along here. In front of that,  
3 we've supplemented daylilies, purple coneflowers,  
4 which are like a type of sunflower, and some  
5 lamb's ear. These are all proven to be hardy and  
6 relatively pretty flowering interests and textural  
7 interests for the lamb's ear.

8 This plan also shows the only lights  
9 that we're adding are the two on the building.  
10 And essentially, that is meant to light the  
11 impervious cover that we're creating. There is an  
12 existing light right here that takes care of the  
13 overlap. And there are also two existing lights.  
14 One located here, and one located here that will  
15 overlap this area. So we've only added two lights  
16 on the building mounted 15-feet tall. Again,  
17 downward-throw LEDs to really light the area where  
18 we've pushed the driveway aisle past the building.  
19 Essentially, those are the high points. The rest  
20 of the set consists of control plans.

21 The one thing I did want to show you  
22 was the, since we talked about it, the proposed  
23 dry well configuration. This is where --  
24 typically, in a typical dry well, it's all  
25 infiltration. So your invert -- your invert in

1 and your invert out are at the top elevation. And  
2 it replenishes through infiltration. Again, we  
3 know enough in certain areas where we provide this  
4 bottom drain, which is attached to the top drain.  
5 So that this thing -- even if the soils are not  
6 great -- these things fill up and then overflow.  
7 But this one-inch cap assure that this will work  
8 its way down and infiltrate as much as it can  
9 while still evacuating fully to replenish itself  
10 the next rain event. So that's a little something  
11 we do when we expect the soil is not great.

12 The only other thing I would mention  
13 is we do show a trash enclosure. And that is -- I  
14 think Don's letter had asked what the enclosure  
15 was to be, and it's a vinyl fence. Which is  
16 basically shown right here. Again, those are the  
17 highlights of the plan. I did go through Don's  
18 letter. I don't know that there's a lot for me to  
19 discuss on here unless there are clarifications  
20 that Don wants me to make. I think I tried to  
21 touch on some of the items that he outlined in his  
22 letter when I went through my presentation.  
23 That's all the direct testimony that I have.

24 BY MR. HEHL:

25 Q. Mr. Quinn, just another item, and I

1 know we discussed this during our preparation,  
2 that the applicant is committed to the electric  
3 charging.

4 A. Yes. You know what I did forget  
5 though, thank you, there's something else; the  
6 sign. I didn't touch on -- I've highlighted now  
7 the sign here is on the westerly side of the  
8 ingress drive. Here there's an exiting sign that  
9 is going to be repurposed by the applicant. This  
10 one has ground lights. Basically, ground light  
11 bars that shine up at this sign, and the sign goes  
12 all the way down to the ground. So when we do  
13 these with these ground-mounted lights, I'm always  
14 concerned about glare and visibility on a roadway.  
15 But this one -- we're going to maintain what  
16 they've got here, that was handled pretty well.  
17 It's just going to be rebranded for the particular  
18 user.

19 Q. And I know you discussed the trash  
20 enclosure, the lighting.

21 MR. HEHL: And Mr. Sammet, I wanted  
22 to know, did you need further explanation? I know  
23 on Page 6, Item Number 1 on the top on the other  
24 comments, you wanted information regarding the  
25 grading and drainage.



1                   MR. SAMMET: Right. And Mr. Quinn  
2 did touch upon that. I would defer, however, to  
3 our board engineer, Mr. Battaglia, if he has  
4 further questions regarding the drainage plan or  
5 the grading.

6                   MR. BATTAGLIA: I have been no  
7 further questions. Everything is outlined in my  
8 letter. And I think you've provided enough  
9 testimony to satisfy those concerns.

10                  MR. HEHL: Great. Thank you. With  
11 that, I have no further preliminary questions of  
12 Mr. Quinn at this time.

13                  CHAIRMAN ASH: Thank you, Mr. Quinn.  
14 I'll turn it over to members of the board. Anyone  
15 have any questions or comments?

16                  MS. FREEDMAN: I do. Mr. Chairman,  
17 I had a few questions about the traffic or are you  
18 going to be talking about that later?

19                  MR. QUINN: You mean traffic out on  
20 the roadway, ma'am?

21                  MS. FREEDMAN: The entrance and the  
22 exit. It looks like you have one entrance on the  
23 -- I guess that's the west side?

24                  MR. QUINN: Correct.

25                  MS. FREEDMAN: And then you have on

1 the east side you have an entrance and an exit.  
2 Is that the current -- when the bank was there,  
3 was that how it was set up?

4 MR. QUINN: No. The way it's set up  
5 it's an ingress drive only on the westerly side.  
6 This is only in. And the egress drive only on the  
7 easterly side. But because I think the  
8 recognition that making a left would necessarily  
9 cue traffic trying to make a right, which is an  
10 easier movement, they're already split this into a  
11 left and right directional egress only. We're  
12 going to maintain that. And so you're aware, this  
13 is actually under state jurisdiction. So what we  
14 do on these cases where we're changing the use, we  
15 make sure that we do what we have -- but there's a  
16 lot of conformance calculation that's performed.  
17 It makes sure that there're no trip limitations on  
18 the lot per the DOT. So in other words, every  
19 lot, based on its configuration, has a certain  
20 number of trips that it's limited to. This lot,  
21 we checked when we were doing this layout with the  
22 dynamic traffic consulting engineer to make that  
23 we had no issues with lot performance from the DOT  
24 standpoint, and he said no. This is basically the  
25 DOT -- there're no DOT permits even required for

1 this since we're not in the right-of-way. At the  
2 very least, what they would do is give you a  
3 Letter of No Interest, if that's a requirement.

4 MS. FREEDMAN: Okay. Because on the  
5 plan, you can't tell because there are no arrows  
6 at the entrance and the exit. I assumed that  
7 but...

8 MR. QUINN: They're kind of ghosted.  
9 You can kind of see them underneath here.

10 MS. FREEDMAN: Oh, yeah. Got it.

11 MR. QUINN: It's a little faint. I  
12 do apologize for that. It's underneath, it's kind  
13 of faint.

14 MS. FREEDMAN: Okay. Thank you.

15 MAYOR BRINDLE: Mr. Quinn --  
16 Mr. Chairman, may I ask a question? I'm not sure  
17 if you're the person to direct this. I live  
18 around the corner from this, I could walk to this  
19 wine store. So I'm intimately familiar with  
20 traffic patterns and everything else. And I don't  
21 have to tell you North Avenue can be a nightmare.  
22 When I commuted, my bus stop was across the  
23 street. It would often take me -- it could take  
24 10 minutes just to cross the street as a  
25 pedestrian. What are the traffic -- I just am

1       curious about the traffic pattern's busy times of  
2       day. You know, it seems like this would drive a  
3       lot more traffic in and out than a bank would. Am  
4       I'm just wondering what you're all anticipating  
5       about that and if there are certain times of day  
6       or days where you would see the heaviest amounts  
7       of traffic. I mean I can kind of conjecture, it's  
8       a liquor store, but maybe you can comment on that.

9                       MR. QUINN: Now again, I'm not a  
10       traffic expert, but I've done enough of these  
11       applications that I've heard enough traffic  
12       testimony. I do know I spoke to Craig Peregoy.  
13       As a matter of fact, any time we have an  
14       application like this on a state road we always do  
15       a lot performance, make sure we have no issues.  
16       What Craig told me was that this liquor store  
17       generation is actually less than a bank.

18                      MAYOR BRINDLE: Really.

19                      MR. QUINN: It tends to be spread  
20       out a little more because maybe people will leave  
21       from work in the middle of the day to go to a  
22       bank, whereas with a liquor store they tend to go  
23       to or from their work or place. They don't make a  
24       special trip often to go to a liquor store. In  
25       terms of just trip generation, this particular

1 user apparently generates less trips per day, per  
2 peak hour than a bank would. Which is why we're  
3 eligible for a Letter of No Interest and the DOT  
4 has no issue with the lot performance. But that's  
5 about as far as I have as much expertise as I have  
6 in that area.

7 MAYOR BRINDLE: And it's very smart  
8 to split that exit because that left on North  
9 Avenue can be a real bear.

10 MR. QUINN: That was done when the  
11 bank was there, I'm certain. There was no way the  
12 bank and anybody else would ever get that changed.  
13 That made good sense to keep.

14 CHAIRMAN ASH: Mr. Vice-Chairman had  
15 his hand up.

16 MR. LAPLACE: I was showing off that  
17 I know how to use the little hand thing. I'd like  
18 to get back to the question I asked at the  
19 beginning. Was there consideration by the  
20 applicant to add to the building going north  
21 toward North Avenue instead of perpetuating this  
22 so you're sort of strip-shopping center pattern of  
23 the building set back behind front-yard parking?

24 MR. QUINN: To be honest, I'm not  
25 sure that I -- normally, these things -- by the

1 time the engineer gets it the building is already  
2 set and we work around the building. So to be  
3 honest, I wasn't involved in the planning. And  
4 typically, engineering officers are not planning  
5 associated with the building unless it's a brand  
6 new site. But in this case, I really can't tell  
7 you from my perspective what, if any, thought went  
8 into it. I think they were just trying to utilize  
9 as much of the existing site as possible.

10 MR. LAPLACE: Is there someone else  
11 that will be testifying tonight that can answer?

12 MR. QUINN: We have an architect  
13 here. I know they may shed light on that.

14 MR. HEHL: Yeah. I think our  
15 architect will touch on that building layout  
16 design and the like.

17 MR. LAPLACE: Okay. I have some  
18 questions about circulation. I don't really  
19 understand how it works in the back. It those are  
20 loading areas, if the trucks or whatever are  
21 coming in forward from that entrance and then  
22 they're looping behind the building, they're not  
23 backing into those loading docks, they're going  
24 forward? Is that how it works?

25 MR. QUINN: Beverage vehicles, they

1 discharge from the side. They're not like bigger  
2 trailers where they have everything that comes off  
3 the back of the truck.

4 MR. LAPLACE: They don't need to  
5 turn around back there?

6 MR. QUINN: No. No. They'll back up  
7 this way, and then this is all designed -- this is  
8 all ready for them to get out. They'll have no  
9 issue with that maneuver. And it's only trucks  
10 getting back here. The main parking area is --

11 MR. LAPLACE: Sure because everybody  
12 is parking in the front yard.

13 (Crosstalk.)

14 MR. QUINN: When here, you can back  
15 out and go this way. There's no precluding you  
16 from going --

17 MR. LAPLACE: I have a question  
18 about that new easterly drive. It seems awfully  
19 close to the property line. I don't know, maybe  
20 Don can answer there or someone can. What's the  
21 setback requirement for that new drive lane from  
22 the side property line and do you meet it?

23 MR. SAMMET: There is no setback  
24 requirement.

25 MR. LAPLACE: So that lane can go

1 right up to the -- oh, wow.

2 MR. QUINN: Just so you can see,  
3 from the face of the curb to the property line is  
4 7 seven feet, roughly. And then we've given a  
5 little bit of space here to put a shorter  
6 retaining wall just to make the break rather than  
7 putting a slope. We just made a -- it seemed a  
8 softer slope to just put a short retaining wall.

9 MR. SAMMET: I may have to take that  
10 back, Mr. Vice-chair. Maybe 2 feet.

11 MAYOR BRINDLE: And Michael, that's  
12 Top Line Appliance over there?

13 MR. QUINN: Yes.

14 MAYOR BRINDLE: And that whole side  
15 is surface parking.

16 MR. LAPLACE: Usually, I know other  
17 codes where there is more of a setback  
18 requirement. That's what I was thinking about.  
19 The last thing I'll ask right now is in the front.

20 MR. QUINN: So you see that? I  
21 think that's what the mayor was talking about.  
22 Right here, top line. Can you guys see this map  
23 now? I tried jumping to Google Maps, but I had to  
24 stop sharing.

25 MR. LAPLACE: It's okay. As long as



1 it's in conformance.

2 MR. QUINN: Yup. Yup. I had Google  
3 Maps on here but I had to stop sharing to bring it  
4 up to show you.

5 MR. LAPLACE: The last thing I would  
6 say, and it's more of a comment than a question is  
7 if we have to live with this front-yard parking,  
8 I'd really like to see to the landscaping between  
9 the sidewalk and the front property line in the  
10 parking area to be enhanced as much as possible  
11 for screening purposes. Okay. Thanks.

12 MR. HEHL: By the way, Mr. LaPlace,  
13 the applicant is going to testify. I can't  
14 imagine with the investment that he's making here  
15 that he would not be agreeable to that.  
16 Mr. Quinn, not to put you on the spot, but don't  
17 we -- we can have the applicant -- but just, I  
18 assume that there's room in that area to provide  
19 the additional landscaping and enhance that area?

20 MR. QUINN: Yeah. Even on our  
21 portion of -- we've got 10 feet between the curb  
22 line and the right-of-way to work with here.

23 MR. LAPLACE: Good. Is there room  
24 for additional street trees as well along the  
25 curb?

1                   MR. QUINN: To be honest, there are  
2                   -- I was going to show you that on Google Earth,  
3                   but there are three street trees in there and then  
4                   there's one on either end. So I don't know that  
5                   street trees would be optimal there. I think some  
6                   fill in between those, ornamentals.

7                   MR. LAPLACE: Okay. That's fine. I  
8                   just wanted to make sure the team looked at it.  
9                   Thank you.

10                  MR. QUINN: Yeah. And I'm happy to  
11                  take Don's suggestions when we looked at it, but  
12                  that was my -- when I looked at the Google  
13                  imageries, there seemed to be a good number of  
14                  shade trees. It seemed like more than that on  
15                  these islands would be pressing it.

16                  MR. LAPLACE: Okay. Thank you.

17                  MR. HEHL: No, thank you.

18                  Again, I have no further direct  
19                  questions of Mr. Quinn at this time. I guess it's  
20                  still open for the board. I'm sorry.

21                  CHAIRMAN ASH: Councilman Dardia.

22                  MR. DARDIA: Thank you, Chairman.  
23                  Related to what Mr. LaPlace just eluded to, in  
24                  terms of that driveway that comes from the rear to  
25                  the front, I'm curious about the exits or

1 entrances for the actual store. Where are they?  
2 And can you point out other exits, emergency  
3 exits, anything that may -- if you've got an exit  
4 that's there in the proposed one-story addition,  
5 where is that? Does it lead to that driveway?

6 MR. QUINN: This is probably better  
7 discussed by the architect. But I could tell you  
8 that the existing entrance is being maintained  
9 that's in the front of the store. There is an  
10 existing exit out in the back that we're also  
11 maintaining. There are two additional doors that  
12 are located on the easterly end of the building.  
13 This one attached to the sidewalk that goes out  
14 front and this one out to the rear. But again,  
15 more detail on that probably is better directed --  
16 because he'll pull up the plans, the actual floor  
17 plans, and show you where things are.

18 MR. DARDIA: Thank you.

19 MR. HEHL: Thank you, Councilman.

20 CHAIRMAN ASH: Anyone other members  
21 of the board with questions or comments for  
22 Mr. Quinn?

23 MS. CARRERAS: I just had a general  
24 note that I wanted to make sure that this was  
25 picked up. That Note 21 talks about existing Lots

1 1.03 and 1.05, but we're talking about Lots 1.03  
2 and 1.04.

3 MR. QUINN: That's what our note  
4 says?

5 MS. CARRERAS: Yes. Your Note 21,  
6 and it's on a couple of pages.

7 MR. HEHL: Yeah. That was pointed  
8 out.

9 MS. CARRERAS: I just want to make  
10 sure.

11 MR. QUINN: Thank you for that.

12 MR. HEHL: We are going to be -- I  
13 think, Don, one of the comments was about lot  
14 consolidation.

15 MR. QUINN: We're showing that,  
16 actually. You see that here. The two lots are  
17 55,000 square feet, so we are showing that to be  
18 consolidated.

19 CHAIRMAN ASH: Thank you. If there  
20 are no other members of the board with questions  
21 or comments let's turn it over to members of the  
22 public in attendance. At this time, you have an  
23 opportunity to ask questions of Mr. Quinn, based  
24 on the plan he has presented and his testimony  
25 this evening. Don, if you could please check the

1 participants and see if there are any hands  
2 virtually raised.

3 MR. SAMMET: Yes, sir, we have them  
4 coming in. Anyone with questions of Mr. Quinn,  
5 please virtually raise your hand and we'll allow  
6 you to speak. I see Ms. Diane Brescher.

7 MS. BRESCHER: Can you hear me?

8 MR. SAMMET: We can hear you, yes,  
9 Ms. Brescher.

10 CHAIRMAN ASH: Hi, welcome.

11 MS. BRESCHER: I live right at the  
12 corner of 4th Avenue and --

13 CHAIRMAN ASH: If you wouldn't mind,  
14 again, for the record because we're going to have  
15 a transcript, just state your full name and your  
16 address, please.

17 MS. BRESCHER: Diane Brescher.  
18 606 4th Avenue.

19 CHAIRMAN ASH: Thank you very much.  
20 Go ahead.

21 MS. BRESCHER: I sort of missed  
22 Shelly's question around the traffic. The traffic  
23 on North Avenue is atrocious and it's only going  
24 to get worse. It may not matter to people that  
25 don't kind of live right there, but I work from

1 home most days, and make a left, making a right on  
2 North Avenue can be brutal. So I'm trying to  
3 understand and I can really barely read the -- you  
4 know, it really very hard to see the plans. So  
5 I'm just trying to understand what's going to  
6 happen. Like when you were talking about the  
7 exits, can you explain that again? The entrance  
8 and the exits to this new proposed liquor store.

9 MR. QUINN: Yes, ma'am. We're  
10 utilizing the existing driveway cuts that are  
11 currently on North Avenue in the configuration  
12 that they currently exist. The westerly-most  
13 driveway is an ingress only. Only into the site.  
14 You can't come out this way. The easterly-most  
15 driveway is a double-wide double egress. Which  
16 means that it's got a directional egress; one lane  
17 to the right, one lane to the left. And this was  
18 no doubt affected when the bank application came  
19 through and it was probably something that the  
20 county or the state required because in  
21 acknowledgment that a left is going to be  
22 difficult to make, and a right will move quicker.  
23 So that configuration of driveway that worked for  
24 the bank is what we're maintaining.

25 CHAIRMAN ASH: Thank you,

1 Ms. Brescher. Do you have a follow-up question?

2 MR. SAMMET: It looks like

3 Ms. Brescher does not. Does anyone else have  
4 questions for Mr. Quinn? If you would virtually  
5 please raise your hand. I saw a hand go up a  
6 down, so I want to make sure everyone gets their  
7 opportunity.

8 CHAIRMAN ASH: I see a hand going up  
9 and down.

10 MR. SAMMET: Up and down and it's  
11 like a split second.

12 CHAIRMAN ASH: Going once.

13 MR. SAMMET: Here we go again --  
14 there we go. The Arezzi's. To the Arezzi's, we  
15 should be able to hear your now if you would like  
16 to ask your question.

17 CHAIRMAN ASH: Just please state  
18 your full name and address for the record.

19 MR. SAMMET: I don't see that you  
20 are muted at all, so we should be able to hear  
21 you.

22 MR. AREZZI: Can you hear me now?

23 MR. SAMMET: Yes, we can. Thank  
24 you.

25 MR. AREZZI: There was a little

1 popup in the corner that I had to take off. Thank  
2 you for having me speak. I don't know if it's a  
3 general comment, but I live across the street,  
4 North Avenue, the residential section where  
5 Westfield is so beautiful for children. I have a  
6 nine-year-old. I live at 606 4th Avenue on the  
7 corner there. I cannot believe that there's no  
8 difference in pedestrian customer traffic from a  
9 bank to a liquor store. I have been here for  
10 about five years and the bank is beautiful. It  
11 has maybe three cars in there, five cars. Nobody  
12 speaking, nobody yelling, no cases, no bottles, no  
13 carts, no shopping carts, no truck deliveries.  
14 You're doubling -- well, you're not doubling, but  
15 you're significantly increasing the size of the  
16 building. The occupancy has to significantly  
17 increase. The customers inside the store have to  
18 increase more than a bank. You're going to have a  
19 lot more traffic coming in and out of there. I  
20 have 25 years of a retired police officer. I was  
21 in charge of traffic. I cannot say that I'm an  
22 expert in this area here in this situation. But  
23 you have a different clientele, you have different  
24 customers, you have a noise level that increases,  
25 you have deliveries. I think in some of the



1     liquor stores now they have drive-ups where they  
2     come out and pick up their items there. I just  
3     don't understand where I think Mr. Quinn said it  
4     shouldn't increase the traffic. I don't really  
5     see that. I can't understand how that doesn't  
6     significantly increase everything; pedestrians,  
7     customers, cars, trucks, everything. Thank you.

8                     MR. QUINN: Sir, I just want to  
9     clarify. What I said was -- and again, this was  
10    part of a lot conformance we did with the DOT  
11    consultant. He said the liquor store would not  
12    generate more trips for peak hours than the bank,  
13    is what he said. Otherwise, we'd have an issue  
14    with DOT. Again, that's as far as I can go with  
15    traffic testimony. The other thing that I can say  
16    is that it's a permitted use. So from a traffic  
17    standpoint, any permitted use is assumed to be in  
18    an area where traffic can be handled. And again,  
19    we're trying to repurpose an existing commercial  
20    site. Yes, he's expanding the building a little  
21    bit more because he has inventory in a way that a  
22    bank doesn't have inventory. Their inventory is  
23    more tightly kept I think than a -- so I really  
24    was told that there would be no problem from a DOT  
25    standpoint, and there was no additional trip

1 generation. And that's about as much traffic  
2 testimony as I can bring.

3 CHAIRMAN ASH: All right. Let me  
4 jump in here. Mr. Hehl, I think you said the  
5 applicant will provide some testimony and I expect  
6 that will include a description of the business  
7 and the operations and what the intent of the use  
8 of this proposed liquor store will be; is that  
9 right?

10 MR. HEHL: Yes, that's correct.

11 CHAIRMAN ASH: We'll get that  
12 testimony in a little bit. And Mr. Arezzi, you  
13 can ask questions about the operations of the  
14 store of the property owner, the applicant. And  
15 just to clarify the testimony about the traffic  
16 generation. Mr. Quinn, understanding that you're  
17 not a traffic engineer and had qualified you as an  
18 expert in traffic engineering, but you did testify  
19 that you reviewed the proposed use with the  
20 engineer and you gave some technical terms about  
21 no increase in trip generation during the peak  
22 hour. Understanding you're not a traffic expert,  
23 could you just please in plain terms explain what  
24 that means?

25 MR. QUINN: Sure. Yeah. And we

1 didn't work with the county engineer, this  
2 actually is part under the state jurisdiction.  
3 What we typically do, since we're not county  
4 engineers, we utilize a sub-consultant, Dynamic  
5 Engineering. They do a lot of work, they've  
6 probably been in Westfield a couple of times. So  
7 when you're doing traffic tests, there's a book,  
8 ITE, Institute of Transportation Engineers, that  
9 these guys utilize as their bible. And it gives  
10 you trip generations. That means how many trips  
11 per peak hour, per square foot of a particular  
12 use. And that you multiply the trip generation  
13 factored by the square foot of the building with  
14 the use, it generates a number of peak hour trips.  
15 That's how traffic engineers calculate what a peak  
16 hour trip is. Trip generation is that fraction  
17 that is applied to the building. So that's what  
18 was related to me was that trip generation for a  
19 liquor store is no greater than the trip  
20 generation for the bank that was there, especially  
21 with the drive-thru. The number of lanes in the  
22 drive-thru apparently has something to do with it.

23 CHAIRMAN ASH: Okay. Thank you.  
24 Mr. Arezzi, if you're still there, do you have any  
25 follow-up questions for Mr. Quinn?

1 MR. AREZZI: No, that's fine. Thank  
2 you.

3 CHAIRMAN ASH: Thank you. Any other  
4 members of the public have questions for Mr. Quinn  
5 at this time? Ms. Brescher, I see your hand  
6 again. Ms. Brescher? Don, can we unmute  
7 Mr. Brescher again?

8 MS. BRESCHER: Can you hear me?

9 CHAIRMAN ASH: Yes.

10 MS. BRESCHER: Super. Super. My  
11 computer died, that's why I got cut off. I missed  
12 the answer, should I listen to the recording or  
13 can you just explain -- I guess what I'm more  
14 concerned about is the right and the left there  
15 with what I perceive as more traffic than a bank.

16 MR. QUINN: We're talking about the  
17 egress drive. I don't know where you --

18 MS. BRESCHER: Yep. Yep.

19 MR. QUINN: We have the single  
20 ingress and then the double egress drive.

21 MS. BRESCHER: That's how it is  
22 today; correct?

23 MR. QUINN: That is correct. That's  
24 how it is today. I'm sure that was hashed out  
25 when the bank application came through. At some

1 point, this driveway configuration had to be  
2 worked out with the DOT, so that's why we thought  
3 best not to change it. Particularly when our use  
4 does not generate additional traffic.

5 MS. BRESCHER: What are the hours of  
6 the liquor store?

7 MR. HEHL: We're going to have the  
8 applicant testify to that.

9 MS. BRESCHER: Okay. Thank you.

10 CHAIRMAN ASH: All right. Let's  
11 check our list of attendees. Anyone else? If you  
12 want to raise your hand and ask a question of  
13 Mr. Quinn.

14 MR. SAMMET: I see no one,  
15 Mr. Chairman.

16 CHAIRMAN ASH: All right. Thank  
17 you.

18 MR. QUINN: I'll stop sharing?

19 CHAIRMAN ASH: Stop sharing. And  
20 I'll turn it back to the board. Any follow-ups  
21 before we excuse Mr. Quinn? All right. Thank  
22 you.

23 MR. QUINN: Thank you.

24 MR. HEHL: Mr. Chairman, I'd like to  
25 then proceed to the testimony of our architect,

1 Mr. Greg Blasi. I see him on the screen.

2 CHAIRMAN ASH: All right.

3 Mr. Blasi.

4 MR. HEHL: You're muted I think,  
5 Greg.

6 MR. BLASI: Hello everyone.

7 CHAIRMAN ASH: Welcome back.

8 MR. BLASI: Thank you.

9 GREG BLASI, having been duly sworn,  
10 was examined and testified as follows:

11 CHAIRMAN ASH: Mr. Blasi, you've  
12 been qualified as an expert in architecture for  
13 this board previously. Have your qualifications  
14 or licensing changed since your last appearance?

15 MR. BLASI: It has not.

16 CHAIRMAN ASH: Anyone on the board  
17 have any questions for Mr. Blasi about his  
18 qualifications, his experience or licensure. All  
19 right. You may proceed with your testimony as an  
20 expert in architecture.

21 BY MR. HEHL:

22 Q. Thank you, Mr. Chairman. Mr. Blasi,  
23 obviously, you're well familiar with the site  
24 design and the design of the building and layout.  
25 If you could take the board through the floor

1 plans and elevations. And then if you would also  
2 address -- I know Mr. Sammet had some comments in  
3 his review letter?

4 MR. BLASI: This is the first-floor  
5 plan. What I'm circling around right now is the  
6 existing portion of the building which was the  
7 bank area, there was an office. And then with the  
8 new area is where the drive-thru would be. I'm  
9 taking out the open bank area. They're going to  
10 create a new through -- coming through the  
11 entrance, they're going to have a food court or  
12 food area; refrigerators, shelving. And create  
13 handicap toilets. Office space. You have the  
14 main entrance. You have a secondary means of  
15 egress through the back center area. There's more  
16 shelving on the side. And there's refrigeration  
17 in the rear here. And there's a staircase that  
18 leads down to the basement. So this creates the  
19 third means of egress. So main entry, secondary  
20 means of egress, third means of egress. So  
21 there're basically three means of egress. This is  
22 the checkout area. So entry, checkout area.

23 The existing building, what I'd like  
24 to say is it's only a 20-year-old building made  
25 out of brick. It's all brick and glass. So you

1 have an existing brick wall, all glass, brick wall  
2 -- brick pier -- glass, a lot of steel beams  
3 holding up these big large open spaces, getting a  
4 contemporary building newer. And then these large  
5 brick piers here, brick. And then continuing with  
6 the stylistic way -- which I'll show you in the  
7 elevation -- is a pier, glass, pier, glass, pier,  
8 and then changing to an all brick facade around  
9 this egress area. I don't have the site plan, but  
10 what I would like to address -- which I'm assuming  
11 Mr. LaPlace was speaking about -- that the  
12 building creating an urban edge would be done by  
13 keeping all in line with North Avenue.  
14 Unfortunately, this building is set back and in by  
15 creating, if were to build straight toward North  
16 Avenue, we would basically be splitting the site  
17 in half creating almost two front side yard  
18 parking areas and then the area to go around. So  
19 the building is already set back, it does have  
20 trees, it does have vegetation, it does have  
21 glass. I'm going to show you an elevation how the  
22 materials of brick and glass are continued across  
23 so that it looks like it was one intentional  
24 monolithic structure to be built with the same  
25 details of brick and glass. And to remove this



1 building, to remove this 4,000 square feet of  
2 existing foundations of concrete and brick piers,  
3 it makes sense to leave it here and add to the  
4 side. I don't think building -- one way would be  
5 tearing the building out, which I think is  
6 unrealistic to owner doing it that way. But the  
7 other is if we took the addition and built it  
8 toward the front again, it would just split the  
9 site in half and you would still be looking at two  
10 parking lots on either side.

11 I'm going to stop sharing this and  
12 go to the next, which is basically the foundation.  
13 The foundation area, this is slab on grade; it's  
14 going to remain. On the left side of the new  
15 addition, there's going to be a proposed new  
16 basement area. Pretty simple. I'm going to go to  
17 the front elevation. The front elevation, as you  
18 can see, by the uncolored area is the existing  
19 brick. Brick pier, brick header across the top of  
20 the building. This is the existing entry. This  
21 is all glass in this area here. And then the new  
22 addition is going to be brick to match, all glass  
23 with brick above. It's going to be set back, just  
24 like the setbacks in the existing building. This  
25 area front entrance pulls forward. You have the

1 setback around the glass, new setback around the  
2 glass areas here, pier, brick and glass, pier, and  
3 then the side stair area. Across the top, to add  
4 some scale and add some height, the existing  
5 building stops which is a plain stone coursing  
6 that goes across here. Because the Commerce  
7 Bank's stylistic architecture had a clear story  
8 that popped up here is being removed. In order to  
9 give the scale and use a noble material like the  
10 brick, it will be a stucco parapet that will go  
11 across the top with a precast stone to match the  
12 existing precast stone on the building. So this  
13 stone area here, precast, will match the existing  
14 precast that's on the building here and here. The  
15 brick matches and the color of the stucco will tie  
16 it all together and create one building to appear  
17 as though it was designed at one time.

18 The rear of the building is  
19 basically facing the train rail. It's brick.  
20 This is the existing doors. So here is the  
21 drive-thru that's being removed, so we're going to  
22 continue the brick and that stucco band that goes  
23 around the top. The side elevation -- this is the  
24 existing side elevation to the right which has a  
25 large area of glass, all brick, which will e

1 proposed stucco on top. And then the opposite  
2 side, which faces Top Line, would be continue the  
3 brick all the way around. Add two windows to add  
4 light into this area. Some windows for a little  
5 relief to the elevations on the side. And this  
6 bump out would be brick with stucco on the front  
7 side.

8 MR. HEHL: Pardon me for  
9 interrupting, one second. Don, those are the ones  
10 that we sent over today. Being that they weren't  
11 part of the original package perhaps we can mark  
12 it as -- the floor plans were -- but the colored  
13 elevations, if we could have those marked as A-1,  
14 for both sheets would be fine.

15 MR. BLASI: And those elevations  
16 area exactly the elevations that have been sent  
17 in, just colored. The only thing that's different  
18 is the rendering on them.

19 MR. SAMMET: There were two sheets;  
20 correct?

21 MR. BLASI: Yes. S-04 and S-05.

22 MR. SAMMET: S-04, should we mark  
23 S-04 as Exhibit A-1, and S-04 as Exhibit A-2?

24 MR. HEHL: S-05.

25 MR. SAMMET: Excuse me, S-05. S-04,

1 Exhibit A-1. S-05, Exhibit A-2. We do have those  
2 and they were placed on the website.

3 (Whereupon, Applicant's Exhibits,  
4 A-1, Sheet S-04 Colored Front and Rear Elevations;  
5 and, A-2, Sheet S-05 Colored Right and Left Side  
6 Elevations, were marked for identification.)

7 MR. SAMMET: So if anyone from the  
8 public would like to view those, they're also on  
9 the website.

10 BY MR. HEHL:

11 Q. And Mr. Blasi, I know that there was  
12 -- I think you answered the questions about the  
13 ingress, egress. Any architectural items that you  
14 would like to address from Mr. Sammet's review  
15 letter? I think you touched on --

16 A. I think I hit on the materials.

17 Q. And then as part of the -- I know  
18 one of the submissions showed building signage,  
19 and as I said at the outset, that because that  
20 would trigger a variance, we've withdrew the  
21 request for building signage. So at the present  
22 time, there's no building signage proposed; is  
23 that correct?

24 A. Correct.

25 Q. And then, again, I think you've

1 clearly identified the areas of ingress and egress  
2 that was requested by the councilman. With that,  
3 I have no further questions at this time for  
4 Mr. Blasi.

5 CHAIRMAN ASH: Thank you, Mr. Hehl.  
6 Members of the board, let's ask questions of Mr.  
7 Blasi if you have them. Starting with Michael  
8 LaPlace.

9 MR. LAPLACE: Thank you, Chair. A  
10 couple of things. Mr. Blasi, thank you for  
11 addressing my question about the design concept.  
12 I just sort of want to clarify that. My question  
13 was: Did you and your design team actually  
14 seriously consider building the new retail  
15 section, the new wing, the new construction north  
16 toward North Avenue instead of to the side in an  
17 easterly direction where the drive-thru windows  
18 are?

19 MR. BLASI: It's just the issue was  
20 if you look at the existing building, the existing  
21 glass, the existing composition of this building  
22 and how it's laid out, the existing entry and the  
23 use of glass, if you built out this way, it would  
24 be taking away part of the existing building.

25 MR. LAPLACE: I get that. I just

1 wanted to know if you seriously considered it.

2 MR. BLASI: Yes. Yes. I  
3 understand. And I understand, Michael, exactly  
4 what you want to do. And if it was an older  
5 building, and it was a tear down maybe it would  
6 have been different. But the fact that this is --

7 MR. LAPLACE: Well, I never  
8 suggested tearing down the existing building.  
9 That was not part of my question. My part was  
10 extending it in one direction instead of the  
11 other. And I want to follow up on something you  
12 said, I guess an interpretation of what I was  
13 getting at where you said there would be two  
14 parking lots up to North Avenue instead of one  
15 that will cross the front. I would be interested  
16 in hearing from you if this building was extended  
17 up toward the sidewalk in the middle of the lot  
18 toward North Avenue and there were side parking  
19 lots with but you know with recessed -- you know,  
20 they didn't have to come right up to the sidewalk,  
21 of course, they could have green spaces and  
22 landscaping to buffer them from view, but the  
23 building would be up front at the center of the  
24 site. You don't think that would be preferable to  
25 a long and extended sort of set back

1 strip-shopping-center formation with the front  
2 parking area? You think that's just a better  
3 design concept?

4 MR. BLASI: Being at this site  
5 looking at the materials, looking at the way it's  
6 landscaped, I do see the existing building does  
7 have pretty decent bushes and hedges in front of  
8 it. When you're up close to the building, it's  
9 actually sort of attractive. Being that it's  
10 setback, I do think for this site and this  
11 building, it does work better the way it's  
12 positioned now than being up front.

13 MR. LAPLACE: I don't recall from  
14 the site plan where there's a separated pedestrian  
15 lane to walk from the sidewalk to the entrance or  
16 do you have to walk through the drive aisles and  
17 parking lot?

18 MR. BLASI: Well, the thing is that  
19 there's the curbing and the right-of-way sidewalk,  
20 then there's a pretty deep area of grass, and then  
21 you park into a regular two-lane parking, and then  
22 you walk up to a sidewalk that you can walk along  
23 the building that is pretty heavily vegetative, so  
24 it is --

25 MR. LAPLACE: What I'm asking is:

1 If you're walking to the site if you're not in a  
2 car and you're on the sidewalk, can you get to the  
3 building without having walk through the drive  
4 aisles or the parking area?

5 MR. BLASI: No. I'm sorry, I  
6 misunderstood you. No, you cannot.

7 MR. LAPLACE: There's no separated  
8 pedestrian walk area in the layout?

9 MR. BLASI: No.

10 MR. LA PLACE: All right. Thank  
11 you.

12 CHAIRMAN ASH: Any other members of  
13 the board have questions for Mr. Blasi?

14 MAYOR BRINDLE: Yes, Mr. Chairman.  
15 Just to follow up on what Mr. LaPlace was  
16 suggesting. You know, one of our goals on North  
17 Avenue in light of the hydroponic farm that will  
18 be opening up later this year is we are looking to  
19 make it more bike and pedestrian-friendly, which  
20 is a big ask I know in light of the heavy traffic  
21 that it carries. So we are doing -- and there are  
22 new apartment buildings slated to be just two  
23 doors down. It would be great if you all could  
24 consider not only the vegetation, the screening  
25 Michael talked about earlier, but just a



1 pedestrian-inviting environment because we are  
2 trying to be less car-centric and I think if there  
3 even pedestrian access points to the front, it  
4 would further reinforce what is happening along  
5 the North Avenue corridor. And it would be great.  
6 Ultimately, I think if it doesn't exist, this  
7 place will be an outlier.

8 CHAIRMAN ASH: Thank you. Anyone  
9 else on the board? Just scrolling through the  
10 gallery. I see none. Let's turn it over to  
11 members of the public in attendance. Looking for  
12 virtual hands raised.

13 MR. SAMMET: Anyone from the public  
14 with questions for Mr. Blasi, would you please  
15 virtually raise your hands so we can allow you to  
16 speak. Ms. Brescher. Ms. Brescher, if you unmute  
17 your mic, we'll be able to hear you.

18 MS. BRESCHER: This is more than a  
19 liquor store; isn't it? It's a liquor store, did  
20 I hear that there're tables for food?

21 MR. BLASI: No. I'm sorry. In  
22 fact, I'll let the client talk about how he's  
23 going to run the space. I basically showed  
24 shelving and refrigeration, and there might be an  
25 area inside with a table that you could pick up

1       you know baskets or cheese.

2                   MS. BRESCHER:  Oh, okay.

3                   MR. BLASI:  No, there's no -- I have  
4       never had discussions about seating.  But I'll let  
5       that question to be answered by the owner.

6                   MS. BRESCHER:  Okay.

7                   CHAIRMAN ASH:  Any other members of  
8       the public?

9                   MR. SAMMET:  Any other members of  
10       the public with questions for Mr. Blasi?  I see no  
11       other hands, Mr. Chairman.

12                   CHAIRMAN ASH:  All right.  Thank  
13       you.  Thank you, Mr. Blasi.

14                   MR. BLASI:  Thank you.

15                   MR. HEHL:  Mr. Chairman, I would now  
16       like to call upon Nimesh Patel, and I see him  
17       there on the screen.  You have to unmute yourself  
18       there.

19                   MR. PATEL:  Hi, everyone.

20                   CHAIRMAN ASH:  Good evening,  
21       Mr. Patel.

22                   NIMESH PATEL, having been duly  
23       sworn, was examined and testified as follows:

24       BY MR. HEHL:

25                   Q.       Mr. Patel, I know I indicated at the

1 beginning, you and your family purchased this  
2 property?

3 A. Yes.

4 Q. If you could give the board first a  
5 little background on your knowledge and experience  
6 in operating a facility similar to the House of  
7 Wine that's proposed here.

8 A. I have been in this business almost  
9 -- this is my thirteenth year. I have a lot of  
10 experience in wine, liquor, beer business. We do  
11 want to add into the store a little gourmet food.  
12 It's not actual -- like, we're not preparing  
13 anything. It's cheese, grapes, crackers and  
14 things like that. So that would answer the  
15 person, the resident that was asked earlier. It's  
16 not actual -- there's no food. They'll be made or  
17 there will not be any tables there. Besides that,  
18 the second question that was asked was about the  
19 timing of the -- what would be timing of the  
20 liquor store. It would be nine to nine. Nine in  
21 the morning to nine in the evening, except  
22 whatever the town law is on a Sunday. I need to  
23 find out what is required by the town. Second  
24 thing is it would -- it would be seven to eight  
25 employees would be working there. So that was one

1 thing that still were discussing about how many  
2 people would be working there. And then, if any  
3 other questions, if you guys have, please.

4 Q. Let me just touch on a couple of  
5 items just in anticipation of the board. One of  
6 the questions, as the board probably knows, we set  
7 up these little text chats so we can talk about  
8 these questions. I know you indicated that you  
9 had no issues with providing the additional  
10 landscaping that Mr. LaPlace suggested. And a  
11 great suggestion.

12 Are you committed to provide  
13 additional landscaping in the front of the  
14 building and obviously working with the township  
15 or the town engineer and Mr. Sammet with that  
16 design?

17 A. Yes, definitely.

18 Q. And I don't want to put you on the  
19 spot, but the mayor mentioned about the pedestrian  
20 access. I know you obviously want to have a  
21 successful business here.

22 Are you willing to also provide  
23 pedestrian access so that -- say somebody is  
24 walking around, they're not going in and walking  
25 in and out of the driveways. I assume that that

1 can be -- it's a large enough site.

2 MR. HEHL: Mayor, are you talking  
3 about right in the middle in between the two  
4 driveways, have a little walkway?

5 MAYOR BRINDLE: I'll let you all be  
6 the experts with the determination of that. I  
7 just also -- you know, just anticipating what we  
8 believe is going to be happening on this corridor.  
9 And there are, like I said, there're apartments  
10 slated, you're going to have people coming from  
11 the hydroponic vertical farm. I wouldn't be  
12 surprised if they'll want to pick up a bottle of  
13 wine and head up there. So there's going to be a  
14 very, hopefully, pedestrian vibe. We'd like  
15 people to widen their sidewalks. And the other  
16 thing I'll mention, and you know I don't know -- I  
17 know we talked about EV stations and you've  
18 committed to -- there's a commitment to that. I'm  
19 not sure how many of the EV stations. But there's  
20 one thing you should know about this corridor in  
21 particular. We are really leading into this  
22 corridor as being a green corridor for Westfield.  
23 The whole town is really set up to be a very  
24 premier sustainable town in New Jersey. What's  
25 happening in this corridor in particular, as I

1 mentioned, you've got the region's first  
2 hydroponic vertical farm that's opening up right  
3 down the street from you. On the other end, is  
4 the EV car dealership with Karma. And I've  
5 already spoke to potential new projects and just  
6 said to the degree that these particular projects  
7 can exude everything about sustainability and  
8 green to lean into that brand, I think these are  
9 the people that are going to be coming to this  
10 place. And I think you're going to see lots of  
11 regional visitors to this farm, so to the degree  
12 and your building, you might want to over-lean  
13 into the green and sustainability initiatives and  
14 pedestrian mobility, all that stuff is part of  
15 that. But I think even from a brand perspective,  
16 it would be a great thing I think for you all if  
17 you also supported what is happening and your  
18 neighbors around you.

19 MR. PATEL: Greg, is there any way  
20 we can figure it out with the (indiscernible)  
21 thing or no? I'm really needing to look into the  
22 design.

23 MR. HEHL: Let me perhaps -- yeah,  
24 let Mr. Blasi touch on the green and  
25 sustainability from a building standpoint, Mayor.

1 And then we can certainly again work on -- I think  
2 it makes -- particularly with the work in the area  
3 having a pedestrian-friendly site is important.  
4 So Greg, do you want to just -- sorry -- are you  
5 okay with -- I just switched it for a second.

6 MR. BLASI: Sure. I think that the  
7 idea of making a walkway down the center and  
8 actually using some of the grass area in the  
9 center to create a place to park bikes and then to  
10 have a different material for a lane to walk into  
11 the store would be attractive and look great and  
12 maybe give this area a place to have a bicyclist  
13 be able to park their bike safely. As far as the  
14 building being green, and as an architect who  
15 cares about sustainability, I like the fact that  
16 the building is already brick and it's glass, and  
17 we're adding brick and glass. So it's we're not  
18 using synthetic material. It's materials that are  
19 there to last for a very, very long time. So what  
20 the interior will be like, the client will be  
21 discussing environmental ways of heating and  
22 cooling and other things of that nature. But I  
23 think the building of itself with its vegetation  
24 with the charging station with the bike racks with  
25 some more landscaping will be attractive and meet

1 those other needs to look similar to the buildings  
2 surrounding it.

3 MR. HEHL: And Don, I guess we have  
4 enough -- I don't want to -- with regard to the  
5 parking.

6 (Crosstalk.)

7 MR. SAMMET: Pedestrian access?

8 MR. HEHL: Yeah. The parking.

9 MR. SAMMET: I was thinking about  
10 that and looking at the plan, and my first look,  
11 was also maybe something down the center sort of  
12 running perpendicular from the building entry  
13 straight out to the sidewalk. But then I was  
14 thinking, people like to walk the shortest  
15 distance. Right? And if they're walking from the  
16 hydroponic farm or from spots west, they'll most  
17 likely cut through the driveways anyway just  
18 because it's the path of least resistance, so to  
19 speak. They see the door, they cut right across.  
20 So maybe there's some space on either corner of  
21 this site where it hits North Avenue, sort of on a  
22 diagonal pathway through, and maybe not lose any  
23 parking spaces. Stripe the paved areas with the  
24 pedestrian walkway, which I know we have done in  
25 town before. And you may lose less parking spaces



1 even though you have an access, but I think you  
2 would also provide a shorter or a more direct path  
3 that people will likely walk to the front door of  
4 this site if they're walking up or down North  
5 Avenue.

6 MR. HEHL: Actually, Don, it's funny  
7 because that's what Mr. Watson just said on his  
8 little text that maybe moving over closer to the  
9 driveway. And maybe even -- I don't want to spend  
10 my client's money -- but I like Greg's thought of  
11 a different type of material there instead of  
12 striping. Sorry, Nimesh.

13 MR. LAPLACE: I'm really so  
14 appreciative of the mayor highlighting the  
15 importance of us thinking about access to the site  
16 other than a motor vehicle. It's a shame that  
17 we're now, after the fact, trying to squeeze in  
18 pedestrian and bicycle access. It's not the time  
19 to be doing it. It should have been part of the  
20 overall site plan concept from the beginning. I  
21 kind of like the idea even if -- even if you're  
22 right. Don is absolutely right, people usually  
23 like shortcuts and the most direct path, but if  
24 going down the center means you can really do it  
25 in a really nice way in terms of design and

1 materials. If there's an edge of landscaping  
2 along the front, maybe that will guide people to  
3 the central walk. But regardless of where it is,  
4 I hope in the future when we do site plans, we're  
5 not trying to think about pedestrians at the  
6 eleventh hour at the very end and trying to  
7 squeeze them in. They should be at least as  
8 important as where cars are parked.

9 BY MR. HEHL:

10 Q. Again, at this point, I have no  
11 further direct questions of Mr. Patel. I think he  
12 discussed his operational and his commitment.

13 Mr. Patel, as you said before,  
14 you're committed to do the charging stations, the  
15 pedestrian accessibility, and the additional  
16 landscaping?

17 A. Yes.

18 Q. And I assume with the inter of the  
19 premises, you'll work with Mr. Blasi and your  
20 construction team to make sure you use new high  
21 efficient, energy-efficient systems for HVAC and  
22 the like?

23 A. Yes.

24 Q. I have no further direct questions  
25 of Mr. Patel at this time.

1                   CHAIRMAN ASH: Thank you. Let's  
2                   turn it over to members of the public.

3                   MR. SAMMET: Any members of the  
4                   public with questions of Mr. Patel? If you would  
5                   please virtually raise your hand so we can allow  
6                   you to speak. Anyone? There's no one who has  
7                   raised their hand, Mr. Chairman.

8                   CHAIRMAN ASH: Okay. Thank you.

9                   MR. HEHL: Mr. Chairman, our final  
10                  witness to cover professional planning associated  
11                  with this application is Mr. James Watson.

12                  CHAIRMAN ASH: Good evening,  
13                  Mr. Watson.

14                  MR. WATSON: Good evening. Can you  
15                  hear me okay?

16                  CHAIRMAN ASH: Yes, I can. Nice to  
17                  see you.

18                  MR. WATSON: Same here.

19                  JAMES WATSON, having been duly  
20                  sworn, was examined and testified as follows:

21                  CHAIRMAN ASH: Very quickly. Your  
22                  experience and qualifications as a planner.

23                  MR. WATSON: Sure. James Watson,  
24                  W-A-T-S-O-N, from EKA Associates located at  
25                  328 Park Avenue, Scotch Plains. I'm a licensed

1 land surveyor and professional planner. I've been  
2 doing this for over 30 years. I appeared in  
3 Westfield probably six or seven times a year  
4 between the two boards. Appointed positions, I've  
5 been the town planner for the Township of Union  
6 and the Borough of Carteret. I've also been  
7 appointed as the planner for the public advocate  
8 for the Township of Warren.

9 CHAIRMAN ASH: Very good. And your  
10 license as a planner in New Jersey current and up  
11 to date?

12 MR. WATSON: Yes, it is.

13 CHAIRMAN ASH: Great.

14 BY MR. HEHL:

15 Q. Mr. Watson, if you could now please  
16 provide -- there are very minimal variances  
17 associated with this application -- but generally  
18 talk about the justification and actually the  
19 benefits that now are shown with the suggestions  
20 made by the board, particularly the mayor and  
21 Mr. LaPlace.

22 A. Sure. As usual, Mr. Sammet did a  
23 wonderful job with his letter. I'm not going to  
24 read the whole thing. I'm going to assume  
25 everyone else has read it. He makes good points

1 in everything. And the thing that I take away  
2 from his letter the most is if this was a new  
3 application, it would have some variances for  
4 front-yard parking and side-yard parking. But  
5 because those were granted on prior applications,  
6 the variance runs with the land. We don't need  
7 new proofs. If I were to argue for a new site, I  
8 would argue under C-2 basically safety. It's  
9 better to get cars off the street providing more  
10 than the required parking. It just goes straight  
11 to safety. I also believe that we would comply  
12 under matching the existing neighborhood pattern.  
13 Then you go from the Garwood line over by 4th  
14 Avenue all the way up to Hillcrest, everything on  
15 our side of the street has either front-yard  
16 parking or side-yard parking as the sites  
17 currently exist. I don't know what's proposed in  
18 some areas, but from Westfield Lumber all the way  
19 down to the strip mall next to the dentist office,  
20 everybody has front and side yard parking at this  
21 time. It's a good application. Like it was  
22 stated before, you're repurposing a site that has  
23 been abandoned for some time. The parking in the  
24 front yard and side yard is grandfathered, like I  
25 said, from the 2004 approvals. And we do have

1 valid arguments if this was a vacant site we were  
2 developing in as a new site complete, we would  
3 have taken the opportunity to move the building  
4 forward trying to get all the parking in the rea.  
5 But like we've said before, the building is in  
6 place and it actually goes to hardship to make us  
7 rip up stuff that's usable that would just be  
8 rebuilt behind the building to conform to an  
9 ordinance when the pattern in the existing  
10 neighborhood doesn't match that.

11 A quick recap that I've been  
12 listening to tonight. First and foremost, we meet  
13 all of the bulk requirements of your zoning  
14 ordinance with the exception of the side and  
15 parking, which again, has been grandfathered in  
16 from the prior approval. New impervious coverage  
17 has storm water management measures attached to  
18 it. Mr. Quinn didn't get that far into it, but we  
19 do have an underground storage system for  
20 additional runoff created by this project. The  
21 site is sufficiently landscaped in my opinion with  
22 mature trees and bushes which will all remain. If  
23 you want, quickly I can show you a picture of the  
24 front that was taken a month again before we got  
25 postponed. I'll put share screen now, if I can.

1 Can you see the picture?

2 MR. SAMMET: No, not yet, Jim.

3 MR. WATSON: Let me go back and try  
4 share screen again. There we go. How about now?

5 MR. SAMMET: Yes, sir.

6 MR. WATSON: Unlike any other site  
7 along North Avenue, we have five shade trees along  
8 our site. Unfortunately, there're no leaves on  
9 them at this time, but the entire front of all the  
10 parking areas have low landscaping to shield  
11 residences and pedestrians from lights. You can  
12 see the full mature hedge that's along the entire  
13 site. I can zoom in a little bit, give you a  
14 little better picture. Before, we were talking  
15 about an ingress for pedestrians. It would make  
16 most sense to put it right here along the westerly  
17 side of the ingress driveway. You come across and  
18 there's a sidewalk over here in front of the bank.  
19 This walk could be pavers and you could easily  
20 access from the sidewalk on North Avenue across or  
21 parallel to the entrance drive crossing the drive  
22 aisle right here. And in this area, you could put  
23 bicycle, you know, you could plant and put bike  
24 racks and also have a little more paved area so  
25 people have a little more room to move around

1       there; if you want. I'll stop sharing at this  
2       point. Like I said, the site, I think is  
3       sufficiently landscaped with mature trees and  
4       bushes. First and foremost, we are a permitted  
5       use in this zone. We are way less intense than  
6       something like a WaWa or Burger King would be or  
7       even a nursery school or something like that where  
8       you have intense peaks where lots of people are  
9       coming and going from the site in a short amount  
10      of time. This site is going to have traffic, but  
11      it's going to be spread out over an entire day.  
12      Normal hours, I think Mr. Patel said from 10 to 10  
13      -- if I'm incorrect, please correct me -- but  
14      those are not hours that are out of the ordinary  
15      for a retail operation like this.

16                    Again, like I said, we're  
17      repurposing a vacant site and it's basically at  
18      the eastern gateway of Westfield. As you come  
19      into Westfield from Garwood, you're going to see  
20      this site. I know there're other developments  
21      going in, this area is being rebuilt. But like I  
22      said before, we're matching the existing patterns  
23      with front-yard parking and side-yard parking in  
24      the area. We do have a little bit of a higher  
25      volume business. A liquor store is more intense



1 than say a small retail like a vitamin shop or  
2 something like that, but keep in mind, you want to  
3 direct these business to roads with more traffic.  
4 This is a state highway that's governed by the  
5 state. We'll make a Letter of No Interest  
6 application to the state just to confirm all this.  
7 But as Mr. Quinn testified to, this use as per the  
8 ITE numbers is less intense than the bank use  
9 that's currently on the site. We meet and exceed  
10 all of your parking requirements for the vehicles  
11 as well as your loading areas. We're providing  
12 three loading spaces in the back for the typical  
13 beer truck or the box truck that brings the kind  
14 of materials and wares that this store will sell.  
15 We are, again, providing a make-ready parking  
16 space. And again, we're less intense than  
17 something like a WaWa or Burger King or a nursery  
18 school, which is permitted in this zone.

19 We're here strictly for site plan  
20 approval tonight. I think we've met all of your  
21 criteria. I think the circulation pattern that is  
22 proposed is smart, it is wise. With some small  
23 revisions, we can accommodate the requests that  
24 the board made tonight. With that, I'll conclude  
25 my testimony and hope you approve our project.

1 It's a good one.

2 MR. HEHL: And Mr. Quinn, just one  
3 -- I know you mentioned on a couple of occasions  
4 that this site is more than adequately landscaped,  
5 but obviously, you're aware of the commitment of  
6 the applicant to provide that additional  
7 landscaping to the front, and also the site plan  
8 would be revised to provide that, as you  
9 mentioned, the pedestrian walkway, and I think  
10 like you mentioned I think the bike rack, that  
11 area would be great too.

12 MR. QUINN: Yeah. And if you look  
13 at the picture and if you go on Google Earth and  
14 look at this site, when everything is in bloom,  
15 there is a lot of landscaping along North Avenue.  
16 I can supplement it. We'll take suggestions from  
17 Mr. Sammet's office. Whatever they want, I don't  
18 see a problem doing it.

19 MR. HEHL: Thank you. No further  
20 questions again at this time of Mr. Watson.

21 CHAIRMAN ASH: Thank you. Members  
22 of the board, anyone have questions for  
23 Mr. Watson? Michael LaPlace.

24 MR. LAPLACE: Thank you,  
25 Mr. Chairman. I do have a question for the

1 planner. He stated that this is a state highway,  
2 and it is indeed a state highway. It's one of the  
3 earlier ones in New Jersey. But also, local,  
4 there's also nearby highways like Route 22, and I  
5 was wondering if he would acknowledge that this a  
6 different kind of state highway in that it becomes  
7 a main street through a lot of the towns like  
8 Cranford and Garwood, and in certainly Westfield  
9 where it goes into our central business district.  
10 And right across the street is a residential area.  
11 So I was just wondering if he could sort of make  
12 clear that while it's a state highway, it has a  
13 certain character and a certain history to it. It  
14 has a different character than some other state  
15 highways where there's more highway strip  
16 development.

17 MR. WATSON: I agree with you. The  
18 residential component of North Avenue in this area  
19 is probably from the turn of the century around  
20 1900. I think a lot of this was constructed  
21 before your zoning ordinance even went into place.  
22 But again, it's a state highway. It is a busy  
23 road. Everybody knows that. And that's why you  
24 wisely put your G-2 Zone there because you want  
25 traffic from other towns coming into town and you

1 want it to come in along a main road.

2 MR. LAPLACE: Thank you.

3 MR. SAMMET: Mr. Chairman, I have a  
4 question as well. And if it would be all right,  
5 I'd like to share my screen just to show a Google  
6 street view. It would just help me to --

7 CHAIRMAN ASH: Very good.

8 MR. SAMMET: Jim, what I'm trying to  
9 do -- there we go.

10 MR. WATSON: Just go down the  
11 street, go west and it will change.

12 MR. SAMMET: Right. Right. And it  
13 gets to be newer photographs too; right?

14 MR. WATSON: Right. Just keep  
15 going.

16 MR. SAMMET: But I'm thinking of  
17 this particular area here, the other corner of the  
18 site. I'm thinking that some additional  
19 landscaping that the board suggested may be  
20 appropriate in this location. And I'm still  
21 thinking that for those who are walking from the  
22 east toward the site, I just see them cutting  
23 straight through here as pedestrians. So whether  
24 that's some sort of striping or a different  
25 payment pattern running through this part of the

1 paved area cutting through here. I just think  
2 human nature is going to be someone walking  
3 westerly in a westerly direction down the sidewalk  
4 is just going to cut right through here and  
5 they're not going to walk to the center or the  
6 other side of the site to get to the pedestrian  
7 walkway.

8 MR. WATSON: I totally agree with  
9 you and I think both of them would be good.

10 MR. SAMMET: That's exactly what I'm  
11 thinking, Jim.

12 MR. WATSON: I agree with you.

13 MAYOR BRINDLE: Don, I would just  
14 say, I don't know you're going -- I think you  
15 should put maybe a pedestrian or something down  
16 that grassy area and across. I don't know if  
17 you're going to want them -- that crazy exit and  
18 that left and right, I don't know if you're going  
19 to want them, encouraging them to walk through  
20 those cars.

21 MR. WATSON: We can bring them  
22 behind. Where most of the cars come, we can bring  
23 them behind that tree that you see there.

24 MAYOR BRINDLE: Right around there  
25 and then go around.

1                   MR. SAMMET: To get the shortest  
2 distance across the parking area, the paved  
3 portion of the parking area, in which to walk.  
4 Which, of course, this is showing what exists  
5 today and we'll have the new drive, Tom. Which I  
6 think may actually -- well, it might not lessen  
7 the distance, but it's possible it would lessen  
8 the paved area in which you'd have to walk across.

9                   MR. BLASI: What you're showing,  
10 Don, if you look at where the drive-thru is now,  
11 that's going to be building with more bushes and  
12 hedges.

13                   MR. SAMMET: Exactly. Exactly.

14                   MR. BLASI: And the drive that's  
15 coming from the back is rarely going to be used,  
16 so someone would be able to go along the grass.

17                   MAYOR BRINDLE: Yeah. Yeah. That  
18 way.

19                   MR. SAMMET: This is going to be  
20 more green scape. But this would be building, and  
21 the front would be more green. So a direct  
22 connection that way. They will, of course, have  
23 to go across what is a driveway still. But it  
24 won't be maybe as hard or as long as a paved area  
25 to walk across.

1                   MR. WATSON: Right. It won't be as  
2 wide as that exit for the drive-thru. It will  
3 only be 20 feet wide.

4                   MR. SAMMET: I guess the point I'm  
5 trying to make is pedestrian access points from  
6 both the easterly and westerly corners of the site  
7 at the North Avenue front end.

8                   MR. WATSON: I totally agree with  
9 you.

10                  MR. HEHL: And it makes sense.  
11 I just want to get Mr. Patel to  
12 commit to providing the two pedestrian entrances.

13                  MR. PATEL: Yes, we can do it.

14                  MR. HEHL: Great. Thanks. Sorry,  
15 Ms. Harrison.

16                  MS. HARRISON: I have a question. I  
17 guess it's for the planner and the engineer. Why  
18 is it that there's always parking spaces right by  
19 the front door? Wouldn't it be nice if at that  
20 front door entrance those were the two spaces  
21 maybe that were open and that's where the bikes  
22 could park? People like to see their bikes close  
23 to the front door. They don't really want them  
24 far away. They don't want to lock them. I just  
25 think that you've got the natural progression

1 coming in off of the street, you can cross the  
2 drive lane, you're coming up the path, and then it  
3 would be nice if there weren't cars right at that  
4 front. I don't know if that's a design element or  
5 safety or maybe it was old bank ideas parking  
6 because they have the bollards there. But can  
7 that be looked at to maybe open it or is it  
8 completely not necessary?

9 MR. WATSON: One word I would just  
10 give you as an answer is handicap accessibility.

11 MS. HARRISON: Yeah. But the  
12 handicap is all the way over to the right. I'm  
13 not talking about moving those. I'm talking about  
14 the two directly in front of the door. Isn't the  
15 door where the bow is, where the building moves.

16 MR. WATSON: Let me see if I can get  
17 my site plan up.

18 MS. HARRISON: The handicap is all  
19 the way over to the right.

20 MR. WATSON: Right. And I think  
21 you're restricted across that front where that  
22 hoop is. I don't have the ability to give you a  
23 distance, but just eyeballing it, I think you only  
24 have four or five feet in front of that.

25 MS. HARRISON: I'm talking about



1 maybe those two spaces directly in front or two or  
2 three. Like couldn't you the parking to the left  
3 of where the handicap spaces are or is that bad  
4 parking karma? And then, have the front open  
5 instead and that's where the bike paths and  
6 everything could be? Because then, your walkway  
7 paths, bike paths are all connected.

8 MR. WATSON: Yeah, we could.

9 MS. HARRISON: I'm not a planning  
10 engineer, so...

11 MR. WATSON: My thinking would be  
12 where the -- see where it says "proposal" on 103,  
13 on the plan up on the screen?

14 MS. HARRISON: Yes.

15 MR. WATSON: Right there. Come down  
16 below that, there's this big area.

17 MS. HARRISON: Yes.

18 MR. WATSON: My initial thought was  
19 to just put pavers there, put your bike racks  
20 there, and that way everybody can get in from the  
21 sidewalk coming from the west. And anybody that  
22 comes in along the easterly access crosses the  
23 drive, the new driveway to exit. They can go  
24 across the sidewalk and put their bike there.  
25 That was just a first thought. I don't see them

1 pulling parking spaces out because now you're  
2 ripping up parking areas and we're losing parking.  
3 I know that we more than conform.

4 MS. HARRISON: I was sort of  
5 thinking if you took these three spaces in the  
6 front and turned them into almost like a plaza  
7 entrance. You can park your bikes there. You  
8 have a nice -- it's also more visibility to the  
9 front door from the street. And then you could  
10 just switch your three spaces to the left where it  
11 says "existing lot line to be removed." The  
12 handicap wouldn't move. Nothing would move.

13 MR. WATSON: You mean put spaces to  
14 the left of where the handicap parking is?

15 MS. HARRISON: Yeah. If you just  
16 flip them. Like if you took two or three spaces  
17 out of the front and put them over there. Would  
18 that work?

19 MR. WATSON: Yeah. We may be able  
20 to do that. Put one to the westerly side right in  
21 front and use two of those parking spaces to  
22 create a plaza. Yeah, we could probably do that.

23 MS. HARRISON: I just think it might  
24 be better for business to have a nice little plaza  
25 at the front entrance with the bike, parking, and

1 you could have sidewalks from both sides leading  
2 to it so that pedestrians were never really  
3 confused where to go. It's very clear.

4 MR. WATSON: It's not a bad idea.

5 MS. HARRISON: It was just an idea.

6 MR. WATSON: We'll look at it. If  
7 the grading works for the handicap access, which I  
8 assume it does because it's in place now, we can  
9 try to make it work. Yeah. I don't foresee that  
10 as a big problem.

11 MS. HARRISON: And it also pulls --  
12 even though it's only three cars -- it pulls three  
13 cars out of the dead smack entrance to the  
14 building.

15 MR. WATSON: Yeah. Even two spaces,  
16 you're talking about a 20-by-20. So that's still  
17 a nice size.

18 MS. HARRISON: Something. Thank  
19 you.

20 MR. HEHL: Thank you.

21 CHAIRMAN ASH: Scrolling through the  
22 gallery. Any other members of the board? All  
23 right. Let's see if there are any members of the  
24 public at this time if you have questions for  
25 Mr. Watson.

1 MR. SAMMET: Anyone from the public,  
2 please virtually raise your hand. Ms. Brescher.

3 MS. BRESCHER: Hello. So I'm not  
4 sure who to direct this one to. I'm curious about  
5 the delivery. Like, when the wine gets dropped  
6 off, what are the delivery hours and the loading  
7 hours and that kind of a thing?

8 MR. HEHL: That's a great point,  
9 Ms. Brescher.

10 BY MR. HEHL:

11 Q. Mr. Patel, we know loading is going  
12 to take place in the back of the building. If you  
13 could again confirm the type of vehicles, that the  
14 loading is from the side, and if you could also  
15 indicate the general time and frequency of those  
16 deliveries?

17 A. Usually, all the deliveries are  
18 around 10:00 when we open the store. All the  
19 delivery vehicle is parked in the back. Usually,  
20 we time out the deliveries so we don't have too  
21 many trucks or more delivery vehicles at a time.  
22 There's a big slot that we bring it in, and at the  
23 same time, it's hand-delivered. So it's like  
24 those big tractor-trailers coming in then they're  
25 taking the delivery that they would block any of

1 the driveways. And usually, we take the  
2 deliveries on Monday and Tuesday. So it's a slow  
3 time for the store. And usually, we take it  
4 after the rush hour. So when rush hour is done,  
5 that's when we take the delivery inside the store.

6 Q. And, approximately, how many  
7 deliveries per week?

8 A. Per week, usually -- I mean, it  
9 depends. If it's a busier time, again, we get  
10 more maybe Christmas and holiday time. But on an  
11 average week, it's five to six deliveries.

12 Q. For the whole week?

13 A. For the whole week, yes.

14 CHAIRMAN ASH: Any other questions?  
15 I don't see any other hands raised.

16 MR. SAMMET: No other hands raised,  
17 Mr. Chairman.

18 CHAIRMAN ASH: All right. Thank  
19 you. Mr. Hehl, any other witness?

20 MR. HEHL: We have no further  
21 witnesses. And if there're no comments from the  
22 public, I can briefly sum up. I'll leave it to  
23 you opening to the public. Thank you. And  
24 certainly, any of our witnesses that have  
25 testified so far are here if there are further

1 questions.

2 CHAIRMAN ASH: Thank you. All  
3 right. At this time, are there any members of the  
4 public in attendance who have general comments  
5 about the application or the testimony you heard  
6 this evening?

7 MR. SAMMET: Anyone with comments,  
8 please virtually raise your hand.

9 CHAIRMAN ASH: I see none.

10 MR. HEHL: Thank you, Mr. Chairman.  
11 And if I could briefly sum up again. We  
12 appreciate the board, the board professionals,  
13 members of the public with their input this  
14 evening. Again, as we've indicated, this is a  
15 great adaptive reuse of this building. Mr. Blasi  
16 did a great job with taking the synergy of the  
17 existing building and carrying it onto the  
18 addition. The site layout is certainly well  
19 designed and efficient. We truly appreciate the  
20 comments of the board and the public. I think  
21 that providing the pedestrian access to the site  
22 will certainly -- I think Mr. LaPlace's suggestion  
23 of the additional landscaping, the applicant has  
24 agreed to. Again, the mayor suggested the  
25 pedestrian walkway, Mr. Sammet's comment on the

1 second walkway, the applicant had agreed to it.  
2 We'll certainly work on the idea of that courtyard  
3 -- I guess courtyard, for lack of a better phrase,  
4 in the front there, and we'll put our team  
5 together there. Again, it's permitted use in this  
6 zone. Adaptive reuse of a vacant building. The  
7 variance, while preexisting, I think is buffered  
8 by the additional landscaping and the commitment  
9 of the applicant to construct a first-rate  
10 facility here. The hours of operation have been  
11 explained. The ingress, egress has all been  
12 addressed. Again, we appreciate Mr. Sammet's  
13 detailed report. And we look forward to this  
14 project moving forward. The applicant, again, has  
15 committed to having a high-energy efficient HVAC  
16 system and other systems throughout the building.  
17 Mr. Blasi talked about the glass and the brick  
18 structure. And again, the commitment to provide  
19 the charging stations. I think for all of these  
20 reasons, we respectfully request the board grant  
21 this application. And we look forward to the  
22 redevelopment of this site. We appreciate your  
23 time this evening.

24 CHAIRMAN ASH: Thank you, Mr. Hehl.  
25 Members of the board, does anyone have comments as

1 to the application, any of the testimony? Thank  
2 you, Michael.

3 MR. LAPLACE: I would like a  
4 clarification first, and then I have some  
5 comments. Maybe our counsel can help with this.  
6 A variance was cited to continue the front-yard  
7 parking, yet, the planner testified for the  
8 applicant stated that variances usually run with  
9 the property, and that's always been my  
10 understanding. Counsel, could you clarify that?

11 MR. TREMBULAK: I think that's  
12 generally true, Michael. I mean variances would  
13 run with the land. There is a change in use,  
14 which the board could -- I mean the applicant has  
15 requested the variants and I think it's required  
16 here. Although, again, there's sort of a  
17 presumption in favor of it since it was previously  
18 approved by the board. Currently exists and has  
19 existed since the property was developed with the  
20 bank. Unless the board feels that there's some  
21 substantial change as a result of the change in  
22 use. I mean, it's technically a variance that the  
23 board needs to approve, but I think again, the  
24 weight is in favor of the variance given the fact  
25 that the condition was previously approved before



1 this board, albeit for a different use.

2 MR. LAPLACE: Thanks, Alan. And I  
3 just wanted to make some comments. I acknowledge  
4 that it's a permitted use of the zone, and it's  
5 always great to see a vacant space in Westfield  
6 filled with a viable business. We don't want  
7 vacancies and we don't properties becoming  
8 deteriorated or sitting empty. So that is good.  
9 I'm always happy to see investment in town.  
10 Having said that, I just can't get away from  
11 feeling this was a real missed opportunity.  
12 There's a really exciting thing happening,  
13 particularly on North Avenue, but throughout the  
14 center of Westfield, and this project, in terms of  
15 its urban form, is just not in keeping with how  
16 North Avenue is evolving. So that just  
17 disappoints me. It's a missed opportunity. I  
18 wish this front variance had never been given to  
19 the bank and the building setback with the front  
20 parking. It would have nice to sort of resolve  
21 that by having the building expand toward the  
22 street, but we're not having that. That's a  
23 shame.

24 The other thing I just wanted to  
25 point out is I'm disappointed that the site plan

1 didn't really consider pedestrians and bicyclists  
2 or anyone other than someone driving there in a  
3 car until they got to -- it seems like until they  
4 got to the hearing this evening. And that's just  
5 not acceptable, particularly for Westfield. But  
6 it shouldn't be acceptable anywhere. I hope in  
7 the future, we get more balanced site plans that  
8 consider all users and how they gain access to a  
9 site, not just people driving a private  
10 automobile. Anyway, I just wanted to put some of  
11 those thoughts on the record. Thank you.

12 CHAIRMAN ASH: Thank you. Any other  
13 members of the board?

14 MAYOR BRINDLE: Yeah. I'll just  
15 build a little bit on what Michael just said. And  
16 I think what you all should know, and it's  
17 something you probably maybe aren't privy to, is  
18 how this corridor is evolving and what we expect  
19 and anticipate to happen. It would behoove you  
20 all to make sure that you had a building that felt  
21 it was -- although you're on a state highway as  
22 you acknowledge -- that you are going to be in a  
23 very pedestrian and mobile-friendly environment  
24 because that is where we're going. And you don't  
25 want to be in the position where your building

1 looks very dated in five or so years. So I would  
2 say any investment you can make upfront so that,  
3 you know with the setback aside, to make it as  
4 much seem that it is part of a more urban  
5 landscape; if you will. As it is closer, I think  
6 it would behoove you because that is exactly where  
7 this corridor is going and you don't want to be  
8 the outlier with the trend. So I just say do it  
9 now while you're investing the money up front as  
10 opposed to thinking after five years it looks like  
11 you're, you know, behind the times. I just want  
12 to reiterate that because that's absolutely where  
13 this corridor is going to be in five years.

14 CHAIRMAN ASH: I think based on what  
15 we heard this evening, the applicant is willing to  
16 make some of those changes and has accepted  
17 suggestions to create the pedestrian access and  
18 the other features that were described. I don't  
19 want to put anyone on the spot, but  
20 Michael LaPlace, do you feel that you can  
21 adequately and accurately recap those revisions  
22 and tweaks that we have described and that the  
23 applicant committed to in line with the goals and  
24 objectives that you've described?

25 MR. LAPLACE: I'll give it a shot,

1 Chair. I think that a condition would be revising  
2 the site plan to accommodate the separated and  
3 safe pedestrian access or access routes, route or  
4 routes, from the front of the site to the  
5 building. And we can leave some flexibility in  
6 there, I don't think we have to be specific so  
7 that it's up to them to design it. But that the  
8 pedestrian access ways are separate, designed in  
9 such a way that they're clear and separate from  
10 the parking areas. And then also I believe that  
11 the applicant agreed to enhanced landscaping to  
12 screen the view of the front parking areas from  
13 the street. I think those were the two that I had  
14 in mind. Did I miss one?

15 MR. TREMBULAK: The EV-ready parking  
16 space I think should be a condition.

17 MR. SAMMET: You could put in name  
18 of the required development fee.

19 MR. LAPLACE: And also, if a bicycle  
20 rack or bicycling parking can be accommodated as  
21 well.

22 CHAIRMAN ASH: I think that includes  
23 everything. Anyone else? Well, I think I agree  
24 that, you know, this bank has been vacant, the  
25 property has been vacant for a long time now. I

1 don't remember the last time that bank was in  
2 operation. I think it's always a good thing when  
3 a vacant site and filled in. We're always happy  
4 to see new investment in Westfield. I think the  
5 representations that we heard tonight by the  
6 applicant and with changes to the site that we  
7 just described, you know, I think this would be a  
8 welcome addition to our town. And so, I will move  
9 to approve the application with the relief  
10 requested with the conditions that Mr. LaPlace  
11 summarized as agreed to by the applicant.

12 MS. FREEDMAN: And I'll second that.

13 MR. SAMMET: Seconded by  
14 Ms. Freedman. I'll take a roll.

15 Chairman Ash.

16 CHAIRMAN ASH: Yes.

17 MR. SAMMET: Mayor Brindle.

18 MAYOR BRINDLE: Yes.

19 MR. SAMMET: Mr. Ceberio.

20 MR. CEBERIO: Yes.

21 MR. SAMMET: Councilman Dardia.

22 MR. DARDIA: Yes.

23 MR. SAMMET: Ms. Harrison.

24 MS. HARRISON: Yes.

25 MR. SAMMET: Mr. Goldstein.

1 MR. GOLDSTEIN: Yes.

2 MR. SAMMET: Ms. Jansveld.

3 MS. JANSVELD: Yes.

4 MR. SAMMET: Mr. LaPlace.

5 MR. LAPLACE: No.

6 MR. SAMMET: And our first  
7 alternate, Ms. Carreras.

8 MS. CARRERAS: Yes.

9 MR. SAMMET: So that's the full  
10 complement of votes. Ms. Freedman, would you like  
11 to cast a vote even though we have a full  
12 complement of voting members.

13 MS. FREEDMAN: Sure. Yes.

14 MR. SAMMET: Thank you. So it's  
15 approved with conditions.

16 MR. HEHL: Thank you very much. We  
17 appreciate the board's feedback, and Don for your  
18 report, and look forward to seeing you all soon  
19 and looking forward to this development.

20 MAYOR BRINDLE: I'll just add.  
21 Mr. Patel, thank you for your investment in  
22 Westfield. I do live in the neighborhood, as I  
23 mentioned. I do think it's going to be a home-run  
24 success. My biggest concern, quite frankly, are  
25 going to be the pedestrians who are crossing North

1 Avenue to get to it. And that is a real  
2 legitimate concern, and something that we're going  
3 to have to address; council will have to address  
4 separately. But I thank you for investing in  
5 Westfield. I think it's going to be a real home  
6 run, and we all welcome you to the community.

7 MR. PATEL: Thank you. Thank you.  
8 And I'll assure that whatever we said about the  
9 pedestrian and the bike rack, all the three or  
10 four things, we'll make sure that we'll cover all  
11 of them.

12 MAYOR BRINDLE: Thank you.

13 MR. DARDIA: I would like to also  
14 echo the mayor's sentiment, particularly around  
15 thanking Mr. Patel for the commitment to the  
16 changes, as well as the concerns around pedestrian  
17 safety. I'm a member of the Public Safety  
18 Committee. I know we're going to be addressing  
19 the increased pedestrian activity across North  
20 Avenue as a result of this business and I think as  
21 a result of other businesses now opening up along  
22 the North Avenue corridor. So, again, thank you  
23 very much? Looking forward to this business. And  
24 I'm also a resident of this neighborhood living  
25 just a couple of blocks away.

1 MR. HEHL: Thank you very much,  
2 Councilman, I appreciate it. And to (all your  
3 time dedicated to doing this. Have a great night.

4 CHAIRMAN ASH: That concludes our  
5 agenda for the evening. Would someone like to  
6 make a motion to adjourn?

7 MAYOR BRINDLE: So moved.

8 MS. HARRISON: Second.

9 CHAIRMAN ASH: All those in favor  
10 say aye.

11 BOARD MEMBERS: Aye.

12 CHAIRMAN ASH: Thank you, everyone.

13 MR. SAMMET: Site plan subcommittee,  
14 I'll see you February 7, we'll say 6:30. Good  
15 night everybody.

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(The meeting was adjourned at

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9:33 p.m.)

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C E R T I F I C A T E

I, Maria Rose Breien, a notary  
public and professional court stenographer for the  
State of New Jersey, hereby certify that the  
proceedings herein are from the notes taken by me  
in this matter of the aforementioned case; and  
that this is a correct transcription of the same.

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MARIA ROSE BREIEN  
Notary Number: 24217500  
Notary Expiration: June 8, 2022

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