

1 Andover Township

2 Land Use Board

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4 THE TRANSCRIPT OF THE MINUTES . TRANSCRIPT

5 OF THE . OF

6 ANDOVER TOWNSHIP LAND USE BOARD . OPEN PUBLIC MEETING

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8

9 Date: April 5, 2011

10 Time: 8:30 p.m.

11 Place: Municipal Building  
12 134 Newton-Sparta Road  
13 Andover Township, N.J. 07860

14 B E F O R E:

15 SUZANNE HOWELL,  
16 Acting Chairperson

17 BOARD MEMBERS: Gerald Huelbig  
18 Gail Phoebus  
19 Ellsworth Bensley  
20 CeCe Pattison  
21 Christine Kretzmer  
22 Rick Melfi  
23 Ken Roberts

24 STAFF: Richard Brigliadoro, Esq., Board Attorney  
25 Michael Hanifan, Esq., Conflicts Attorney  
Joseph Golden, P.E., P.P., Township Engineer

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I N D E X

(NOTE: Indiscernible portions of the transcript are due to participants standing too far from any of the microphones and speaking too softly to be recorded clearly.)

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

Albert Farace, Applicant

Kevin M. Hahn

Attorney for Applicant, Sussex and Warren Holding Company  
Courter, Kobert and Cohen, P.C.

35 Sparta Avenue  
Sparta, N.J. 07871

1           ACTING CHAIRPERSON HOWELL: Please stand for the  
2 pledge of allegiance.

3           (Flag salute conducted.)

4           ACTING CHAIRPERSON HOWELL: Okay, roll call, please.

5           BOARD SECRETARY: Ms. Howell. I'm sorry. I'm going  
6 to do you last.

7           ACTING CHAIRPERSON HOWELL: Mm-hmm.

8           BOARD SECRETARY: Mr. Huelbig.

9           BOARD MEMBER HUELBIG: Here.

10          BOARD SECRETARY: Ms. Phoebus.

11          BOARD MEMBER PHOEBUS: Here.

12          BOARD SECRETARY: Mr. Melfi.

13          BOARD MEMBER MELFI: Here.

14          BOARD SECRETARY: Ms. Kretzmer.

15          BOARD MEMBER KRETZMER: Here.

16          BOARD SECRETARY: Ms. Pattison.

17          BOARD MEMBER PATTISON: Here.

18          BOARD SECRETARY: Mr. Bensley.

19          BOARD MEMBER BENSLEY: Here.

20          BOARD SECRETARY: Mr. Roberts.

21          BOARD MEMBER ROBERTS: Here.

22          BOARD SECRETARY: And Chairwoman Howell.

23          ACTING CHAIRPERSON HOWELL: Here. Open Public  
24 Meetings Act notice. This is an open public meeting of the  
25 Andover Township Land Use Board. Notice of this meeting was

1 given in accordance with the Open Public Meetings Act, Chapter  
2 231, Public Law 85. The rules are generally as stated on the  
3 agenda. Rules. No new cases after 9:30 p.m. or testimony  
4 after 10:00 p.m. Comments from the public are limited to five  
5 minutes per item.

6 Transcript requests to be in writing with check for  
7 100 percent of costs. Material for the meeting is to be filed  
8 14 days before the next meeting, once it has been heard, for  
9 completeness. Individuals or members of a partnership must be  
10 present at the meeting or be represented by an attorney.

11 Testimony is under oath. False testimony constitutes perjury.

12 Okay, we're going to change the order of the hearing  
13 tonight. Our first item will be the Sussex and Warren Holding  
14 Corporation.

15 MR. BRIGLIADORO: Right. Madam Chair, I'm going to  
16 sit down in the audience and Mr. Hanifan is going to take my  
17 place.

18 ACTING CHAIRPERSON HOWELL: Okay.

19 MR. HAHN: Does it matter which table I sit at?

20 UNIDENTIFIED MALE: No, it depends if you want  
21 approval.

22 MR. HAHN: That's why I was asking.

23 BOARD SECRETARY: Excuse me, Madam Chair. Let the  
24 record show that Gail Phoebus is recusing herself.

25 ACTING CHAIRPERSON HOWELL: Okay.

1 MR. HAHN: Good evening, Madam Chair, members of the  
2 Board. My name is Kevin Hahn. I'm with the law firm of  
3 Courter, Kobert and Cohen. We represent the Applicant, Sussex  
4 and Warren Holding Company, and as noted on your agenda, we're  
5 here for an extension of time for our final subdivision  
6 approval that was granted in April of 2009.

7 BOARD SECRETARY: Is that the trucking company? I'm  
8 sorry.

9 ACTING CHAIRPERSON HOWELL: Just a second.

10 MR. HAHN: Yeah.

11 BOARD SECRETARY: I'm so sorry. I have to revise the  
12 record --

13 BOARD MEMBER PHOEBUS: This has been sat on.

14 BOARD SECRETARY: -- to show that I advised Ms.  
15 Phoebus this is the wrong application. She does not need to  
16 recuse herself on Sussex and Warren, Mulford --

17 BOARD MEMBER PHOEBUS: Right.

18 BOARD SECRETARY: -- application.

19 BOARD MEMBER PHOEBUS: Thank you.

20 BOARD SECRETARY: Okay. I'm sorry. Continue.

21 MR. HAHN: Thank you. In any event, as noted in the  
22 application, we're here for an extension, given the fact that  
23 over the last couple years, we've been satisfying the various  
24 conditions, and we still had a couple more conditions to  
25 resolve with the county, which I think are now resolved. The

1 engineer's making the changes to the plans. And hopefully,  
2 within the next month or so, we'll have the plans presented for  
3 signature, and then filing, finally.

4 I know the developer's agreement has already been  
5 approved by the Township committee. It's already been signed.  
6 So we have been working diligently. Unfortunately, as everyone  
7 knows, with the economy these days, things aren't moving the  
8 way they used to. So it's basically for all those reasons, I  
9 have Mr. Fred Fiasseler with me. He's a representative of  
10 Sussex and Warren if there's any questions.

11 We do have the memo that I received today from your  
12 engineer, Mr. Golden, and we certainly have no problem  
13 amending, or not amending, but changing the deed for the  
14 drainage to provide that immediately, and also the easement for  
15 the pedestrian path. We have no problem providing either one  
16 of those two. So if you wanted to approve the extension with  
17 those as conditions, we certainly have no objection.

18 ACTING CHAIRPERSON HOWELL: Any questions from the  
19 Board?

20 UNIDENTIFIED FEMALE: I have none.

21 ACTING CHAIRPERSON HOWELL: Okay, no questions. Then  
22 we go for a motion.

23 BOARD MEMBER HUELBIG: I'll make that motion.

24 UNIDENTIFIED FEMALE: I'll second it.

25 BOARD SECRETARY: Motion to approve?

1 UNIDENTIFIED FEMALE: Mm-hmm.

2 ACTING CHAIRPERSON HOWELL: Motion to approve.

3 UNIDENTIFIED MALE: Yes.

4 BOARD SECRETARY: Okay, I'll call roll.

5 ACTING CHAIRPERSON HOWELL: Mm-hmm.

6 BOARD SECRETARY: Mr. Huelbig.

7 BOARD MEMBER HUELBIG: Yes.

8 BOARD SECRETARY: Ms. Phoebus.

9 BOARD MEMBER PHOEBUS: Yes.

10 BOARD SECRETARY: Mr. Melfi.

11 BOARD MEMBER MELFI: Yes.

12 BOARD SECRETARY: Ms. Kretzmer.

13 BOARD MEMBER KRETZMER: Yes.

14 BOARD SECRETARY: Ms. Pattison.

15 BOARD MEMBER PATTISON: Yes.

16 BOARD SECRETARY: Mr. Bensley.

17 BOARD MEMBER BENSLEY: Yes.

18 BOARD SECRETARY: Mr. Roberts.

19 BOARD MEMBER ROBERTS: Yes.

20 BOARD SECRETARY: Chairman -- yeah, Howell.

21 ACTING CHAIRPERSON HOWELL: Yes.

22 MR. HAHN: Is that it? Okay, so I'll make the changes  
23 and I guess I'll get it over to Mr. Golden and your attorney,  
24 the changes to the deeds.

25 MR. HANIFAN: Yeah, just please send it to us prior.

1 The engineer and I will review it and --

2 MR. HAHN: Yes, Mr. Golden already indicated in his  
3 memo, the descriptions and so forth have already been approved.  
4 With respect to the bike path, the deed or the proposed  
5 easement was created to go over the lot that would have been  
6 created once we finalized and finalized (Sic) the subdivision  
7 app. And I think what he's asking to do, now, is just change  
8 the lot and block reference to the entire lot, as opposed to  
9 the subdivided lot; is that correct?

10 MR. GOLDEN: Yeah, what it is, is that the lot that  
11 was ultimately to be dedicated, we would just define as an  
12 easement --

13 MR. HAHN: Right.

14 MR. GOLDEN: -- a temporary easement, if you would,  
15 until that lot is then --

16 MR. HAHN: Exactly.

17 MR. GOLDEN: -- dedicated.

18 MR. HAHN: And then once we record the map, the whole  
19 lot is going to get dedicated to the Township. So I don't know  
20 if you want to call it a temporary easement, but --

21 MR. GOLDEN: Yeah, I mean, the description --

22 MR. HAHN: -- I mean, the --

23 MR. GOLDEN: -- was already prepared for that lot, so  
24 it --

25 MR. HAHN: Right.

1 MR. GOLDEN: -- was just, really, an issue of using  
2 the same words that were associated with Lot 12, which was also  
3 --

4 MR. HAHN: Right.

5 MR. GOLDEN: -- an easement that's previously been --

6 MR. HAHN: And then the easement will --

7 MR. GOLDEN: Yeah.

8 MR. HANIFAN: And it --

9 MR. HAHN: -- merge, I guess, once the Township owns  
10 the lot if there's ever a problem.

11 MR. HANIFAN: Yeah, and this is the bike path one  
12 you're talking about?

13 MR. GOLDEN: Yes.

14 MR. HAHN: Right.

15 MR. HANIFAN: I know we have a drainage easement,  
16 also, that has to be --

17 MR. GOLDEN: Yeah, the drainage easement was just a  
18 right of open discharge. We ultimately will have the right to  
19 do that discharge onto Lot --

20 MR. HANIFAN: What about maintenance?

21 MR. GOLDEN: -- 11.

22 MR. HAHN: Right.

23 MR. GOLDEN: But right now, that is called Lot 10 and  
24 --

25 MR. HANIFAN: What about maintenance, also? Is that

1 maintenance part of the easement?

2 MR. GOLDEN: No, no, it's not part.

3 MR. HAHN: It's just an open discharge.

4 MR. GOLDEN: Yeah.

5 MR. HAHN: Yeah, so that was prepared as what --

6 MR. HANIFAN: So it's discharging it? Okay, so it's

7 not like a --

8 MR. GOLDEN: Right.

9 MR. HANIFAN: -- rain garden or one of those fields?

10 Okay.

11 MR. GOLDEN: And the purpose of this is because the  
12 Township would like to put a flood control pipe for across the  
13 street, where there's a flooding problem, which we really have.  
14 I mean, we haven't had a flood there in several years, thank  
15 God, but --

16 MR. HANIFAN: Yeah.

17 MR. GOLDEN: -- in the past --

18 MR. HANIFAN: Driving home.

19 MR. GOLDEN: Yeah, so yeah. The water is flowing  
20 across the road anyway, but it's going over the road.

21 UNIDENTIFIED MALE: Yeah.

22 MR. GOLDEN: Instead of it going over the road, now we  
23 go under the road --

24 MR. HANIFAN: Okay, great.

25 MR. GOLDEN: -- which makes reasonable sense.

1 MR. HAHN: Now, do I need to also submit those to Mr.  
2 Semrau?

3 MR. HANIFAN: If the Town's taken possession of the  
4 property?

5 MR. HAHN: Well, not until we report --

6 MR. GOLDEN: These are just easements.

7 MR. HAHN: Yeah, these are --

8 MR. GOLDEN: No, no possession.

9 MR. HAHN: -- just the easements for now.

10 MR. HANIFAN: No, not unless they --

11 MR. HAHN: Yeah, and he already approved the deed  
12 that's ultimately going to go to the Township.

13 MR. HANIFAN: The deed of transfer to the Town?

14 MR. HAHN: Right.

15 MR. HANIFAN: As long as -- yeah.

16 MR. HAHN: Yes, all those deeds have been approved by  
17 him.

18 MR. HANIFAN: I don't think he needs to. I don't.

19 MR. GOLDEN: Yeah, all the deeds have been placed, and  
20 have been approved, and have been reviewed, and --

21 MR. HAHN: Yeah, they -- right. They were all  
22 prepared --

23 MR. GOLDEN: They're just not filed --

24 MR. HAHN: -- months ago.

25 MR. GOLDEN: -- because the filed --

1 MR. HANIFAN: I mean --

2 MR. GOLDEN: -- map's not --

3 MR. HAHN: Right.

4 MR. HANIFAN: -- I don't think --

5 MR. GOLDEN: The map hasn't been filed.

6 MR. HANIFAN: Okay, I don't think it's necessary --

7 MR. HAHN: Okay.

8 MR. HANIFAN: -- on that issue.

9 MR. HAHN: So I'll submit them to you. And once you  
10 guys say they're okay, I'll get them executed. And then we'll  
11 take care of recording them and we'll send you recorded copies,  
12 I guess.

13 MR. HANIFAN: Yeah, you'll send them to, obviously,  
14 the Secretary of the Board, and then --

15 MR. HAHN: Right. Okay, good.

16 MR. HANIFAN: -- the engineer. So --

17 MR. HAHN: Very good. Thank you for your help. I  
18 appreciate it.

19 ACTING CHAIRPERSON HOWELL: Thank you.

20 UNIDENTIFIED SPEAKER FROM THE AUDIENCE: Yeah.

21 UNIDENTIFIED SPEAKER FROM THE AUDIENCE: Thank you.

22 MR. HAHN: Have a good night.

23 MR. HANIFAN: Well, we're going to --

24 ACTING CHAIRPERSON HOWELL: Mr. Farace, we're going to  
25 just make a short detour on the agenda. We're going to do the

1 resolution for the Sussex and Warren Holding Corp now --

2 MR. HANIFAN: We're going to --

3 ACTING CHAIRPERSON HOWELL: -- and then try to come  
4 back.

5 MR. HANIFAN: We're requesting carry it to the next  
6 meeting because I'm still conferring with the experts on that,  
7 with the professionals. I want to carry it just one meeting.

8 ACTING CHAIRPERSON HOWELL: Okay, so we're not doing  
9 it anyways.

10 MR. HANIFAN: Yeah, so if we just carry it for one  
11 meeting, then we'll --

12 UNIDENTIFIED MALE: Right.

13 MR. HANIFAN: Okay.

14 MR. FARACE: Thank you, sir.

15 BOARD SECRETARY: Do we need to do a vote on that?

16 ACTING CHAIRPERSON HOWELL: Do we need to vote on  
17 that?

18 MR. HANIFAN: I don't think we need to vote it, no.

19 UNIDENTIFIED FEMALE: No.

20 MR. HANIFAN: I'm just asking permission to carry it.  
21 That's all.

22 BOARD SECRETARY: Okay, I'd like you just to announce  
23 what we're doing. There is a resolution that we're carrying it  
24 as a motion.

25 ACTING CHAIRPERSON HOWELL: Okay, the resolution for

1 the Sussex and Warren Holding Corp is going to be carried to --  
2 BOARD SECRETARY: The block. I need you to say the  
3 block.  
4 ACTING CHAIRPERSON HOWELL: The whole thing?  
5 MR. GOLDEN: It's the memorialization of that.  
6 ACTING CHAIRPERSON HOWELL: What?  
7 MR. GOLDEN: It's the memorialization of carrying the  
8 motion.  
9 BOARD SECRETARY: The memorialization --  
10 ACTING CHAIRPERSON HOWELL: The memorialization --  
11 BOARD SECRETARY: -- of --  
12 ACTING CHAIRPERSON HOWELL: -- of the Sussex and  
13 Warren Holding Corp, Block 1, Lot 5.03, use variance for SMA  
14 Corp., Route 206, truck repair, is going to be carried to  
15 another meeting --  
16 MR. HANIFAN: To the next meeting.  
17 ACTING CHAIRPERSON HOWELL: -- to the next meeting --  
18 MR. HANIFAN: The next regular scheduled meeting, not  
19 special.  
20 BOARD SECRETARY: Which -- the next regular scheduled  
21 meeting is April --  
22 ACTING CHAIRPERSON HOWELL: Is the 19th.  
23 BOARD SECRETARY: -- 19th.  
24 MR. HANIFAN: 19th. Okay, and if there's no further  
25 ado, Mr. Brigliadoro, can he take his seat before I heat it up

1 too much?

2 ACTING CHAIRPERSON HOWELL: Okay, thank you.

3 MR. HANIFAN: Or dent it, because I know I've got a  
4 bigger butt than him. People aren't nice.

5 ACTING CHAIRPERSON HOWELL: Thank you, Mike.

6 UNIDENTIFIED MALE: Huh?

7 MR. HANIFAN: People are not nice. I'm telling you,  
8 everybody.

9 UNIDENTIFIED MALE: Take care.

10 MR. HANIFAN: Have a great day.

11 (Pause.)

12 MR. BRIGLIADORO: Madam Chair, members of the public,  
13 members of the Board, in regard to item number three on the  
14 agenda, which is Cumberland Farms, that matter will not be  
15 heard tonight.

16 The Applicant's attorney -- I spoke with her. She's  
17 going to be checking with her experts to confirm their  
18 availability to appear before the Board at a future meeting.  
19 She will provide notice of the date that the application will  
20 be heard. So Cumberland Farms will not be heard tonight.

21 ACTING CHAIRPERSON HOWELL: All right, then.

22 MR. BRIGLIADORO: Farace.

23 ACTING CHAIRPERSON HOWELL: Our next item then is  
24 Farace.

25 MR. FARACE: Good evening.

1           ACTING CHAIRPERSON HOWELL: Good evening. Joe, do you  
2 want to start?

3           MR. GOLDEN: Sure. Just, if the Board recalls, the  
4 Applicant requested a site plan waiver at our last meeting.  
5 And I was directed by the Board to really take a look at  
6 whatever site conditions might be out there and request the  
7 Applicant to prepare a sketch, if you will, for what the  
8 improvements are and what's going to happen.

9           So I did do that and the Applicant did have Dykstra  
10 Associates create a map that shows the details of the  
11 improvements, the limits of what portions of the pavement would  
12 be replaced, how the parking striping and the lighting all lays  
13 out. So the memo that I gave to the Board talks about each of  
14 the conditions that have to be satisfied for a site plan  
15 waiver.

16           And one is adequate lighting. From what is shown on  
17 the plan here, the lighting is adequate. The second is  
18 landscaping. There is no proposed landscaping. On the other  
19 hand, landscaping is not necessarily required. Drainage must  
20 be considered. Particular emphasis shall be given to adequacy  
21 of the existing system. From what I'm seeing on this plan, the  
22 ultimate repaving will satisfy any potential existing drainage  
23 issues.

24           Garbage disposal. There is an existing disposal area.  
25 It's going to be brought up to Township spec. Design

1 standards. The plans have been modified to show the pavement  
2 section, et cetera, board-on-board fence, and any other element  
3 that would be modified has been modified to the correct  
4 standard, if you will. The scope of the project lies within  
5 the existing disturbed, paved area.

6 So I'm of the opinion the Board can grant a waiver,  
7 based on the Applicant completing the reconstruction or the  
8 repair, if you will, of these elements such as the pavement,  
9 according to plan and specification of the Township. It's  
10 reasonable, since they're not going outside the limit of  
11 disturbance to consider a waiver of a formal site plan  
12 procedure. I did note, in the memo, that I still feel that  
13 there should be some level of inspection to ensure that what is  
14 constructed meets the specifications that are on the plan.

15 MR. BRIGLIADORO: Mr. Golden, so despite the fact that  
16 the Applicant is requesting a site plan waiver, the Applicant  
17 has provided to you an existing and proposed conditions plan?

18 MR. GOLDEN: That's correct.

19 MR. BRIGLIADORO: And you have reviewed it, and based  
20 upon that review, along with the fact, if the Board were to  
21 approve it, that the Board would require the Applicant to  
22 provide an adequate escrow in order to permit you to perform  
23 inspection services. You would then be satisfied that the  
24 improvements that would be made would not be, in any way,  
25 detrimental to any adjacent properties?

1 MR. GOLDEN: That's correct.

2 MR. BRIGLIADORO: Okay. Mr. Farace, do you want to  
3 say anything? If you do, I want to swear you in.

4 MR. FARACE: Sure.

5 MR. BRIGLIADORO: Okay.

6 A L B E R T F A R A C E, APPLICANT'S WITNESS, SWORN.

7 MR. BRIGLIADORO: Okay, now, when you were here last,  
8 it was agreed that we would carry this matter until today's  
9 date to give you an opportunity, you and your professionals, to  
10 meet with Mr. Golden, to work out any differences, and to  
11 provide him with a plan so he would have something on paper  
12 showing exactly what you're going to do.

13 MR. FARACE: Right.

14 MR. BRIGLIADORO: And that's all been done and you've  
15 heard the comments from --

16 MR. FARACE: Yeah.

17 MR. BRIGLIADORO: -- Mr. Golden. So if there's  
18 anything else you need to add --

19 MR. FARACE: There's not a lot there, because I think  
20 the letter that Mr. Golden provided --

21 MR. BRIGLIADORO: Right.

22 MR. FARACE: -- to the Board, this --

23 MR. BRIGLIADORO: Right.

24 MR. FARACE: He goes over all the concerns that I  
25 proposed to him. I just want to point it out. I don't know if

1 everybody saw it, but the only thing I did do is that, in the  
2 last meeting, everyone was even kind enough to even let me use  
3 my architect to provide those things to you. But I did go and  
4 hire an engineer --

5 MR. BRIGLIADORO: Mm-hmm.

6 MR. FARACE: -- to make sure that everything was done  
7 correct because architects and engineers --

8 MR. BRIGLIADORO: Mm-hmm.

9 MR. FARACE: Those are two --

10 MR. BRIGLIADORO: Right.

11 MR. FARACE: -- different things. And the concerns  
12 that Mr. Golden had were engineer kind of things.

13 MR. BRIGLIADORO: Mm-hmm.

14 MR. FARACE: So I wanted to make sure that everything  
15 was done properly. They were out there, 11:00 at night,  
16 measuring the existing lighting. Everything, I just want to  
17 let you know, was done properly. And my intentions are,  
18 obviously, you know, to do exactly what I proposed in the plans  
19 and I'm okay with the entire -- you know, with him inspecting.

20 MR. BRIGLIADORO: Mm-hmm.

21 MR. FARACE: I think it would also be, you know,  
22 beneficial to me because he's an expert, so that he can go in  
23 there and make sure that those guys -- because, you know, I  
24 will be probably paying a lot of money to be doing this job and  
25 I want it to be done right.

1 MR. BRIGLIADORO: Right.

2 MR. FARACE: So that's pretty much about it.

3 MR. BRIGLIADORO: Okay. Thank you, Mr. Farace.

4 MR. FARACE: All right.

5 ACTING CHAIRPERSON HOWELL: Okay, is there any Board  
6 discussion? Anybody have any questions?

7 BOARD MEMBER PATTISON: I had a question. I know Mr.  
8 Golden had suggested we try to make this look colonial. How  
9 you make a garage look colonial, I don't know, but you could  
10 say maybe country. Do we have a different view of what the  
11 facade is going to look like?

12 MR. GOLDEN: Yeah, the architectural design -- I did  
13 not receive --

14 BOARD MEMBER PATTISON: A different one?

15 MR. GOLDEN: -- any additional architectural plans.  
16 And I just addressed the issues of site plan.

17 BOARD MEMBER PATTISON: Thank you.

18 BOARD MEMBER MELFI: Yeah, just to follow up with it,  
19 what I think CeCe's saying is that, and Joe, I think you had  
20 mentioned this the last time, the fact that, right now, the  
21 businesses that are on the four corners of Newton-Sparta Road  
22 and Limecrest all have this country look to it. The Chase Bank  
23 has the roof pitch and then the little -- what is that called?  
24 The --

25 UNIDENTIFIED FEMALE: Cupola.

1 BOARD MEMBER MELFI: -- cupola on top. The same thing  
2 with the bread barn that is going to be the animal hospital  
3 now, and then the --

4 UNIDENTIFIED FEMALE: D'Angelo's.

5 MR. GOLDEN: Cumberland Farms --

6 BOARD MEMBER MELFI: D'Angelo's has the same.

7 MR. GOLDEN: -- is going to be putting colonial in.

8 BOARD MEMBER MELFI: You know, I don't know what your  
9 architect is looking in the design, but you know, if your roof  
10 could keep that same format, and the cupola, and the design, I  
11 think, then, it would just really aesthetically compliment the  
12 four corners of the businesses that are on that strip.

13 MR. GOLDEN: With the white trim and the fake  
14 board-on-board type look, but I mean, I think the Board has  
15 been very reasonable in saving the Applicant a lot of money on  
16 full survey, full site plan submission, et cetera, et cetera.  
17 I would hope that the Applicant might apply some of that to --

18 BOARD MEMBER MELFI: To the architecture.

19 MR. GOLDEN: -- make the building a little bit more  
20 consistent with what's in the neighborhood.

21 MR. FARACE: We've been talking about that, me and the  
22 architect, because our plans -- I did submit what the building  
23 -- what my intentions were for the building to look like, which  
24 was the change of the roof to be pitched towards the back. The  
25 main reason would be that I need to install -- you know, the

1 kitchen of a pizza place gets extremely hot. I have to install  
2 three air conditioning units. I didn't want them to be  
3 exposed, so he was playing around with that.

4 I wanted to keep the roof kind of, like, pitched  
5 towards the back door because it was hiding the air  
6 conditioning unit. The look of the franchise was another  
7 thing, why I designed the building. I don't know if everybody  
8 saw the design of the building, but I did submit the design of  
9 the building originally, how it was going to look like.

10 BOARD MEMBER MELFI: Right. There wasn't just -- it  
11 was just a preliminary drawing. There was not a lot of detail  
12 in that drawing that was submitted.

13 MR. FARACE: There wasn't? I mean --

14 UNIDENTIFIED FEMALE: Do you have it with you?

15 MR. FARACE: I do. It was not -- I'm thinking.

16 BOARD MEMBER MELFI: All right. Doesn't have a  
17 colonial look, but --

18 MR. GOLDEN: It has the franchise look.

19 BOARD MEMBER MELFI: That's the franchise look.

20 UNIDENTIFIED MALE: So --

21 UNIDENTIFIED FEMALE: Yeah.

22 BOARD MEMBER MELFI: That's the problem. You have the  
23 franchise.

24 UNIDENTIFIED FEMALE: Yeah.

25 UNIDENTIFIED MALE: It looks like a White Castle.

1 UNIDENTIFIED FEMALE: A White Castle.

2 BOARD MEMBER PATTISON: I just thought maybe you could  
3 make it a little --

4 UNIDENTIFIED MALE: Columns in the front.

5 UNIDENTIFIED FEMALE: Something on top of that.

6 UNIDENTIFIED FEMALE: Or on top.

7 MR. GOLDEN: But, you know, you could put the air  
8 conditioner in the peaked roof area. It's done all the time.  
9 That's where mine is at home.

10 ACTING CHAIRPERSON HOWELL: Are you constrained by the  
11 franchise to have a certain look?

12 MR. FARACE: Yeah. They were giving me a lot of  
13 problem when they saw the building. I had to bring them out.  
14 When the whole situation was happening back in the days before  
15 I had to consider the building, they have to come in, and  
16 inspect, and check.

17 So they were concerned about, you know, the look of  
18 the franchise. And there was -- so I said, you know, okay, so  
19 I designed that. I mean, it is not, you're right, like the red  
20 barn across the street. It is not. And it's not like  
21 D'Angelo's across the street. It would be more like towards  
22 the look of Carafello's, really.

23 Now, I didn't, you know -- the whole town of Andover  
24 is a mix of different kind of buildings. You have Dykstra  
25 across the street, which is a very modern building. You have

1 Casa Bellissima, which, in their own way, is different. It's  
2 all a matter of opinion to, like, the liking. If I keep the  
3 building the way it is, what I have to do to put those air  
4 conditioners in, my opinion, it would be a very ugly project.  
5 I'm not going to lie to you.

6 I think I would be unhappy to put those huge air  
7 conditioning units in the back, very exposed. We didn't even  
8 know what we were going to do to the inside to put those air  
9 conditioners back there, like, in order to sustain. You would  
10 -- my drawings are completely finished, also, like, 100 percent  
11 done and ready to be submitted to, you know -- so we were done  
12 with the design --

13 UNIDENTIFIED MALE: Excuse me. Where are the air  
14 conditioners proposed now, behind --

15 BOARD MEMBER MELFI: Behind the face?

16 UNIDENTIFIED MALE: -- the Domino's sign?

17 MR. FARACE: It's in the back. See, the roof will be  
18 pitched towards the back. It will be coming from the top --

19 BOARD MEMBER MELFI: He puts on a fake front.

20 MR. FARACE: -- and it goes pitched, like this.

21 MR. GOLDEN: Yeah, like a lean-to, almost --

22 MR. FARACE: Yeah.

23 MR. GOLDEN: -- from the side.

24 MR. FARACE: Exactly. Like, but it's in back, but --

25 BOARD MEMBER MELFI: And this is the front, the fake

1 front.

2 UNIDENTIFIED FEMALE: Like, it's all --

3 MR. FARACE: -- you won't see the roof because of the  
4 facade.

5 MR. GOLDEN: And the air conditioners will be located  
6 outside and behind the --

7 MR. FARACE: And the air conditioners will be located  
8 towards the back, which where the roof pitched is, is very low.

9 MR. GOLDEN: So from Limecrest Road, from the side,  
10 you'll see them easily, because they'll be outside in the back  
11 there, by the roof.

12 MR. FARACE: No, no, you won't see it from any  
13 direction because there is no side view over there, but, you  
14 know, we got the specs of the air conditioner, the size and  
15 everything. And he showed me how you will be seeing. I don't  
16 know if you see the roof is pitched, very slowly goes up now.  
17 So anything towards the back, you have those huge two units, by  
18 the way, not one, two units, right next to each other.

19 MR. GOLDEN: Can't he just put them back here?

20 MR. FARACE: It will look bad.

21 MR. GOLDEN: I mean, why couldn't they be --

22 MR. FARACE: It will look really bad.

23 MR. GOLDEN: -- mounted? Why couldn't they be on the  
24 ground behind the building?

25 UNIDENTIFIED FEMALE: That's what I wondered.

1 MR. FARACE: We lose a lot of -- we're trying to  
2 design something that is energy efficient, that doesn't lose a  
3 lot of cooling, and it's not recommended that we put in  
4 something towards the back.

5 MR. GOLDEN: I mean, the way, for example, my home is,  
6 is that the compressors are located on the ground and the --

7 MR. FARACE: Those are split units.

8 MR. GOLDEN: -- handlers, and distribution, and the  
9 coolants are in the attic in a very small space.

10 MR. FARACE: I know. And the other, also, is that  
11 there is no attic space now. This design --

12 MR. GOLDEN: But if you had the peaked roof, you would  
13 have attic space.

14 MR. FARACE: Which roof?

15 MR. GOLDEN: If you did a peak roof with a cupola,  
16 similar to what's out there now.

17 MR. FARACE: I would have to -- the air conditioner  
18 you're talking about -- that's called a "split unit." I'm  
19 putting in a packaged unit. It's a little bit different.  
20 Packaged units, from what I understood, kind of like, go on top  
21 of roofs. They usually don't go outside.

22 It's a packaged unit. It's the whole thing and they  
23 were explaining why packaged units are more efficient for  
24 commercial applications, tonnage-wise, and the BTUs, in order  
25 to provide, kind of, like, the right amount of cooling. And

1 that's why --

2 MR. GOLDEN: So it's going to be located on top of a  
3 roof on an angle? I guess I'm struggling, understanding how  
4 this is going to be put there.

5 BOARD MEMBER PHOEBUS: Is it going to be outside?

6 BOARD MEMBER MELFI: Exposed.

7 BOARD MEMBER PHOEBUS: It's going --

8 MR. GOLDEN: Yeah.

9 BOARD MEMBER PHOEBUS: -- to be exposed.

10 MR. FARACE: Yeah, it will be exposed, but you can't  
11 see it because the --

12 MR. GOLDEN: Well, you can't see it from the front.

13 BOARD MEMBER PHOEBUS: Yeah, but --

14 MR. FARACE: No, neither from the side.

15 BOARD MEMBER PHOEBUS: -- I have three --

16 MR. GOLDEN: What about the side?

17 BOARD MEMBER PHOEBUS: I have three huge units for my  
18 banquet facility and I had them outside. And I had to replace  
19 them all and put them inside, in the attic, because they don't  
20 work as well. You might want to look into this because --

21 MR. FARACE: Those are split units.

22 BOARD MEMBER PHOEBUS: You won't believe what I've  
23 got. I have it, too, and the only way it works well is when  
24 it's inside, everything's inside, and then is vented out.

25 MR. FARACE: There are two types of units and what it

1 is, is, that's an air handler. That is outside. Like, the  
2 packaged unit is a little bit different. If you go by --

3 BOARD MEMBER PHOEBUS: No, none of mine is outside.

4 MR. FARACE: -- different commercial applications,  
5 you'll see the packaged ones, the bigger units, usually on the  
6 roof. And I don't know. I would have to kind of, like --  
7 we've been playing around. And I could -- and I just, right  
8 now, didn't have an idea, what to do with this.

9 BOARD MEMBER MELFI: Mr. Farace, the air conditioning  
10 units that are on your current building now -- are they  
11 outside?

12 MR. FARACE: There is no air conditioning unit.

13 BOARD MEMBER MELFI: There's no air conditioning units  
14 on the building.

15 MR. FARACE: There's a heating unit. There's no air  
16 conditioning.

17 BOARD MEMBER MELFI: So there's no air conditioning  
18 units on the Domino's that's up on Newton-Sparta Road?

19 MR. FARACE: No, there is. It's all the way --

20 BOARD MEMBER MELFI: -- up on that --

21 MR. FARACE: Yeah, it was an existing building. It  
22 was over there like it is. It's on the roof. It's a packaged  
23 unit, too. It is a packaged unit. This is 15 years ago.  
24 Well, actually, 1994, that was built. So the company has  
25 changed its standards when you move locations, a lot more

1 strict on where they allow us to go, how they allow me to build  
2 the store, where.

3 The same way I came in, I'm going to have to go for --  
4 I don't know. I didn't think that this was going to be a huge  
5 problem when I pursued this. Doing the way the building is  
6 right not, because it would be a lot more economical for me --  
7 I'm not going to lie to you -- to leave the roof the way it is  
8 --

9 BOARD MEMBER MELFI: Mm-hmm.

10 BOARD MEMBER PHOEBUS: Mm-hmm.

11 MR. FARACE: -- right now, a lot more economical --  
12 but --

13 BOARD MEMBER MELFI: I mean, let me ask you a  
14 question, because I know that, you know, obviously, Domino's is  
15 a national franchise.

16 MR. FARACE: I don't think they're going to approve  
17 me.

18 BOARD MEMBER MELFI: They --

19 BOARD MEMBER PHOEBUS: Yeah.

20 BOARD MEMBER MELFI: I've seen Domino's in other towns  
21 --

22 MR. GOLDEN: Well, that's not necessarily true.

23 BOARD MEMBER MELFI: -- across the country that have  
24 --

25 MR. FARACE: You have --

1 MR. GOLDEN: Yeah, every company has --

2 BOARD MEMBER MELFI: -- adapted to whatever the --

3 MR. GOLDEN: -- a colonial product, everyone.

4 BOARD MEMBER MELFI: -- style of the village or town  
5 that it's located in so it doesn't look like a commercial --

6 MR. GOLDEN: Box.

7 BOARD MEMBER MELFI: -- entity upon itself.

8 MR. FARACE: It has gotten a lot different in the  
9 past, at least five years, when it comes. Now, don't get me  
10 wrong, there could be -- I spoke to them and that was the main  
11 concern, you know. I wanted to take the look out of the kind  
12 of garage place, too, that was in that place. This is not  
13 going to look like a garage. If I leave it the way it is and I  
14 just put that --

15 BOARD MEMBER MELFI: Well, it'll look very much like  
16 the Chase Bank because the Chase Bank has a similar-type roof  
17 and top to it. So the building there, the current garage,  
18 actually looks very similar to the Chase Bank profile from the  
19 street.

20 MR. FARACE: They have some design in the front.  
21 Like, in the front, it comes forward with a different design.

22 BOARD MEMBER MELFI: Yeah, there's a little bit of a  
23 --

24 BOARD MEMBER PATTISON: Portico.

25 BOARD MEMBER MELFI: -- porch or a portico in the

1 front of it. But the roof and top is almost the same profile.

2 BOARD MEMBER PATTISON: And then you put a cupola on  
3 the top.

4 MR. GOLDEN: I mean, my experience with working with,  
5 for example, Wawa, Cumberland Farms, Burger King, McDonald's, I  
6 mean, my experience is, they all have a colonial product. My  
7 former firm designed a lot of Chick-fil-As. We did a lot of  
8 TGIFs.

9 And their preferred is the standard footprint of what  
10 they have, that's more recognizable, if you will, with the  
11 color patterns, et cetera, but they all have an alternate  
12 colonial look so that they can locate in town centers and town  
13 villages because that's where they'd like to be, where they get  
14 the exposure. So my experience is, they all have a colonial  
15 look. It's not the preferred look, necessarily, but they offer  
16 that product in their standard packages of building types.

17 MR. FARACE: You know, I'm going to say, within my  
18 company, they don't have that look right now. So then, I can  
19 tell you about Domino's itself. I mean, you've been working  
20 with Burger King, but that would be something that I have to  
21 come up with and I have to submit it to them. So this is  
22 something that I already looked into. It would be something  
23 that I would have to come up, submit it to them for approval.

24 MR. GOLDEN: I don't think the Board is adverse to  
25 having the Domino's logo dice-type thing --

1 MR. FARACE: Right.

2 MR. GOLDEN: -- on the building.

3 BOARD MEMBER PHOEBUS: No.

4 MR. GOLDEN: But it would be better served if it was  
5 integrated into the rest of the building with a somewhat  
6 colonial look. What is the texture and material? We don't  
7 have a lot of information here.

8 MR. FARACE: No, that's stucco.

9 BOARD MEMBER MELFI: So light stucco with aluminum --

10 MR. GOLDEN: It's a stucco building? And those are --

11 BOARD MEMBER MELFI: -- trim?

12 MR. FARACE: No, all stucco, no aluminum.

13 MR. GOLDEN: And the bays are really going to just get  
14 filled with aluminum glass fittings, it appears?

15 MR. FARACE: Where?

16 BOARD MEMBER PATTISON: The bays.

17 UNIDENTIFIED FEMALE: The garage doors.

18 MR. GOLDEN: Where the existing --

19 UNIDENTIFIED MALE: The garage doors.

20 MR. GOLDEN: -- garage bays are.

21 MR. FARACE: It will look like a regular -- like --

22 UNIDENTIFIED FEMALE: A big picture window?

23 MR. GOLDEN: I mean, in my --

24 MR. FARACE: -- Crimea or whatever --

25 MR. GOLDEN: -- personal opinion, this still looks

1 like a three-bay garage.

2 MR. FARACE: No, you see it? No.

3 BOARD MEMBER MELFI: This is going to be glass with  
4 aluminum trim.

5 MR. FARACE: Aluminum trim, yes, like the regular --  
6 let's see, a place.

7 MR. GOLDEN: EIFS isn't -- that's been --

8 MR. FARACE: Yes, like regular storefront windows --

9 BOARD MEMBER PATTISON: Mm-hmm.

10 MR. FARACE: -- storefront windows that you see --

11 BOARD MEMBER PATTISON: So there would be three  
12 windows, then, in the front?

13 MR. GOLDEN: Yeah, EIFS isn't even allowed in a lot of  
14 places.

15 BOARD MEMBER PATTISON: Big windows.

16 MR. FARACE: Three windows. That's what --

17 MR. GOLDEN: That's called an EIFS system.

18 MR. FARACE: -- the place has now.

19 UNIDENTIFIED FEMALE: What is an EIFS system?

20 (Indiscernible due to Board members talking over one  
21 another.)

22 MR. GOLDEN: It's --

23 UNIDENTIFIED MALE: A combination.

24 MR. GOLDEN: Yeah, with the backing and all, it molds  
25 and it --

1 UNIDENTIFIED MALE: In terms of mold --

2 MR. GOLDEN: Yeah, I mean, I know a homeowner's  
3 association that actually sued and one to have all the EIFS  
4 removed from their facilities. And I'm not even sure what this  
5 is on the on the far right here. What is this on the far right  
6 of the building? Is that just another angle or something?

7 MR. FARACE: On the far right, just a design, just the  
8 design of the building. I was thinking about probably making  
9 the whole thing flushed.

10 MR. GOLDEN: What I'm referring to, if the Board's --  
11 here, is, on the right side of the building is this large  
12 vertical --

13 UNIDENTIFIED FEMALE: Rectangle.

14 MR. GOLDEN: -- break in the building line, etcetera.  
15 Is that --

16 MR. FARACE: Yeah, I didn't want --

17 MR. GOLDEN: -- just something I'm not understanding?

18 MR. FARACE: No, it was just --

19 MR. GOLDEN: That's not out of the question?

20 MR. FARACE: -- the design that we kind of, like, came  
21 up with, with the Domino's and the --

22 MR. GOLDEN: I mean, that's just a plain wall that  
23 goes all the way to the top of the roof.

24 MR. FARACE: That is a plain wall, yeah. That's a  
25 plain wall like the other one, yeah.

1 UNIDENTIFIED FEMALE: Like what other one?

2 MR. FARACE: Like the rest of the building. It's a  
3 plain wall and the thing in the middle is just, like, a bend  
4 that just comes out around the building.

5 BOARD MEMBER MELFI: Is that where the window is for  
6 the existing garage now?

7 MR. GOLDEN: It appears as if it's a bump-out. For  
8 what reason, I don't know.

9 UNIDENTIFIED MALE: And most of that is brick, Joe,  
10 most of the building --

11 BOARD MEMBER MELFI: Yeah, but this is going to be --

12 UNIDENTIFIED MALE: -- on the one end.

13 BOARD MEMBER MELFI: This is going to be designed on  
14 top of it. This is the --

15 MR. GOLDEN: I don't know why they don't maintain the  
16 brick --

17 UNIDENTIFIED MALE: Franchise office.

18 BOARD MEMBER MELFI: -- the white trim.

19 MR. GOLDEN: Yeah, you see. On the plan B, you can  
20 see there's a little bit of bump-out, which I assume equates to  
21 that. What it is, I don't know.

22 BOARD MEMBER MELFI: It's not going to be -- you're  
23 not going to see brick there. It's going to be covered by  
24 stucco.

25 (Indiscernible due to board members talking over one

1 another.)

2 MR. GOLDEN: Just, my concern is that, when you got  
3 it, you're not getting rid of it, so --

4 UNIDENTIFIED MALE: No, I know that insurance  
5 companies won't take it because it breeds mold. It's moldy.

6 (Indiscernible due to board members talking over one  
7 another.)

8 BOARD MEMBER PATTISON: Will that current roof support  
9 those air conditioners, then?

10 MR. FARACE: No, no.

11 BOARD MEMBER PATTISON: Do you have to rebuild the  
12 roof?

13 MR. FARACE: I don't know. We were rebuilding the  
14 roof. We were rebuilding the roof with this. We were  
15 rebuilding it.

16 UNIDENTIFIED FEMALE: I think we need more  
17 information.

18 MR. FARACE: I was rebuilding it.

19 MR. GOLDEN: This says, existing brick to be painted.

20 MR. FARACE: But because the roof would not support --  
21 I don't believe it would support.

22 BOARD MEMBER PATTISON: I wouldn't think.

23 MR. FARACE: This design gave you some attic space,  
24 too, I mean, gave me some decent attic space that I could use  
25 as storage. That was kind of, like, not a plus that I liked

1 because -- that I had some storage space.

2 BOARD MEMBER MELFI: Chairman --

3 MR. FARACE: I was just talking to Alan. Alan is the  
4 design guy and I was talking with Alan Spector. I was talking  
5 to him and I don't know.

6 MR. GOLDEN: What --

7 MR. FARACE: We just kept talking about, like, I don't  
8 understand that, you know, this goes, like -- the Town is a  
9 variation of designs. You had a variation, maybe not the  
10 corner, but it is a variation of designs. This will look more  
11 like Carafello's, really, and several other buildings.

12 MR. GOLDEN: I wouldn't consider that a positive.

13 UNIDENTIFIED MALE: Yes, that's actually --

14 UNIDENTIFIED MALE: Yeah, and I think maybe people on  
15 the Board --

16 UNIDENTIFIED MALE: -- not done.

17 UNIDENTIFIED FEMALE: Yeah.

18 UNIDENTIFIED MALE: -- really like the Carafello  
19 buildings.

20 MR. GOLDEN: No.

21 UNIDENTIFIED FEMALE: Yeah.

22 BOARD MEMBER MELFI: Yeah, well, the one --

23 MR. GOLDEN: Yeah, that's --

24 BOARD MEMBER MELFI: -- done, not to what we agreed  
25 to.

1 UNIDENTIFIED MALE: Can I ask a question on --

2 ACTING CHAIRPERSON HOWELL: Sure.

3 UNIDENTIFIED MALE: Did the architect --

4 BOARD MEMBER MELFI: Just waiting -- now.

5 UNIDENTIFIED MALE: -- work with Domino's? Or

6 Domino's was just telling you, this is what they want? It

7 seems like the architects, from you, are going to plan. And

8 then have you submitted that to Domino's?

9 MR. FARACE: I submitted it to Domino's, yeah.

10 UNIDENTIFIED MALE: So what happened is that, you

11 didn't submit any, other than what you just did and this is

12 what Domino's wants.

13 MR. FARACE: Well, this is --

14 UNIDENTIFIED MALE: I mean, you didn't question, you

15 know, to keep the look of what the building was? You just went

16 with what Domino's tells you. That's --

17 MR. FARACE: No, someone came in to inspect --

18 UNIDENTIFIED MALE: All right.

19 MR. FARACE: -- the building, and spoke, and made

20 their comments about, like I said, you know, what are you going

21 to do with this garage look, and how are you going to modify

22 it, this is what we want our stores to look like. And I said,

23 in this location, it seems like it's something that's doable,

24 to be changed --

25 UNIDENTIFIED MALE: I just wonder if the Domino's

1 doesn't have -- do they have an architect that does it? Or  
2 they just tell you, you do this and then you --

3 MR. FARACE: No, no, no, everything is on me, you  
4 know, when --

5 UNIDENTIFIED MALE: On you.

6 MR. FARACE: Yeah, everything is on me.

7 UNIDENTIFIED MALE: Yeah, they don't do anything other  
8 than approve it?

9 MR. FARACE: They don't do anything other than  
10 approve, yes.

11 UNIDENTIFIED MALE: All right.

12 MR. FARACE: Yeah, everything is on me. I have to  
13 hire my own architect.

14 UNIDENTIFIED MALE: So you'd have to go back to them  
15 if you were going to do any changes.

16 MR. FARACE: I have to go back to them, yes, and I  
17 just don't know. I would get out of here a little bit lost  
18 about what to do with that building, what to do with that  
19 front, what to do with that roof. I don't know how -- I have  
20 to talk to Alan about --

21 UNIDENTIFIED MALE: Yeah, because it seems like you're  
22 doing major changes when you can do minor.

23 UNIDENTIFIED FEMALE: I don't know. It appears to go  
24 on the side of the building.

25 UNIDENTIFIED MALE: To me, the building is there and

1 you're going to change it, but not change it completely. You  
2 have to upgrade it. But to completely change it seems a little  
3 ridiculous, but --

4 MR. FARACE: You know, this is something really big  
5 for me, I mean, the biggest thing in my life, for sure, and I  
6 definitely felt that this, in my opinion, would be something  
7 that's more recognizable as what the company --

8 UNIDENTIFIED FEMALE: Really --

9 UNIDENTIFIED MALE: As the company, yeah.

10 MR. FARACE: -- is and not becoming -- I don't know.

11 MR. BRIGLIADORO: Mr. Farace, look --

12 MR. FARACE: I tried, at least, but --

13 MR. BRIGLIADORO: -- let me just ask you this.

14 MR. FARACE: Please ask.

15 MR. BRIGLIADORO: What you've submitted to the Board  
16 -- we have two sheets. The second sheet says Spector  
17 Associates Architects and it's drawn day one, right?

18 MR. FARACE: Yes, yes.

19 MR. BRIGLIADORO: Okay, now, has this document been  
20 presented to Domino's? Has Domino's reviewed this --

21 MR. FARACE: Yes.

22 MR. BRIGLIADORO: -- approved it and said --

23 MR. FARACE: Yes.

24 MR. BRIGLIADORO: Okay.

25 MR. FARACE: Yeah, that document has been submitted to

1 Domino's. The floor plan has been submitted to Domino's.

2 MR. BRIGLIADORO: And they have approved it?

3 MR. FARACE: The interior has been submitted, the  
4 floor. Yeah, the interior has been, and they have approved it,  
5 exactly. You know --

6 MR. BRIGLIADORO: And if you wanted --

7 MR. FARACE: -- like, even, like --

8 MR. BRIGLIADORO: If you wanted to change it, you have  
9 to go through the whole process again? You'd have --

10 MR. FARACE: The whole process again. Like, this sign  
11 has all been designed by only four companies that I can buy.  
12 Like, I cannot go somewhere to buy my sign. I have to go to  
13 what they decide I buy my sign from.

14 So I have to submit this for them to create the sign.  
15 There's the same specs that they want. You know, they,  
16 obviously -- I don't know. I also feel in my heart that this  
17 was going to be a successful look for me, for the store, too.

18 MR. GOLDEN: If I can ask --

19 MR. FARACE: I'm not --

20 MR. GOLDEN: This sign is going to be 27 feet, more or  
21 less, by four feet in height?

22 MR. FARACE: That was what Alan -- it's 15 percent of  
23 the facade --

24 UNIDENTIFIED FEMALE: Aren't we -- ordinance?

25 MR. FARACE: -- that you allow. Then I think this

1 comes around to be around --

2 (Indiscernible due to Board members talking over one  
3 another.)

4 MR. GOLDEN: That's not exactly -- I don't think this  
5 sign conforms to the --

6 BOARD MEMBER MELFI: Yeah.

7 UNIDENTIFIED FEMALE: It's ordinance.

8 MR. GOLDEN: -- sign ordinance, but I'm not finding --

9 MR. FARACE: If the sign that you're talking about --  
10 it's the size, correct?

11 MR. GOLDEN: Yeah, you're only allowed 15 percent of  
12 the facade or 64 square feet. Now, the sign --

13 MR. FARACE: Well, you know --

14 MR. GOLDEN: -- independent of calculating the area of  
15 each individual character, if you take the rectangular  
16 footprint of the sign, you're well over 100 square feet, which  
17 is non-conforming.

18 MR. FARACE: What did you say the square footage was?

19 MR. GOLDEN: If I'm understanding the dimensions  
20 correctly -- I could be wrong; I don't have a scale or anything  
21 -- it appears to be 27 foot, 10 inches in length --

22 MR. FARACE: The sign was some --

23 MR. GOLDEN: -- and four feet, one and a quarter inch,  
24 in height.

25 MR. FARACE: I didn't design the sign. The sign was

1 something that had to be designed by Alan Spector. They had to  
2 review the Town ordinances. That is something that the person  
3 is probably going to have to approve that.

4 UNIDENTIFIED MALE: They're going to have to come in.

5 MR. GOLDEN: I would expect the sign was designed by  
6 Domino's, not Alan Spector.

7 MR. FARACE: Alan Spector had to work with the sign  
8 companies that Domino's --

9 MR. GOLDEN: Yeah.

10 MR. FARACE: -- allows us.

11 MR. GOLDEN: Right. Which doesn't meet Township  
12 standard.

13 MR. FARACE: And/or he put it in there. I thought he  
14 did. So now, if the sign has to be smaller, the look of the  
15 sign will be the same. Probably, they'll make it smaller to  
16 comply with the Township standards. So that is, I thought --  
17 when we were doing this, he gave me that sign and said, all  
18 right, this is -- if it's not -- I mean, with Mr. Jim Cutler,  
19 he will know those things when we apply for the permit to the  
20 sign. And --

21 MR. GOLDEN: Well, but what standard procedure is,  
22 when you come to the Board and ask for relief in certain areas,  
23 that you provide the Board with an understanding of what's  
24 being built, not what might be built, or is going to be  
25 approved elsewhere, or might be changed.

1 MR. FARACE: I was told --

2 MR. GOLDEN: It's customary to --

3 MR. FARACE: -- about this --

4 MR. GOLDEN: -- come with what is going to be actually  
5 built.

6 MR. FARACE: I was -- about the sign, the thing that I  
7 was told by Spector was, you are allowed 15 percent of the  
8 facade and --

9 MR. GOLDEN: Or 64 square feet.

10 MR. FARACE: -- I did not hear that part. He did not  
11 tell me that part and that is something that, I would say, is  
12 already getting to the point, it was just like, Alan should  
13 know this stuff. He's an architect. I assume that he should  
14 know this stuff, you know. He --

15 UNIDENTIFIED MALE: Well --

16 MR. FARACE: -- had to check the Town ordinances and  
17 he should know those things, so if he designed a bigger sign,  
18 than, well, what the standard allows, obviously, they're going  
19 to have to make it smaller, but it will be those letters. The  
20 letters will be in white, letter size, and smaller.

21 UNIDENTIFIED MALE: This is not an uncommon situation  
22 for us to hear, because we've had other people come before us,  
23 where their architects have done the same thing, that the signs  
24 were too big. So don't feel like, you know, you're the only  
25 person that this has ever happened to.

1 MR. FARACE: I mean, I don't mind --

2 UNIDENTIFIED MALE: I think each Town --

3 MR. FARACE: I don't mind making the --

4 UNIDENTIFIED MALE: -- adopts their own sign  
5 ordinance.

6 UNIDENTIFIED FEMALE: It's cheaper for you.

7 MR. FARACE: I don't mind making --

8 UNIDENTIFIED MALE: That's one of the things.

9 MR. FARACE: -- the sign smaller.

10 UNIDENTIFIED FEMALE: Yeah, that's what I'm thinking.

11 UNIDENTIFIED FEMALE: I'm thinking it's going to be  
12 cheaper for him.

13 UNIDENTIFIED FEMALE: Might be.

14 MR. FARACE: I mean, I don't mind to make the sign  
15 smaller. I mean, I'm not going to -- I don't think that that's  
16 going to be the thing that's going to say, oh, my God, we can't  
17 have the sign smaller. I thought it was -- do you think this  
18 is a very big sign?

19 MR. GOLDEN: I'm only advising on what the ordinance  
20 states.

21 MR. FARACE: Okay. As I said, if he made a mistake,  
22 obviously, on the sign, we are going to have to make it  
23 smaller. If there were any mistakes to the sign, the signage,  
24 and everything, my impression was that Mr. Cutler's going to  
25 say, this sign is too big, you're going to have to make it

1 smaller. Alan's going to have to make that change. I mean,  
2 that's where we're --

3 BOARD MEMBER MELFI: Do you have to go back to  
4 Domino's, then, again, just for the sign?

5 MR. FARACE: To make the sign smaller?

6 BOARD MEMBER MELFI: Yeah, I mean, they're okaying  
7 everything you're saying. They're saying to you, it's got to  
8 be this way. If you start making --

9 MR. FARACE: No, no, no, the sign -- about the size of  
10 the sign?

11 BOARD MEMBER MELFI: Yeah.

12 MR. FARACE: I don't think, like, the size of the sign  
13 is going to be --

14 BOARD MEMBER MELFI: No, I just wondered, because you  
15 had said that you couldn't go back to them for a change if you  
16 --

17 MR. FARACE: Well, that's a complete --

18 BOARD MEMBER MELFI: -- wanted to --

19 MR. FARACE: -- restructure of the building. That's a  
20 different story. That's --

21 BOARD MEMBER MELFI: Have you got a cost breakdown on  
22 what you're doing here, by your architect?

23 MR. FARACE: I have --

24 BOARD MEMBER MELFI: Meaning, is it -- has he given  
25 you a cost --

1 MR. FARACE: I was ready to build last month.

2 BOARD MEMBER MELFI: All right.

3 MR. FARACE: So yes, I do know what this project is  
4 going to cost.

5 BOARD MEMBER MELFI: All right.

6 MR. FARACE: Everybody has been on every single part  
7 of this job. So yes.

8 BOARD MEMBER MELFI: All right.

9 MR. FARACE: I mean, I have the truss company, which  
10 already designed the truss for this roof, that we need to amend  
11 it in the plans by the truss engineer. A local company  
12 designed the trusses for to support the load of our air  
13 conditioners. So I'm that far right now. Yes, like, I know  
14 who is putting the trusses in, who's installing them, where I'm  
15 buying them, because I -- to the Board --

16 MR. GOLDEN: So there should be architectural plans  
17 that show all four elevations, and show the texture, and  
18 materials. Some of these colors say, "As selected by the  
19 owner." I mean, there should be --

20 BOARD MEMBER MELFI: A more defined plan.

21 MR. GOLDEN: Yeah, I mean, if you're ready to go to  
22 construction, we should have or at least know a lot of these  
23 answers.

24 UNIDENTIFIED FEMALE: Mister --

25 MR. FARACE: You guys can ask me. I know all the

1 answers. But yes, when I approached over here, it was me  
2 coming to Mr. Cutler. I walked in there to apply for my  
3 permits, to apply for my permits. I want you to understand  
4 that. So this has all been something I wasn't expecting. So  
5 when I had to put this together, I kind of, like, showed him.

6 He spoke to you on the phone and I spoke to him,  
7 because he goes -- I've been kind of instructed now that you  
8 have to go for a site plan waiver. So you know -- and that's  
9 how this whole thing started. So you saw what I submitted to  
10 you the first time, a little sketch that had the wrong size  
11 parking spots and designed by Alan. It was a different story.  
12 So the main thing was regarding engineer work and that wasn't  
13 the main thing when I approached the Board. But --

14 ACTING CHAIRPERSON HOWELL: I have a question. What  
15 is this? Is this an EIFS system I'm seeing?

16 MR. FARACE: Yeah, you see, it's stucco. Yeah.

17 ACTING CHAIRPERSON HOWELL: Yeah, okay.

18 MR. FARACE: Yeah.

19 ACTING CHAIRPERSON HOWELL: All right, then.

20 MR. GOLDEN: EIFS has been outlawed in a lot of  
21 places.

22 ACTING CHAIRPERSON HOWELL: I know. There's major --

23 BOARD MEMBER MELFI: Insurance.

24 ACTING CHAIRPERSON HOWELL: -- insurance problems --

25 BOARD MEMBER MELFI: Problems.

1 ACTING CHAIRPERSON HOWELL: -- with it.

2 MR. GOLDEN: I'm surprised Mr. Spector is putting that  
3 on his plans.

4 ACTING CHAIRPERSON HOWELL: Right.

5 BOARD MEMBER MELFI: That's why it just doesn't sound  
6 --

7 MR. GOLDEN: It's almost as if he's following -- when  
8 we worked for companies like this, they would give us --

9 ACTING CHAIRPERSON HOWELL: Mm-hmm.

10 MR. GOLDEN: -- a drawing and say, this is what we  
11 typically use. And then the architect or engineer --

12 BOARD MEMBER MELFI: And then he'd just -- yeah.

13 MR. GOLDEN: -- would just transpose it onto the plan.  
14 We would take whatever footprint was given to us by the company  
15 and that's it. So, you know, it's not out of the question that  
16 Mr. Spector received, you know, a prototype, if you would.  
17 Maybe they use EIFS in other locations. I don't know.

18 MR. FARACE: Well, you know, I did hear about this,  
19 about problems with EIFS, and that was something that I asked  
20 him to address. Now, remember, you know, this is the first  
21 building that I'm designing. So I asked him, will this be  
22 okay, something like EIFS? He said yes.

23 UNIDENTIFIED MALE: Really?

24 MR. FARACE: I mean, if -- it's done everywhere.

25 UNIDENTIFIED MALE: Yeah, but it's not --

1 MR. FARACE: And Alan thinks it's a good system and  
2 that's why he recommended me to do EIFS instead of, let's say,  
3 concrete or whatever, as a regular. So he thinks it is a  
4 better system, that this system has come a long way. It  
5 doesn't create these problems about moisture that you heard in  
6 the past. I mean, if that was the case, also, I mean, there's  
7 EIFS everywhere. I mean, we're talking about, there's EIFS in  
8 this building, outside --

9 MR. BRIGLIADORO: All right. Mr. Farace --

10 MR. FARACE: -- I believe.

11 MR. BRIGLIADORO: I don't mean to cut you off, but I  
12 think we really need to get to the heart of the matter. Joe, I  
13 guess, at this point, okay, from an engineering perspective,  
14 he's provided you with information --

15 MR. GOLDEN: Yes.

16 MR. BRIGLIADORO: -- that you need.

17 MR. GOLDEN: Yes.

18 MR. BRIGLIADORO: Okay. But there are other concerns  
19 in terms of the architecture and whether or not we have enough  
20 information on that, as well as the issue of the signage.

21 MR. GOLDEN: Well, that's outside the site, but I  
22 mean, I think that's what's been represented by members of the  
23 Board, yes.

24 MR. BRIGLIADORO: Right.

25 (Pause.)

1 MR. GOLDEN: You know, the other thing I would state  
2 is, what is the Town's, Board's, etcetera, ability to talk  
3 about, request, etcetera. I just look at it as, the Board is  
4 being asked to waive a lot of stuff. Normally, when that  
5 happens, there's an open dialogue on having it be more  
6 consistent with what you might expect this have there, as  
7 opposed to being very rigid.

8 If we were to go to a full site plan, one of the items  
9 of the checklist will be the architectural, and all the  
10 elevations, and all renderings, you know. The Board isn't  
11 asking for the Applicant to spend a lot of money on all these  
12 renderings and et cetera. But what I'm hearing is, the Board  
13 would like to see something of a more colonial nature. That's  
14 for the Applicant to take under consideration and the Board to  
15 take under consideration in the overall decision to waive the  
16 site plan.

17 UNIDENTIFIED MALE: Joe, I just want to make sure I  
18 understood, that where the heating -- it's heating and air  
19 conditioning, that they always put them on there or they don't  
20 put them on there? They put them inside? I didn't really  
21 understand.

22 MR. GOLDEN: I really couldn't tell you definitively,  
23 architecturally. Often, the units are inside, or they are  
24 outside, screened in some sort of a depression. I'm not quite  
25 understanding. Is it --

1 BOARD MEMBER PHOEBUS: They work better inside.

2 UNIDENTIFIED MALE: No, that's --

3 MR. GOLDEN: Yeah.

4 UNIDENTIFIED MALE: I understood that from you.

5 That's why --

6 BOARD MEMBER PHOEBUS: Yeah.

7 UNIDENTIFIED MALE: -- I still didn't get it. I don't  
8 know.

9 MR. GOLDEN: I mean, I'm not understanding. It's  
10 being defined as a lean-to style roof.

11 BOARD MEMBER PHOEBUS: Mm-hmm.

12 MR. GOLDEN: The air conditioners won't be installed  
13 at an angle, so there's going to have to be some sort of flat  
14 or flat area. I don't understand that the side view is --

15 UNIDENTIFIED MALE: It can't be --

16 MR. GOLDEN: -- going to maintain the square look --

17 UNIDENTIFIED MALE: You're saying they're going to --

18 MR. GOLDEN: -- of the front. If it doesn't maintain  
19 the square look of the front, it does have that lean-to look,  
20 then it's going to be clearly visible --

21 BOARD MEMBER PHOEBUS: Yeah, they're big units.

22 MR. GOLDEN: -- as you approach from Limecrest Road,  
23 coming --

24 MR. FARACE: No, no.

25 MR. GOLDEN: -- from, like, the firehouse area.

1 UNIDENTIFIED FEMALE: He's going to put it in the  
2 back, though.

3 UNIDENTIFIED FEMALE: Yeah,

4 MR. GOLDEN: So without seeing it on the plan --

5 UNIDENTIFIED MALE: So it's more like a wall up above,  
6 maybe, built around?

7 BOARD MEMBER PHOEBUS: They're big units.

8 MR. GOLDEN: Yeah, again, this is all --

9 UNIDENTIFIED FEMALE: We don't know.

10 UNIDENTIFIED MALE: We're speculating.

11 MR. GOLDEN: We're all speculating here. We don't  
12 really know.

13 UNIDENTIFIED MALE: Well, I just wanted to hear what  
14 he had to -- so it's better inside, you're saying, Gail --

15 BOARD MEMBER PHOEBUS: Yeah, I had --

16 UNIDENTIFIED MALE: -- from your experience.

17 BOARD MEMBER PHOEBUS: My own experience, I had three  
18 huge units outside that heated and air-conditioned. And we  
19 just replaced them all because they are not efficient and I  
20 couldn't get the -- in the summer, you know, with big weddings,  
21 I couldn't get the place cool enough. So the only way we could  
22 do it is, we replaced them all, and put them up in the attic,  
23 and vented it all through the attic. And it's much more -- and  
24 it just saved a lot of money and it does its job. They're not  
25 attractive units, you know.

1 UNIDENTIFIED MALE: What we're saying is, if we vote  
2 on it the way it is here, then we're giving up our right to  
3 look at architecture, right?

4 BOARD MEMBER PHOEBUS: That's correct.

5 UNIDENTIFIED MALE: That's what we're saying?

6 BOARD MEMBER PHOEBUS: That's correct.

7 UNIDENTIFIED MALE: Right.

8 UNIDENTIFIED FEMALE: Mm-hmm.

9 UNIDENTIFIED MALE: All right. That's -- I just  
10 wanted to make sure --

11 MR. BRIGLIADORO: Right.

12 UNIDENTIFIED MALE: -- that's what -- so if we approve  
13 this, then we're giving up our right to have him make the  
14 changes and stuff that we were talking about?

15 BOARD MEMBER PHOEBUS: And the sign.

16 UNIDENTIFIED MALE: Well --

17 MR. BRIGLIADORO: Unless you wanted to do it --

18 UNIDENTIFIED MALE: -- the sign has to be changed, but  
19 --

20 BOARD MEMBER PHOEBUS: Yeah, it'll always --

21 MR. BRIGLIADORO: Well, the sign's going to have to  
22 conform --

23 UNIDENTIFIED MALE: Yeah.

24 MR. BRIGLIADORO: -- to the ordinance.

25 BOARD MEMBER PHOEBUS: Yeah.

1 UNIDENTIFIED MALE: That's right, but I mean --

2 MR. BRIGLIADORO: So even if -- whether the Board --  
3 if the Board -- let's say the Board wanted to grant the site  
4 plan waiver, but not rule on the signage, the resolution would  
5 say we did not resolve anything on the signage. He's going to  
6 have to produce the sign plan and it's going to have to conform  
7 to the ordinance or he's going to end up back before the Board  
8 for --

9 MR. GOLDEN: That's an independent --

10 MR. BRIGLIADORO: -- you know, relief from --

11 MR. GOLDEN: -- permit.

12 MR. BRIGLIADORO: Right.

13 MR. GOLDEN: The signage permit is an independent  
14 permit from the building department. And if the sign --

15 UNIDENTIFIED MALE: Yes.

16 MR. GOLDEN: -- ultimately does not meet the criteria,  
17 then they have to come back before the Board. So --

18 MR. BRIGLIADORO: Then they'd have to come back before  
19 us.

20 UNIDENTIFIED MALE: But everything else is -- we're  
21 just okaying everything, giving the stamp.

22 MR. BRIGLIADORO: Well, it's --

23 UNIDENTIFIED FEMALE: Well --

24 MR. BRIGLIADORO: This is not a site plan application.

25 UNIDENTIFIED MALE: That's --

1 MR. BRIGLIADORO: This is an application --

2 UNIDENTIFIED MALE: To waive --

3 MR. BRIGLIADORO: -- to waive site plan, come --

4 UNIDENTIFIED MALE: That's what I'm saying.

5 MR. BRIGLIADORO: -- before the Board.

6 UNIDENTIFIED MALE: That's right. So we're waiving

7 our right --

8 MR. BRIGLIADORO: Right.

9 UNIDENTIFIED MALE: -- to look at anything else.

10 MR. BRIGLIADORO: Right.

11 UNIDENTIFIED MALE: All right.

12 MR. BRIGLIADORO: So I mean, really, a couple of  
13 options: one would be grant the Applicant's request for a site  
14 plan waiver. You can deny the Applicant's request for a site  
15 plan waiver, in which case he'd have to come back before the  
16 Board on a site plan application. You could --

17 UNIDENTIFIED MALE: Modify it?

18 MR. BRIGLIADORO: You could --

19 UNIDENTIFIED MALE: Could we modify it?

20 MR. BRIGLIADORO: -- grant it, I suppose, with  
21 conditions, or, like we did before, continue this to the next  
22 meeting. Let him produce the architecturals so you'll see  
23 what's going on.

24 MR. GOLDEN: And if possible, have a more colonial  
25 look.

1 MR. BRIGLIADORO: Right.

2 BOARD MEMBER PHOEBUS: That's what I would do.

3 UNIDENTIFIED MALE: Colonial or country, whatever we

4 want --

5 MR. BRIGLIADORO: Right.

6 UNIDENTIFIED MALE: -- call it.

7 BOARD MEMBER PHOEBUS: Yeah, country.

8 MR. GOLDEN: Yeah, I mean, you could do it with just

9 fake peaks and things, too --

10 MR. BRIGLIADORO: Right.

11 MR. GOLDEN: -- and still maintain --

12 UNIDENTIFIED MALE: It's only --

13 MR. BRIGLIADORO: So I think you would -- if that's

14 the position --

15 UNIDENTIFIED MALE: Take the sole basis --

16 MR. BRIGLIADORO: -- that's the direction the Board

17 wants to go to, Mr. Farace can meet with his architect. They

18 can look around town a little bit to try to --

19 MR. GOLDEN: Yeah, I mean, you could change --

20 MR. BRIGLIADORO: They know what the Board's looking

21 for.

22 MR. GOLDEN: -- the texture of the building.

23 MR. BRIGLIADORO: Right.

24 MR. GOLDEN: You could change, you know, the outside -

25 -

1 MR. BRIGLIADORO: Right.

2 MR. GOLDEN: -- facade --

3 MR. BRIGLIADORO: Right.

4 MR. GOLDEN: -- without remodeling your internal  
5 design.

6 MR. BRIGLIADORO: Right.

7 MR. GOLDEN: I mean, that's reasonable.

8 MR. BRIGLIADORO: Right.

9 MR. GOLDEN: You know, you could put a fake roof and  
10 still have the air conditioning unit hidden up in the, you  
11 know, fake roof-type thing, inside in a vented attic, or in a  
12 cubby --

13 MR. FARACE: I can't see --

14 MR. GOLDEN: -- if you will, is how I've seen many of  
15 these.

16 MR. FARACE: I can't see myself spending the extra  
17 money not to look -- to change the entire roof structure, not  
18 to conform with the -- if that was the case, I would rather  
19 just say, keep the building the way it is and, you know --  
20 because I just don't think I got this time to be -- I would  
21 probably just go to Domino's and say, this is the picture of  
22 the building, and it's either this or I'm out.

23 I can't afford another meeting. I just can't afford  
24 another meeting. This guy is on my throat to close on this  
25 property. If I keep -- if this is what is hanging over here, I

1 guess --

2 MR. GOLDEN: I mean, I believe it was in the original  
3 report and the original recommendation was for you to consider  
4 a colonial building. Did you do anything to consider the  
5 colonial building from the last meeting?

6 MR. BRIGLIADORO: Yeah, it was clearly mentioned last  
7 meeting.

8 MR. GOLDEN: Yeah, I mean, I don't see --

9 MR. FARACE: No, we were --

10 MR. GOLDEN: -- any attempt to --

11 MR. FARACE: We mentioned, not on your report --

12 MR. GOLDEN: I mean, I understand you're in a hurry.

13 MR. BRIGLIADORO: Right.

14 MR. GOLDEN: But it was brought up at the last meeting

15 --

16 MR. BRIGLIADORO: It absolutely was.

17 MR. GOLDEN: -- to look at this. So --

18 UNIDENTIFIED MALE: Yes.

19 MR. GOLDEN: -- you had an opportunity to look at it.

20 MR. FARACE: I spoke to Alan.

21 MR. GOLDEN: And it appears as if you haven't.

22 MR. FARACE: I made sure there, all the way, that I  
23 had spoke to Alan. Alan couldn't come up with something. We  
24 couldn't come up with something that I thought was going to  
25 deviate from what is there now too much. So we're talking

1 about a lot of money to deviate from what's there by very  
2 little, too. I mean, we're talking about very little things to  
3 make that thing look the way it is.

4 So if I keep this thing the way it is, just, you know,  
5 what we'll do is, I'll keep this thing the way it is. Whatever  
6 the Town allows as signage, I'll put the signage on top, right  
7 there, off the roof, which I don't know if everybody's  
8 familiar, those brackets, I guess, that hold the signs on top  
9 of a pitched roof. And then let them decide what they're going  
10 to do with the air conditioner units.

11 I mean, we're proposing -- there are two types of air  
12 conditioners, because you know, I did a lot of research.  
13 There's a split unit, which you can put something that's an air  
14 handling --

15 MR. BRIGLIADORO: Right. Look --

16 MR. FARACE: -- side, but --

17 MR. BRIGLIADORO: Mr. Farace, look, you understand the  
18 Board's concerns, okay?

19 MR. FARACE: I do, so if this --

20 MR. BRIGLIADORO: Okay, so --

21 MR. FARACE: -- is the case, for me to get the site  
22 plan waiver, let's keep the building the way it is.

23 UNIDENTIFIED FEMALE: No, let's not.

24 MR. FARACE: And I'll put whatever sign is on top.

25 And the building will look --

1 UNIDENTIFIED FEMALE: No, no.

2 MR. FARACE: -- the way it is and those three garage  
3 doors will be -- they will look like the front of this, you  
4 know. We'll put three commercial things on the inside and --

5 UNIDENTIFIED MALE: You couldn't have the architect  
6 here tonight?

7 MR. FARACE: I'm sorry?

8 UNIDENTIFIED MALE: You couldn't have the architect  
9 here tonight? You -- yeah.

10 ACTING CHAIRPERSON HOWELL: Well, that's a moot point  
11 at this point.

12 UNIDENTIFIED MALE: Yeah, but I meant, he --

13 MR. BRIGLIADORO: All right.

14 UNIDENTIFIED MALE: He comes in -- all right.

15 ACTING CHAIRPERSON HOWELL: Yes, right.

16 UNIDENTIFIED MALE: Go ahead.

17 ACTING CHAIRPERSON HOWELL: Actually, Paul, just --

18 MR. FARACE: What it is, is --

19 MR. BRIGLIADORO: What's the -- all right. Mr.  
20 Farace, the Board's going to discuss this and you're --

21 MR. FARACE: Okay.

22 MR. BRIGLIADORO: -- going to hear what the Board  
23 wants to do. You've heard -- I've given the Board a number of  
24 options. I think it's the Board's -- Mr. Farace has told us  
25 his position. You heard from Joe. You've heard all the other

1 comments from the Board members. I think everybody understands  
2 what the Board is looking for. I think we understand what the  
3 Applicant wants to do. And at this point, I think it's time  
4 for the Board to decide what they want to do with this.

5 UNIDENTIFIED MALE: Well, I'd just like to understand.  
6 In other words, it's going to stay brick? It's not going to  
7 stay brick? The openings are going to be closed? Just to  
8 explain exactly what's going to -- so we do understand.

9 MR. GOLDEN: I'm confused by the architecturalals we  
10 have, because there's a note on here that the brick is going to  
11 be painted, and then also that there's going to be stucco or  
12 whatever, and then there's going to be EIFS. So it's  
13 questionable. It sounds like the side of the building may be  
14 painted brick. I don't know. It's hard to tell.

15 UNIDENTIFIED MALE: Most of it's brick. It is. Like,  
16 the one side is brick, but not --

17 MR. GOLDEN: But it's not going to be brick when he's  
18 done. They're not removing the brick. They're coating it, it  
19 appears. I didn't see that.

20 UNIDENTIFIED FEMALE: I think I'd be more comfortable  
21 if I had the architect in here, Alan, explaining this to us,  
22 you know. So either come back with another meeting and have  
23 Alan or --

24 UNIDENTIFIED MALE: Well, we vote on it.

25 UNIDENTIFIED FEMALE: Because --

1           ACTING CHAIRPERSON HOWELL: Can we just poll, just get  
2 everybody's opinion?

3           UNIDENTIFIED MALE: Yeah.

4           UNIDENTIFIED MALE: I don't think we've made it --

5           UNIDENTIFIED FEMALE: Okay.

6           MR. GOLDEN: It says existing brick to be painted, it  
7 looks like, on the left side. And then, even on the front, it  
8 has new EIFS system, an inch and a quarter thick, over the  
9 block and brick. So the EIFS is going to go over the block and  
10 brick. Existing concrete columns to remain, repair as  
11 required. The columns between the bays, the existing bays, it  
12 states, are going to remain and be repaired. I don't recall if  
13 that's a planned concrete column or if it's brick now.

14           UNIDENTIFIED MALE: It's concrete, Joe. In between  
15 there, the doors, it's concrete. There's -- some brick, like,  
16 at the bottom, you know, was there so many times. There's  
17 brick around the whole right side, the windows.

18           MR. GOLDEN: So it appears as if the EIFS is going to  
19 be all the way covering the columns from ceiling to floor. I  
20 don't know what texture the one-foot area here -- I don't see  
21 what that is, what texture it is, what color it is --

22           UNIDENTIFIED FEMALE: I don't know. I mean --

23           MR. GOLDEN: -- or what it's going to be made of.

24           MR. FARACE: The columns are going to be beige.

25           MR. GOLDEN: So what's this one-foot section that he

1 shows, with the grid in it?

2 MR. FARACE: That is a little thing that sticks out, I  
3 think, 18 inches. And they believe this would be, like, a  
4 different variation of the issue. So this would be lighter.  
5 This would be a little bit darker.

6 MR. GOLDEN: Okay, because if that sticks out 18  
7 inches, I don't see that in the vertical view here.

8 (Indiscernible due to Board members talking over one  
9 another.)

10 MR. GOLDEN: The only thing he shows sticking out is  
11 this, whatever this is, which I still don't understand what  
12 this is.

13 (Indiscernible due to Board members talking over one  
14 another.)

15 ACTING CHAIRPERSON HOWELL: Okay, I would like to call  
16 Paul. And let's just go down the line, whichever side wants to  
17 start first, and --

18 BOARD MEMBER ROBERTS: Yeah. Well, basically, you  
19 know, he's saying he'll okay, you know. If we okay, he'll do  
20 just -- but I don't know how this works on the law-wise. To  
21 me, it's got to be brought back with an architect, so we know  
22 what he's talking about.

23 But you know, if we approve this, are we approving  
24 what he's showing us? Or we don't have anything to approve, so  
25 to me, it's either got to be put off -- if he wants us to vote

1 on it, we vote, but I'm not happy with the way it is now. I  
2 mean, I'd rather look at it a little bit more. I'm not telling  
3 him to spend more money. I'm just saying, bring an architect  
4 in and just show me what you're going to try to do.

5 UNIDENTIFIED MALE: Or show the plans.

6 BOARD MEMBER HUELBIG: Well, my feeling is, an  
7 architect's plan that is completed and definitive. We have too  
8 many unanswered questions, as far as this is concerned. And  
9 you know, I'm really not in favor of a project when it's  
10 presented this way.

11 That's why this was a little bit, for me, difficult to  
12 vote the last time on doing it the way we did, because it did  
13 go against how our normal procedures are. Having built things  
14 myself and having appeared before planning boards, you come in  
15 with definite things. You make the decisions. The planning  
16 board looks at it, makes definite decisions and/or changes, and  
17 then that's how it's presented and done. So at this time, you  
18 know, that's how I feel about it, you know.

19 BOARD MEMBER PHOEBUS: I'm not comfortable voting on  
20 this tonight unless I see an architect's rendering of what this  
21 building is going to be. And I understand the Applicant's  
22 problem with the finances, and the pressure, and all that, but  
23 you know, I don't think that we're asking -- I think we're  
24 really going out of our way to make this an easier application  
25 with less expense.

1           So to bring in his architect for one meeting, I don't  
2 think, is asking him to spend that much money. So I would like  
3 to see what the plans are and be able to ask Mr. Spector some  
4 of the questions we have.

5           ACTING CHAIRPERSON HOWELL: Christine?

6           BOARD MEMBER KRETZMER: I kind of agree, too. It's  
7 very hard to tell from those plans, actually, what's being done  
8 here. And I'm only concerned with the air conditioning thing  
9 and how that's going to sit on the roof. For some reason, I  
10 just can't visualize it.

11           And I just agree with Joe. I feel like you're going  
12 to possibly see it from Newton-Sparta Road. Or is there going  
13 to be a wall? I mean, from looking at this, I can't really  
14 tell. And I think I need to see correct plans that show  
15 everything on it.

16           BOARD MEMBER MELFI: Yes, I think at this point I  
17 agree, needing to take a look at architectural renderings to  
18 see what the building's going to look like completed, with  
19 details. I think, you know, we've gone the first step, like  
20 looking at having you work with our engineer to kind of  
21 mitigate some of your expenses.

22           But at this point, now, with the look of basically a  
23 very commercial-looking building that's going to sit on a  
24 corner of what could be, in maybe five, 10, 15 years, the  
25 entrance into Andover Township's heart of the town, you know,

1 there's always plans to have a town center put in. This might  
2 be one of the locations of the town center.

3 You'd want to have things looking very rural, and  
4 colonial, or country-looking. We saw a rendering. We have  
5 renderings from other companies that are in front of the Land  
6 Use Board, from Cumberland Farms, in their remodeling to do a  
7 look of a country facade for the front of their store with a  
8 gasoline station. So these are the type of things that we are  
9 very concerned about, the overall look of the businesses in the  
10 Town.

11 And I'm a big proponent for business in Andover  
12 Township because I'm very involved in the Economic Development  
13 Committee. But it has to be the right look for the Town. So  
14 my feeling is that it should be pushed forward so that we can  
15 get these questions answered and that we don't make a decision  
16 tonight because, if we do, I think you're going to find that  
17 we'll probably not go with this decision that you're  
18 comfortable with, or, I mean, to your favor.

19 ACTING CHAIRPERSON HOWELL: CeCe?

20 BOARD MEMBER PATTISON: Well, I think I have to agree  
21 with most everybody, what they said. This is a crossroads  
22 right in Andover Township, a very visible, visible spot. A lot  
23 of traffic goes up and down Newton-Sparta Road and Limecrest.  
24 And I think it has bothered me a little bit to have something  
25 kind of different on that corner. I don't think the gas

1 station was exactly an attractive --

2 BOARD MEMBER PHOEBUS: No.

3 BOARD MEMBER PATTISON: -- site right there. But I  
4 think you could make it without too much expense and I'm just  
5 wondering why you have to change the roof to put these air  
6 conditioners on there. It would seem to me that's a very  
7 expensive thing.

8 MR. FARACE: It is.

9 BOARD MEMBER PATTISON: But I'm not an engineer, so I  
10 don't know what would be the best thing. But I'm not  
11 comfortable in waiving it quite at this point.

12 BOARD MEMBER BENSLEY: Right. See, what I would do  
13 is, I would talk to my architect. I'd look at the structure as  
14 it stands. You have brick. Brick is expensive to do. It is a  
15 nice look. Cumberland has brick. I wouldn't want to compare  
16 them to Mr. Carafello.

17 He has all that dryvit, whatever it is. But it is a  
18 nice look and maybe then you could incorporate the way the roof  
19 is now, leave the brick, and clean it up, and it'd still be a  
20 real nice look, a country look. I would consider that. I  
21 mean, I definitely would, because I think, in the long run,  
22 it's going to save you quite a bit of money if you don't do the  
23 -- I call it "dryvit." I don't know what you said it is,  
24 whatever the word is, the plaster.

25 MR. BRIGLIADORO: Right.

1 BOARD MEMBER BENSLEY: Brick is definitely a lot  
2 costlier and it's a nice look.

3 ACTING CHAIRPERSON HOWELL: Okay, I haven't heard one  
4 thing that I disagree with from the other members of the Board.  
5 I really don't have anything else to say, except that I will  
6 reiterate what Mr. Melfi said; and that is, that I think, in my  
7 opinion, if we were to bring this to a vote tonight, I don't  
8 think you would be very happy.

9 So it would be my opinion that this be carried for at  
10 least one more meeting to have you bring your architect, bring  
11 in a plan. I don't feel very comfortable when we say, you  
12 know, something, and you say, okay, I'm just going to -- then  
13 we'll just do this. And you know, you don't have anything,  
14 drawing, any drawing to show us.

15 MR. FARACE: No, I don't.

16 ACTING CHAIRPERSON HOWELL: Right.

17 MR. FARACE: You are right.

18 ACTING CHAIRPERSON HOWELL: Right. So --

19 MR. FARACE: It would be unreasonable, in a way.  
20 You've got to understand, you know, it's that desperate  
21 situation that makes me say, I'm going to do this.

22 ACTING CHAIRPERSON HOWELL: Mm-hmm.

23 MR. FARACE: But I need to get out of here today with  
24 clearest guidance from all of you, what everybody wants me to  
25 come in here to get this approval in the next meeting. Now,

1 obviously, we require time, because I told you that I was done.  
2 So what I'm going to -- just give me a few minutes, just to ask  
3 you guys to give me the guidance, so when I come back here, I'm  
4 presenting you the look that you're looking for. When you say  
5 colonial, if that's, like --

6 UNIDENTIFIED FEMALE: Country.

7 MR. FARACE: I bring Alan out, the full plan out. We  
8 have this plan.

9 ACTING CHAIRPERSON HOWELL: I think what you need to  
10 do is Google, like, Camden, Maine, probably Boston,  
11 Massachusetts. There's other places that have fast food  
12 restaurants that are snuggled into the town and you really  
13 don't know they're there. And we're not asking you do that.  
14 We're not saying disappear, but we're saying, you need to blend  
15 a little bit more. I think maybe Joe can put better words on  
16 it than I can, but --

17 MR. GOLDEN: I mean, the sensation I'm getting is, the  
18 Board is very happy with you having your business there.

19 MR. FARACE: Right.

20 ACTING CHAIRPERSON HOWELL: Yes.

21 UNIDENTIFIED FEMALE: Right.

22 UNIDENTIFIED MALE: Yes.

23 UNIDENTIFIED MALE: Absolutely.

24 UNIDENTIFIED FEMALE: Right.

25 MR. GOLDEN: It's just, all they're asking is that --

1 ACTING CHAIRPERSON HOWELL: Yeah, right.

2 MR. GOLDEN: -- the building --

3 ACTING CHAIRPERSON HOWELL: We want you there. That's  
4 not it.

5 MR. GOLDEN: -- look a little more consistent with the  
6 architecture of the Town.

7 ACTING CHAIRPERSON HOWELL: Yeah.

8 MR. GOLDEN: It's a great location. It's very  
9 visible, which is a good thing for you. But from the Town's  
10 perspective, that's also something the Town would like to have  
11 look a little more consistent with the Town because it's  
12 visible and a good location. I mean, I think that summarizes  
13 what I'm hearing.

14 ACTING CHAIRPERSON HOWELL: And --

15 MR. FARACE: So let me ask you this.

16 MR. GOLDEN: But they're very much in favor. I would  
17 suggest Mr. Spector speak to myself or --

18 ACTING CHAIRPERSON HOWELL: Yeah, there you go.

19 UNIDENTIFIED MALE: That can be done.

20 MR. GOLDEN: -- or one of the members of the Board --

21 ACTING CHAIRPERSON HOWELL: Have Alan talk with them.

22 MR. GOLDEN: -- or maybe Mr. Melfi because he's --

23 BOARD MEMBER MELFI: You could even ask some input  
24 from the Economic Development Committee.

25 MR. GOLDEN: Exactly. Mr. Melfi is --

1           ACTING CHAIRPERSON HOWELL: That's a good idea.

2           MR. GOLDEN: -- a member. It might be more  
3 appropriate to go to the Economic Development Committee --

4           MR. FARACE: So, like --

5           MR. GOLDEN: -- because they're free, incidentally,  
6 compared to me.

7           MR. FARACE: I don't think -- Alan can come. So what  
8 it is, is you guys are allowing me to, like, talk to Alan.

9           UNIDENTIFIED MALE: Right.

10          ACTING CHAIRPERSON HOWELL: Right.

11          UNIDENTIFIED FEMALE: Mm-hmm.

12          MR. GOLDEN: Browse this by you.

13          ACTING CHAIRPERSON HOWELL: Right.

14          MR. GOLDEN: Say, look, because I'm going to go back  
15 to Alan. I'm not going to lie to you. I'm going to say, Alan,  
16 make this strictly as -- the next meeting is, what, 14 days  
17 from now?

18          BOARD MEMBER MELFI: Yeah.

19          MR. FARACE: So obviously, it will take Alan at least  
20 a week to develop this, obviously.

21          MR. GOLDEN: Yeah, I mean, if the Board is happy with  
22 what he comes back with, it should be a very quick --

23          MR. BRIGLIADORO: Sure.

24          MR. GOLDEN: -- review.

25          UNIDENTIFIED MALE: Yeah, because we're happy with

1 everything --

2 MR. GOLDEN: Yeah.

3 UNIDENTIFIED MALE: -- that's hear.

4 MR. BRIGLIADORO: Right.

5 MR. FARACE: We got one thing to address, to me.

6 MR. GOLDEN: I would present it first to the Economic  
7 Development Committee. I mean, they'll tell you. They'll give  
8 you input between now and the meeting so that we don't have to  
9 debate all this.

10 MR. BRIGLIADORO: Right.

11 MR. FARACE: Right.

12 MR. GOLDEN: They'll already give you this --

13 ACTING CHAIRPERSON HOWELL: Mr. Melfi is on the  
14 Economic Development Committee --

15 UNIDENTIFIED FEMALE: He's the chair.

16 MR. GOLDEN: Yeah.

17 ACTING CHAIRPERSON HOWELL: -- and he's the chair.

18 Excuse me, Rick. So he would be the person really that could  
19 possibly help you out with this, correct?

20 UNIDENTIFIED FEMALE: And there's no cost --

21 ACTING CHAIRPERSON HOWELL: And it's --

22 UNIDENTIFIED FEMALE: -- for them to --

23 MR. GOLDEN: Right.

24 UNIDENTIFIED FEMALE: -- to talk to him --

25 ACTING CHAIRPERSON HOWELL: Joe had said --

1 UNIDENTIFIED FEMALE: Yeah, there's no cost.

2 ACTING CHAIRPERSON HOWELL: -- there is no --

3 UNIDENTIFIED FEMALE: -- on our part.

4 ACTING CHAIRPERSON HOWELL: Right.

5 MR. FARACE: But let me get the consensus on one thing  
6 here. My goal will be to keep the building, right now, the way  
7 it is, okay? I mean, minor modifications. I'm going to ask  
8 him to keep the roof. You guys are very familiar with that  
9 building.

10 MR. BRIGLIADORO: No, stop. I think what you need to  
11 do is, go meet with Alan, meet with the Economic Development  
12 Committee, and go from there.

13 MR. FARACE: Okay.

14 MR. BRIGLIADORO: Right?

15 MR. GOLDEN: Yeah, whatever portion of the building  
16 you keep is up to Mr. Spector and yourself --

17 MR. BRIGLIADORO: Right.

18 MR. GOLDEN: -- because, structurally, we don't know  
19 what's there, it's good, bad, or not.

20 MR. BRIGLIADORO: Right.

21 MR. FARACE: Right.

22 MR. GOLDEN: The ultimate finished product should look  
23 colonial.

24 MR. FARACE: Okay.

25 MR. GOLDEN: So if he keeps the roof, or keeps the

1 cupola, or --

2 UNIDENTIFIED FEMALE: Country colonial.

3 MR. GOLDEN: -- you know -- and just make it blend a  
4 little bit more with what's around there, then I think you'll  
5 get a very positive response.

6 (Indiscernible due to Board members talking over one  
7 another.)

8 MR. FARACE: And that's the only thing we're going to  
9 be addressing on the next meeting --

10 UNIDENTIFIED MALE: Right.

11 MR. FARACE: -- I guess.

12 ACTING CHAIRPERSON HOWELL: Right.

13 UNIDENTIFIED MALE: Yeah, because we --

14 ACTING CHAIRPERSON HOWELL: That's it.

15 MR. BRIGLIADORO: Because we've covered everything  
16 else.

17 UNIDENTIFIED MALE: This was --

18 MR. GOLDEN: We've already addressed all these other  
19 items, so --

20 ACTING CHAIRPERSON HOWELL: Right.

21 UNIDENTIFIED FEMALE: Right.

22 MR. GOLDEN: Yes.

23 UNIDENTIFIED MALE: Everything's fine.

24 BOARD MEMBER MELFI: Yes, everything's fine but --

25 UNIDENTIFIED FEMALE: Yeah.

1 BOARD MEMBER MELFI: -- that.

2 UNIDENTIFIED FEMALE: Yeah.

3 MR. FARACE: There we go. We're fine, see, and I'll  
4 go build --

5 MR. GOLDEN: I mean, you may or may not, depending on  
6 Mister --

7 MR. FARACE: -- your Domino's and you open a -- oh, my  
8 gosh.

9 MR. GOLDEN: My question to the Board is, if the  
10 Applicant meets with the Economic Development Committee and  
11 they come up with something they're very happy with, does the  
12 Applicant have to pay for Mr. Spector to come in? I would  
13 think not.

14 UNIDENTIFIED MALE: No.

15 UNIDENTIFIED FEMALE: We don't know what --

16 UNIDENTIFIED MALE: No, we don't --

17 MR. GOLDEN: No.

18 UNIDENTIFIED MALE: If the specs are good, we don't  
19 need --

20 MR. GOLDEN: Yeah, so you don't have to pay for Mr.  
21 Spector to come --

22 MR. BRIGLIADORO: Well --

23 MR. GOLDEN: -- for the night of the meeting.

24 BOARD MEMBER MELFI: Well, I don't feel comfortable  
25 with that.

1 UNIDENTIFIED MALE: Yeah, you --

2 BOARD MEMBER MELFI: I still feel that you should have  
3 -- if there's going to be questions to be asked, it should be  
4 asked of the architect.

5 UNIDENTIFIED MALE: All right.

6 MR. GOLDEN: Yeah.

7 UNIDENTIFIED FEMALE: Yeah, I don't think that's a  
8 huge course.

9 BOARD MEMBER MELFI: That's not a huge encumbrance.

10 UNIDENTIFIED FEMALE: Hmm-mm.

11 UNIDENTIFIED MALE: No.

12 MR. GOLDEN: Okay.

13 MR. FARACE: I believe that you --

14 MR. BRIGLIADORO: Spector can show us the plan,  
15 explain it --

16 UNIDENTIFIED FEMALE: Right.

17 MR. GOLDEN: Mm-hmm, right.

18 UNIDENTIFIED FEMALE: Right. And he can explain it.

19 MR. BRIGLIADORO: -- answer questions, and you're  
20 done.

21 MR. GOLDEN: Sounds good.

22 UNIDENTIFIED FEMALE: I mean, and bing, bang, boom,  
23 out.

24 MR. BRIGLIADORO: Right.

25 UNIDENTIFIED MALE: Mr. Farace, I don't think the

1 Board is asking for you to change the whole thing like a major  
2 construction --

3 UNIDENTIFIED FEMALE: No.

4 UNIDENTIFIED MALE: -- ordeal.

5 MR. FARACE: I know. It's just, you know, I've got to  
6 work around --

7 (Indiscernible due to Board members talking over one  
8 another.)

9 UNIDENTIFIED MALE: You have a roof line there and  
10 all. You've got a cupola.

11 MR. FARACE: Linda, am I going to be able to be in the  
12 next meeting?

13 (Indiscernible due to Board members talking over one  
14 another.)

15 BOARD SECRETARY: One second.

16 (Indiscernible due to Board members talking over one  
17 another.)

18 BOARD SECRETARY: All right.

19 UNIDENTIFIED MALE: So he's going to come back at the  
20 next meeting.

21 MR. BRIGLIADORO: All right. So this is going to be  
22 carried to April 19th?

23 MR. FARACE: April 19th is the meeting?

24 MR. BRIGLIADORO: Right.

25 BOARD SECRETARY: That's right.

1           ACTING CHAIRPERSON HOWELL:   Yeah.

2           UNIDENTIFIED MALE:   One thing -- the heating and the  
3 air conditioning --

4           ACTING CHAIRPERSON HOWELL:   Now --

5           UNIDENTIFIED MALE:   That'll all be settled in this?

6           ACTING CHAIRPERSON HOWELL:   It would have to be in the  
7 architect's plans, correct?

8           UNIDENTIFIED MALE:   Because that roof --

9           MR. BRIGLIADORO:   Yeah.

10          MR. GOLDEN:   Yeah.

11          MR. FARACE:   Yeah.

12          ACTING CHAIRPERSON HOWELL:   Yeah, yeah.   Yes.   That's  
13 in their plans.

14          UNIDENTIFIED FEMALE:   Yes.

15          UNIDENTIFIED MALE:   It's got to be --

16          ACTING CHAIRPERSON HOWELL:   Now, one thing about the  
17 19th is, the 19th meeting is at the barn in Andover --

18          UNIDENTIFIED FEMALE:   At Hillside Park.

19          ACTING CHAIRPERSON HOWELL:   -- at Hillside Park,  
20 excuse me.

21          UNIDENTIFIED FEMALE:   Yeah.

22          ACTING CHAIRPERSON HOWELL:   And it is at 7:30, just so  
23 you are aware.

24          UNIDENTIFIED FEMALE:   Did you know that?

25          MR. GOLDEN:   Seven or 7:30?

1 UNIDENTIFIED MALE: Seven.

2 MR. BRIGLIADORO: No.

3 ACTING CHAIRPERSON HOWELL: No, we said 7:30. You --

4 BOARD SECRETARY: 7:30 is the regular time.

5 ACTING CHAIRPERSON HOWELL: It's a regular --

6 (Indiscernible due to Board members talking over one

7 another.)

8 ACTING CHAIRPERSON HOWELL: -- regularly scheduled

9 meeting.

10 MR. GOLDEN: You know what that is, right?

11 ACTING CHAIRPERSON HOWELL: So it will not be here.

12 It will be over in Hillside Park.

13 BOARD SECRETARY: Do you know where that is?

14 UNIDENTIFIED MALE: Across from the police department.

15 ACTING CHAIRPERSON HOWELL: Over by Lake --

16 MR. FARACE: I'll figure something out.

17 ACTING CHAIRPERSON HOWELL: The camp --

18 UNIDENTIFIED FEMALE: It's this road right here.

19 MR. FARACE: What?

20 UNIDENTIFIED MALE: Take this road.

21 MR. FARACE: Yeah.

22 UNIDENTIFIED MALE: Take this road.

23 UNIDENTIFIED FEMALE: This right here.

24 UNIDENTIFIED MALE: Out -- this road --

25 UNIDENTIFIED MALE: It's a big one.

1 MR. FARACE: That huge project that's going on is  
2 going to be in the next meeting, right? The --

3 ACTING CHAIRPERSON HOWELL: Right.

4 UNIDENTIFIED FEMALE: Yeah, we'll --

5 UNIDENTIFIED MALE: But we'll do you first.

6 MR. FARACE: Well, nothing's going to be --

7 UNIDENTIFIED FEMALE: We'll do you first.

8 UNIDENTIFIED MALE: We'll do you first.

9 (Indiscernible due to Board members talking over one  
10 another.)

11 MR. GOLDEN: You should be on the agenda before them.

12 UNIDENTIFIED FEMALE: You'll be first.

13 UNIDENTIFIED FEMALE: You'll be first.

14 UNIDENTIFIED MALE: You'll be first.

15 MR. FARACE: I'll be first?

16 UNIDENTIFIED MALE: But you'll be limited to --

17 MR. BRIGLIADORO: Yeah.

18 UNIDENTIFIED MALE: Yeah, you'll be --

19 UNIDENTIFIED FEMALE: You'll be first.

20 MR. FARACE: Oh, my God, a million questions from  
21 everybody, I know, about my Domino's.

22 UNIDENTIFIED FEMALE: We have a lot line adjustment on  
23 that night, too.

24 ACTING CHAIRPERSON HOWELL: Actually, no, the public  
25 will not --

1 MR. BRIGLIADORO: No.

2 ACTING CHAIRPERSON HOWELL: -- weigh --

3 MR. BRIGLIADORO: No.

4 ACTING CHAIRPERSON HOWELL: -- on this.

5 MR. BRIGLIADORO: No.

6 MR. FARACE: I will not --

7 UNIDENTIFIED FEMALE: No, they --

8 ACTING CHAIRPERSON HOWELL: There will be no --

9 MR. BRIGLIADORO: No.

10 UNIDENTIFIED FEMALE: No.

11 (Indiscernible due to Board members talking over one  
12 another.)

13 ACTING CHAIRPERSON HOWELL: There will be no public.

14 UNIDENTIFIED MALE: No public, yeah, just --

15 UNIDENTIFIED FEMALE: They'll be there, but they --

16 ACTING CHAIRPERSON HOWELL: So --

17 UNIDENTIFIED FEMALE: -- can't say anything.

18 ACTING CHAIRPERSON HOWELL: -- they can't --

19 UNIDENTIFIED MALE: They can't say that.

20 MR. FARACE: They can't say anything.

21 ACTING CHAIRPERSON HOWELL: Okay, so --

22 UNIDENTIFIED MALE: I mean --

23 ACTING CHAIRPERSON HOWELL: -- we're okay for the  
24 19th, then?

25 UNIDENTIFIED MALE: So we make a motion to --

1 MR. FARACE: Yeah, I'm --

2 ACTING CHAIRPERSON HOWELL: Okay.

3 UNIDENTIFIED MALE: -- table it to next week?

4 MR. FARACE: -- fine. I mean, I'll --

5 UNIDENTIFIED MALE: I make a motion, then. Table it  
6 to next week, or next meeting.

7 MR. BRIGLIADORO: Okay.

8 UNIDENTIFIED FEMALE: I second it.

9 ACTING CHAIRPERSON HOWELL: Roll call?

10 BOARD SECRETARY: Okay, Mr. Huelbig.

11 UNIDENTIFIED FEMALE: Yes.

12 (No verbal response recorded.)

13 BOARD SECRETARY: Mr. Huelbig, to carry.

14 BOARD MEMBER HUELBIG: Yes, yes.

15 BOARD SECRETARY: Ms. Phoebus.

16 BOARD MEMBER PHOEBUS: Yes.

17 BOARD SECRETARY: Mr. Melfi.

18 BOARD MEMBER MELFI: Yes.

19 BOARD SECRETARY: Ms. Kretzmer.

20 BOARD MEMBER KRETZMER: Yes.

21 BOARD SECRETARY: Ms. Pattison.

22 BOARD MEMBER PATTISON: Yes.

23 BOARD SECRETARY: Mr. Bensley.

24 BOARD MEMBER BENSLEY: Yes.

25 BOARD SECRETARY: Mr. Roberts.

1 BOARD MEMBER ROBERTS: Yes.

2 BOARD SECRETARY: Chairman Howell (Sic).

3 ACTING CHAIRPERSON HOWELL: Yes.

4 BOARD SECRETARY: Sorry.

5 (Indiscernible due to Board members talking over one  
6 another.)

7 ACTING CHAIRPERSON HOWELL: Okay.

8 MR. FARACE: All right.

9 UNIDENTIFIED MALE: Thank you.

10 ACTING CHAIRPERSON HOWELL: All right.

11 MR. BRIGLIADORO: All right.

12 MR. FARACE: Thank you.

13 ACTING CHAIRPERSON HOWELL: Thank you.

14 MR. GOLDEN: Thanks.

15 MR. BRIGLIADORO: You got a resolution --

16 ACTING CHAIRPERSON HOWELL: Okay. Now, on to  
17 resolutions.

18 UNIDENTIFIED MALE: I don't think it would be her last  
19 meeting --

20 ACTING CHAIRPERSON HOWELL: The first thing we have is  
21 Hummel Andover Animal Hospital preliminary and final site plan,  
22 Block 106, Lot 17.02. Do I have -- do we need to discuss? We  
23 don't need to discuss, right? I just --

24 MR. BRIGLIADORO: We can ask for a motion to approve.

25 ACTING CHAIRPERSON HOWELL: Okay, do I have a motion

1 to approve this --

2 UNIDENTIFIED MALE: Motion.

3 UNIDENTIFIED FEMALE: No.

4 ACTING CHAIRPERSON HOWELL: Okay, do we have a motion  
5 and a second?

6 UNIDENTIFIED MALE: Second.

7 (Indiscernible due to Board members talking over one  
8 another.)

9 ACTING CHAIRPERSON HOWELL: Then, to approve Hummel --

10

11 BOARD SECRETARY: Okay, I got to call.

12 ACTING CHAIRPERSON HOWELL: Roll call.

13 BOARD SECRETARY: Mr. Huelbig.

14 BOARD MEMBER HUELBIG: Yes.

15 BOARD SECRETARY: Come around -- Mr. Melfi.

16 BOARD MEMBER MELFI: Yes.

17 BOARD SECRETARY: Ms. Kretzmer.

18 BOARD MEMBER KRETZMER: Yes.

19 BOARD SECRETARY: Ms. Pattison.

20 BOARD MEMBER PATTISON: Yes.

21 BOARD SECRETARY: Mr. Bensley.

22 BOARD MEMBER BENSLEY: Yes.

23 BOARD SECRETARY: And Chairwoman Howell.

24 ACTING CHAIRPERSON HOWELL: Yes.

25 UNIDENTIFIED MALE: You missed me or not --

1 ACTING CHAIRPERSON HOWELL: Okay.

2 UNIDENTIFIED MALE: -- didn't want to --

3 ACTING CHAIRPERSON HOWELL: In the matter of the 2001

4 (Sic) periodic re-examination --

5 MR. BRIGLIADORO: 2011.

6 ACTING CHAIRPERSON HOWELL: 2011 periodic  
7 re-examination report of the Master Plan and development  
8 regulations, are there any questions on this?

9 (No verbal response recorded.)

10 ACTING CHAIRPERSON HOWELL: Do I have a motion to  
11 approve?

12 BOARD MEMBER BENSLEY: Motion.

13 BOARD MEMBER PHOEBUS: Motion. Second.

14 ACTING CHAIRPERSON HOWELL: Ben and Gail.

15 BOARD SECRETARY: How was -- Ben?

16 UNIDENTIFIED FEMALE: Yeah.

17 UNIDENTIFIED FEMALE: Yeah.

18 UNIDENTIFIED FEMALE: I can at least try to -- okay.

19 ACTING CHAIRPERSON HOWELL: Roll call.

20 MR. BRIGLIADORO: That's quick.

21 BOARD SECRETARY: Mr. Huelbig.

22 BOARD MEMBER HUELBIG: Yes.

23 BOARD SECRETARY: Ms. Phoebus.

24 BOARD MEMBER PHOEBUS: Yes.

25 BOARD SECRETARY: Mr. Melfi.

1 UNIDENTIFIED FEMALE: Goodnight.

2 UNIDENTIFIED MALE: Goodnight.

3 UNIDENTIFIED MALE: Goodnight.

4 UNIDENTIFIED FEMALE: Goodnight.

5 BOARD MEMBER MELFI: Yes.

6 BOARD SECRETARY: And Ms. Pattison.

7 BOARD MEMBER PATTISON: Yes.

8 BOARD SECRETARY: Mr. Bensley.

9 BOARD MEMBER BENSLEY: Yes.

10 BOARD SECRETARY: And Chairwoman Howell.

11 ACTING CHAIRPERSON HOWELL: Yes.

12 UNIDENTIFIED MALE: And that's it. Now, hold on,  
13 there.

14 ACTING CHAIRPERSON HOWELL: Okay, in the matter of the  
15 amendment to the land use element of the municipal master plan,  
16 are there any questions?

17 UNIDENTIFIED FEMALE: Hmm-mm.

18 ACTING CHAIRPERSON HOWELL: No questions?

19 (No verbal response recorded.)

20 ACTING CHAIRPERSON HOWELL: Do I have a motion?

21 UNIDENTIFIED FEMALE: I move.

22 UNIDENTIFIED FEMALE: Motion.

23 UNIDENTIFIED FEMALE: -- surprised -- always gets it.

24 UNIDENTIFIED FEMALE: Second. I don't care.

25 MR. BRIGLIADORO: They jumped you.

1 ACTING CHAIRPERSON HOWELL: Okay, roll call?

2 UNIDENTIFIED MALE: Well, there you go.

3 BOARD SECRETARY: Mr. Huelbig.

4 BOARD MEMBER HUELBIG: Yes.

5 BOARD SECRETARY: Ms. Phoebus.

6 BOARD MEMBER PHOEBUS: Yes.

7 BOARD SECRETARY: Mr. Melfi.

8 BOARD MEMBER MELFI: Yes.

9 BOARD SECRETARY: Ms. Pattison.

10 BOARD MEMBER PATTISON: Yes.

11 BOARD SECRETARY: Mr. Bensley.

12 BOARD MEMBER BENSLEY: Yes.

13 BOARD SECRETARY: Mr. Roberts.

14 BOARD MEMBER ROBERTS: Yes.

15 BOARD SECRETARY: And Chairwoman Howell.

16 ACTING CHAIRPERSON HOWELL: Yes. Okay, next on the  
17 agenda is the Board review of the Master Plan consistency. Do  
18 I need to read this whole thing into the record?

19 MR. BRIGLIADORO: Next, the ordinance, right.

20 ACTING CHAIRPERSON HOWELL: Okay.

21 MR. BRIGLIADORO: You need to read it.

22 ACTING CHAIRPERSON HOWELL: Board review of ordinance  
23 number 2011-01 for 2011-01 with regard to amending Chapter 190,  
24 entitled, "Zoning of the Township of Andover, County of Sussex,  
25 State of New Jersey," to amend Article 2, Section 190-4, to add

1 new definitions, to amend Article 4 to establish a new zone  
2 district to be known as the C/I, commercial/industrial, zone  
3 district, to amend Article 9 to modify the Township zone match  
4 to reflect the boundaries of the new C/I zone district, to  
5 amend Article 5 to establish the permitted principle and  
6 accessory uses of a C/I zone district, to modify the permitted  
7 principle and accessory uses of the I/A-2 zone district, and to  
8 modify Article 5 to provide lot area and bulk standards for the  
9 C/I zone district to determine if it is consistent with the  
10 Master Plan.

11 MR. BRIGLIADORO: Right, just for the Board's  
12 information, this ordinance was introduced by the governing  
13 body and that was subsequent to the Board's adoption of the  
14 re-examination report for 2011 in the amendment to the land use  
15 element of the Master Plan.

16 And in accordance with the Municipal Land Use Law,  
17 governing body is required to send the ordinance to use for  
18 review. If we find it's consistent, we'll make that  
19 recommendation back to the governing body and the governing  
20 body will hold a public hearing in regard to the adoption of  
21 ordinance 2011-01.

22 ACTING CHAIRPERSON HOWELL: Any questions?

23 (No verbal response recorded.)

24 ACTING CHAIRPERSON HOWELL: So --

25 UNIDENTIFIED FEMALE: A motion for it.

1 ACTING CHAIRPERSON HOWELL: It's --

2 MR. BRIGLIADORO: So basically --

3 ACTING CHAIRPERSON HOWELL: I think, for a motion to

4 --

5 UNIDENTIFIED FEMALE: Right.

6 MR. BRIGLIADORO: It's consistent with the master plan

7 --

8 ACTING CHAIRPERSON HOWELL: To find it consistent.

9 MR. BRIGLIADORO: -- and right, recommend that the

10 governing body adopt the ordinance.

11 UNIDENTIFIED MALE: I make that motion.

12 BOARD MEMBER BENSLEY: Second.

13 BOARD SECRETARY: All right. One second, who made the  
14 motion first?

15 ACTING CHAIRPERSON HOWELL: Okay.

16 BOARD SECRETARY: And the second was Bensley?

17 MR. BRIGLIADORO: Everybody's working today.

18 ACTING CHAIRPERSON HOWELL: Who's got the vouchers?

19 (Indiscernible due to Board members talking over one  
20 another.)

21 ACTING CHAIRPERSON HOWELL: Okay.

22 BOARD SECRETARY: Roll call. Mr. Huelbig.

23 BOARD MEMBER HUELBIG: Yes.

24 BOARD SECRETARY: Ms. Phoebus.

25 BOARD MEMBER PHOEBUS: Yes.

1 BOARD SECRETARY: Mr. Melfi.

2 BOARD MEMBER MELFI: Yes.

3 BOARD SECRETARY: Ms. Pattison.

4 BOARD MEMBER PATTISON: Yes.

5 BOARD SECRETARY: Mr. Bensley.

6 BOARD MEMBER BENSLEY: Yes.

7 BOARD SECRETARY: Mr. -- no, can't do -- and  
8 Chairwoman Howell.

9 ACTING CHAIRPERSON HOWELL: Yes. Okay, next on the  
10 agenda are the minutes, the minutes of February 15th, 2011.

11 Are there any questions, corrections, comments?

12 (No verbal response recorded.)

13 ACTING ACTING HOWELL: Then I'd like a motion to  
14 approve the minutes for the February 15th --

15 BOARD MEMBER BENSLEY: Motion.

16 ACTING CHAIRPERSON HOWELL: Do I hear a second?

17 UNIDENTIFIED FEMALE: No second?

18 BOARD MEMBER PATTISON: Second.

19 (Indiscernible due to Board members talking over one  
20 another.)

21 ACTING CHAIRPERSON HOWELL: Okay, Ben and CeCe.

22 BOARD SECRETARY: Okay, I'll call the roll.

23 ACTING CHAIRPERSON HOWELL: Okay, roll.

24 BOARD SECRETARY: Mr. Huelbig.

25 BOARD MEMBER HUELBIG: Yes.

1 BOARD SECRETARY: Ms. Phoebus.

2 BOARD MEMBER PHOEBUS: I think I have to abstain  
3 because I don't think --

4 UNIDENTIFIED FEMALE: You remember --

5 BOARD MEMBER PHOEBUS: -- I was here.

6 UNIDENTIFIED FEMALE: I didn't even look at --

7 UNIDENTIFIED MALE: No.

8 BOARD MEMBER PHOEBUS: So I'll abstain.

9 UNIDENTIFIED FEMALE: She wasn't here on the 15th.

10 UNIDENTIFIED MALE: Yeah.

11 BOARD MEMBER PHOEBUS: I don't think I was here.

12 That's okay. We can just abstain.

13 BOARD SECRETARY: Okay. I'm going to --

14 MR. BRIGLIADORO: Gail, you were not here on the 15th.

15 BOARD SECRETARY: Yeah, the --

16 BOARD MEMBER PHOEBUS: No, more on the 22nd, so I've  
17 got to --

18 MR. BRIGLIADORO: Or the 22nd.

19 BOARD MEMBER PHOEBUS: No, I didn't think so.

20 UNIDENTIFIED FEMALE: This one, I didn't --

21 (Indiscernible due to Board members talking over one  
22 another.)

23 BOARD SECRETARY: Mr. Melfi.

24 BOARD MEMBER MELFI: Yes.

25 BOARD SECRETARY: Ms. Kretzmer.

1 BOARD MEMBER KRETZMER: I can only vote on the 22nd,  
2 so the 22nd, yes. No, I can only vote on the 15th.

3 BOARD SECRETARY: I have you on the 15th, yes.

4 BOARD MEMBER KRETZMER: I'm absent on the 22nd.  
5 Sorry.

6 BOARD SECRETARY: Right.

7 MR. BRIGLIADORO: Right.

8 BOARD MEMBER KRETZMER: So I can only vote on the  
9 15th.

10 MR. BRIGLIADORO: Right.

11 BOARD SECRETARY: Okay.

12 ACTING CHAIRPERSON HOWELL: We're not doing both of  
13 them at the same time.

14 BOARD MEMBER KRETZMER: We're not? Sorry --

15 BOARD SECRETARY: Which one are we doing, the 15th?

16 MR. BRIGLIADORO: The 15th.

17 BOARD MEMBER KRETZMER: Yes.

18 UNIDENTIFIED FEMALE: We're doing the 15th?

19 BOARD SECRETARY: Okay.

20 BOARD MEMBER PATTISON: It's the 15th that we're  
21 voting on, right?

22 BOARD SECRETARY: Okay. Ms. Pattison.

23 BOARD MEMBER PATTISON: Yes.

24 BOARD SECRETARY: Mr. Bensley.

25 BOARD MEMBER BENSLEY: Yes.

1 UNIDENTIFIED MALE: You're trying to confuse us.

2 BOARD SECRETARY: And Mr. Roberts.

3 BOARD MEMBER ROBERTS: Yes.

4 BOARD SECRETARY: Chairwoman Howell.

5 ACTING CHAIRPERSON HOWELL: Yes. Okay, minutes for  
6 February 22nd, 2011. Any questions, comments, corrections?

7 (No verbal response recorded.)

8 ACTING CHAIRPERSON HOWELL: None being heard, may I  
9 have a motion to accept?

10 BOARD MEMBER HUELBIG: Motion.

11 ACTING CHAIRPERSON HOWELL: Second?

12 BOARD MEMBER BENSLEY: Second.

13 ACTING CHAIRPERSON HOWELL: That was Gerry and Ben.

14 BOARD MEMBER BENSLEY: I thought somebody -- that --

15 BOARD SECRETARY: Okay.

16 (Indiscernible due to Board members talking over one  
17 another.)

18 UNIDENTIFIED FEMALE: None of us --

19 BOARD SECRETARY: Mr. Huelbig.

20 UNIDENTIFIED FEMALE: We weren't here.

21 UNIDENTIFIED MALE: Mm-hmm.

22 BOARD MEMBER HUELBIG: Yes.

23 UNIDENTIFIED FEMALE: The three of us weren't here on  
24 the 22nd.

25 BOARD SECRETARY: Mr. Bensley.

1 BOARD MEMBER BENSLEY: Yes.

2 BOARD SECRETARY: Mr. Roberts.

3 BOARD MEMBER ROBERTS: Yes.

4 BOARD SECRETARY: And Chairwoman Howell.

5 ACTING CHAIRPERSON HOWELL: Yes.

6 (Indiscernible due to Board members talking over one  
7 another.)

8 ACTING CHAIRPERSON HOWELL: Okay, upcoming meetings  
9 are April 19th at the barn at Hillside Park, 7:30, and then May  
10 3rd. Keep back here unless -- I don't know.

11 MR. GOLDEN: Unless Bridgeway continues on.

12 ACTING CHAIRPERSON HOWELL: Right.

13 UNIDENTIFIED FEMALE: Back here? No, you'll be back.

14 ACTING CHAIRPERSON HOWELL: Bridgeway? What if they  
15 continue?

16 BOARD SECRETARY: You're talking about -- that night,  
17 you'll be there.

18 ACTING CHAIRPERSON HOWELL: Right. Yeah, okay, sorry.  
19 I just got the vouchers.

20 UNIDENTIFIED MALE: We get --

21 ACTING CHAIRPERSON HOWELL: I've got to take a quick  
22 peek. So is there any new or old business while --

23 BOARD MEMBER PHOEBUS: I have --

24 ACTING CHAIRPERSON HOWELL: Okay, go ahead, dear.

25 BOARD MEMBER PHOEBUS: I have updates.

1           ACTING CHAIRPERSON HOWELL: Thank you.

2           BOARD MEMBER PHOEBUS: I have updates on the  
3 affordable housing with the abbey project.

4           UNIDENTIFIED MALE: Yay.

5           BOARD MEMBER PHOEBUS: I think you've all noticed that  
6 there's been work done at --

7           UNIDENTIFIED MALE: Yes.

8           UNIDENTIFIED MALE: Mm-hmm.

9           BOARD MEMBER PHOEBUS: -- the abbey.

10          UNIDENTIFIED MALE: Yes.

11          UNIDENTIFIED MALE: The sheriff's department, right?

12          BOARD MEMBER PHOEBUS: Yes, and Sheriff Strada has  
13 been wonderful in getting this done. This was all done by the  
14 SLAP program. And I think we took nine 40-yard dumpsters out  
15 of there.

16          UNIDENTIFIED FEMALE: Wow.

17          BOARD MEMBER PHOEBUS: And --

18          UNIDENTIFIED MALE: And four residents --

19          BOARD MEMBER PHOEBUS: Yeah, and seven residents,  
20 seven people, we arrested --

21          UNIDENTIFIED MALE: Squatters.

22          UNIDENTIFIED MALE: Squatters.

23          BOARD MEMBER PHOEBUS: -- in there.

24          UNIDENTIFIED MALE: Seven?

25          BOARD MEMBER PHOEBUS: Seven.

1 UNIDENTIFIED MALE: So we got tenants ready to move  
2 in.

3 BOARD MEMBER PHOEBUS: Well, one squatter and six  
4 looking for ghosts because it's on the registry for --

5 (Indiscernible due to Board members talking over one  
6 another.)

7 BOARD MEMBER PHOEBUS: -- New Jersey's weirdest, so --

8 (Indiscernible due to Board members talking over one  
9 another.)

10 BOARD MEMBER PHOEBUS: So we're New Jersey. So I was  
11 finding them all over the place with camera equipment and it  
12 was just a nightmare.

13 UNIDENTIFIED MALE: Can't make this stuff up.

14 BOARD MEMBER PHOEBUS: So it has been secured. The  
15 building has been secured. It's in the hands --

16 UNIDENTIFIED MALE: No ghosts?

17 BOARD MEMBER PHOEBUS: -- of the Town --

18 UNIDENTIFIED MALE: Excuse me.

19 BOARD MEMBER PHOEBUS: -- for a year to get some due  
20 diligence done. We're working with the company right now, RPM,  
21 out of Montclair. They are a for-profit company that handles  
22 affordable housing. We've done our due diligence on this  
23 company. It's an upstanding company. And right now, we're in  
24 the process of trying to come up with some type of a  
25 developer's agreement as to how we proceed.

1           They figure they're going to have to put \$100,000 into  
2 just doing their due diligence. And there'll be 60 units.  
3 There'll be two additional buildings, which mean we'll have to  
4 go back in and try to renegotiate the lease because we only  
5 leased eight acres. I also went in front of the Two-Eight  
6 Water Quality Committee to see if we could get the gallonage  
7 (Sic) increased on the wastewater treatment plant and we were  
8 very successful.

9           UNIDENTIFIED MALE: Wow.

10          BOARD MEMBER PHOEBUS: Took two and a half hours to  
11 get it done, but in two and a half hours, we finally got an  
12 agreement, because we're kind of going in on the back end. We  
13 haven't done, as Joe will know, the perk tests. We haven't  
14 done all the work that has to be done as to how this is going  
15 to work, but we can't do that until we can tell this company  
16 that they have the gallonage they need.

17          So they will do that. So the county was wonderful and  
18 worked very well with us on this. And now, it will be attached  
19 to the county plan. I'm not too happy about that. I wish it  
20 could go down on amendment because the county plan's been  
21 sitting there for five years, five years.

22          So I don't know. We'll have to see where this goes.  
23 So that's what's going on with the Abbey. We really have made  
24 some progress, and hopefully, we'll get a developer's  
25 agreement, and hopefully, this thing will eventually get done.

1           ACTING CHAIRPERSON HOWELL: I didn't even know there  
2 were barns behind there.

3           BOARD MEMBER PHOEBUS: Yes.

4           ACTING CHAIRPERSON HOWELL: I didn't.

5           UNIDENTIFIED MALE: The squatters did.

6           ACTING CHAIRPERSON HOWELL: You know --

7           BOARD MEMBER PHOEBUS: And you know --

8           UNIDENTIFIED MALE: And an old bell.

9           BOARD MEMBER PHOEBUS: Yeah, and a cross, too, he  
10 wants, off the top now. That's the other issue. The other  
11 thing that I found very interesting -- and Linda can attest to  
12 this -- is we've had a couple people that have come in here to  
13 be part of the residents that are going to live there.

14          UNIDENTIFIED FEMALE: So we need --

15          BOARD MEMBER PHOEBUS: And they're --

16          UNIDENTIFIED FEMALE: We're starting a list.

17          BOARD MEMBER PHOEBUS: We're starting a list. And  
18 they're --

19          UNIDENTIFIED FEMALE: Even though, you know --

20          BOARD MEMBER PHOEBUS: Some of them are long-time  
21 Andover Township --

22          UNIDENTIFIED FEMALE: Yeah.

23          BOARD MEMBER PHOEBUS: -- residents that have lived in  
24 Drake Manor or they've lived in different developments. And  
25 they're now in their senior years and they really want to stay

1 in Andover. And so this is a project that they find --

2 UNIDENTIFIED MALE: Very nice.

3 BOARD MEMBER PHOEBUS: -- very appealing to them.

4 ACTING CHAIRPERSON HOWELL: You can put me on the  
5 list.

6 (Indiscernible due to Board members talking over one  
7 another.)

8 BOARD MEMBER PHOEBUS: So that's my update.

9 (Indiscernible due to Board members talking over one  
10 another.)

11 ACTING CHAIRPERSON HOWELL: Thank you, Gail. Any  
12 other old/new business?

13 BOARD MEMBER MELFI: Yes.

14 ACTING CHAIRPERSON HOWELL: Rick?

15 BOARD MEMBER MELFI: I would like to discuss or maybe  
16 come up with some sort of game plan or solution going forward  
17 to help us with the situation that we ran into at our last  
18 meeting with the Bridgeway Rehabilitation Services meeting. I  
19 think, from two standpoints, obviously, we were completely  
20 overwhelmed. The building was completely overwhelmed with  
21 people wanting to come in to speak on that hearing.

22 We kind of knew that might draw some people, but we  
23 had no idea that it was going to draw that many, to the point  
24 where, obviously, we had to cancel the meeting. I'm wondering  
25 if we should consider, on something that is contentious, that

1 could draw a lot of people, we could, my suggestion would be,  
2 have the meeting scheduled for the date that it's supposed to  
3 be, the Tuesday, but if it does become an overwhelming  
4 situation where we can't physically run it here, we should, on  
5 those, with those hearings, with those kind of clients or those  
6 kind of applicants coming in, make ourselves available to have  
7 the meeting the following evening.

8           Discuss with the Board making that arrangement if it's  
9 not going to be -- if it's cancelled on Tuesday, to move to  
10 Wednesday, work with our professionals to understand, and if  
11 that's the case, so that we can bring it up to the Town, up to  
12 the barn and set up for the meeting so that we don't push this  
13 off for three weeks. It's essentially what happened with this  
14 meeting last week. It got pushed off to the 19th. I just  
15 think it just -- you know, we seem to be stumbling over trying  
16 to get things done and we find ourselves with situations like  
17 this.

18           Rightly so, we had to cancel it, but there's got to be  
19 a better way to not have to put things off for three weeks  
20 further, where the public, obviously, was very upset. They  
21 didn't want to wait three weeks to hear it. They wanted to be  
22 heard. They should be heard, for both sides, both positive and  
23 negative, on any hearing. And I'm just bringing that up in new  
24 business to discuss it with the Board just to see if there is  
25 another way that we could go forward with contentious

1 applicants.

2 BOARD SECRETARY: Madame --

3 UNIDENTIFIED MALE: Let me --

4 BOARD SECRETARY: -- Chair, may I speak?

5 ACTING CHAIRPERSON HOWELL: Yes.

6 BOARD SECRETARY: One of the problems is that which  
7 you have now, and which I've been trying to work on, and just  
8 today, was able to find equipment to record the meeting of the  
9 19th. It's taken me from when we --

10 UNIDENTIFIED FEMALE: Last week.

11 BOARD SECRETARY: -- finished the last meeting carried  
12 to just today to find out whether or not we could find  
13 equipment that we wouldn't have to pay for. Or I was calling  
14 all kinds of companies to find out if we would have to rent it,  
15 because we have to hear them. We can't tell them we're not  
16 going to hear them. We have no place.

17 So that is a problem. There's nothing at the barn.  
18 There is not equipment to record and there is not equipment for  
19 sound. So you can't. And there's no way you know. There's no  
20 time to get something that quickly to say, we'll carry you  
21 until next week, that we don't know we have it. Where's the  
22 equipment going to come from?

23 We're borrowing right now from another township who  
24 was really great, Lafayette, to go out. And they loaned it to  
25 some other township and they didn't get it back. Or I had to

1 discuss with the administrator about -- and she said well,  
2 you're going to have to rent equipment, which is quite  
3 expensive when you're talking recording and the public hearing,  
4 whatever things are the --

5 UNIDENTIFIED FEMALE: The sound system.

6 BOARD SECRETARY: -- sound system. It's over \$1,000.

7 BOARD MEMBER MELFI: Right. But if it has to be  
8 rented, it has to be rented. I mean, it's --

9 BOARD SECRETARY: Yes, but what I'm trying to say --

10 BOARD MEMBER MELFI: -- part of the price --

11 BOARD SECRETARY: -- is, though, Rick, you need time.

12 BOARD MEMBER MELFI: -- of doing business.

13 BOARD SECRETARY: You need time --

14 BOARD MEMBER MELFI: But what I'm saying is, if we  
15 know -- for example, get another applicant that's similar to  
16 this and you know it may not fit in here. So what you do is,  
17 when you're setting up, you call the rental company, say I may  
18 need this equipment --

19 BOARD SECRETARY: Sure, except how --

20 BOARD MEMBER MELFI: -- for the following night.

21 BOARD SECRETARY: -- do you know? You know what?

22 There were only four people that came up to my office to look  
23 at the file. And there was only four people that called --

24 BOARD MEMBER MELFI: Right.

25 BOARD SECRETARY: -- to discuss it. How do you know

1 what masses are going to come before then?

2 UNIDENTIFIED MALE: Cambridge Pavers --

3 UNIDENTIFIED MALE: Well -- and --

4 UNIDENTIFIED MALE: -- may be another, you know.

5 We've seen a little bit of a glimpse that it may not fit --

6 BOARD SECRETARY: And there you go. If you know --

7 UNIDENTIFIED MALE: -- here, yet --

8 BOARD SECRETARY: -- that --

9 UNIDENTIFIED MALE: -- the 19th may be a problem --

10 BOARD SECRETARY: Right.

11 BOARD MEMBER MELFI: Well, that's what I'm saying.

12 UNIDENTIFIED MALE: -- because there are people

13 coming.

14 BOARD MEMBER MELFI: I think you kind of --

15 UNIDENTIFIED MALE: You know, I mean, that --

16 BOARD MEMBER MELFI: -- know what some of the

17 applicants --

18 (Indiscernible due to Board members talking over one  
19 another.)

20 BOARD SECRETARY: Well, with Cambridge, now, you know  
21 because you've already had a hearing and it may be --

22 UNIDENTIFIED FEMALE: Well, just --

23 BOARD SECRETARY: No one knew that there was going to  
24 be that much of a whatever with this one.

25 BOARD MEMBER MELFI: Right.

1 BOARD SECRETARY: So you -- it's very hard to tell --

2 BOARD MEMBER MELFI: I'm just saying that --

3 BOARD SECRETARY: -- unless I got --

4 BOARD MEMBER MELFI: I'm just asking --

5 BOARD SECRETARY: -- unless I got --

6 BOARD MEMBER MELFI: -- if there's a way that we could

7 try to do something --

8 UNIDENTIFIED FEMALE: A little quicker.

9 BOARD SECRETARY: I think --

10 BOARD MEMBER MELFI: -- on a contingency plan.

11 BOARD SECRETARY: Okay, that's up to the Board.

12 MR. GOLDEN: Yeah, I recognize it's usually in the

13 Applicant's best interest to expedite the process. I think the

14 public, last time, wasn't concerned that it was three weeks.

15 They were concerned it wasn't tonight or that night.

16 BOARD MEMBER MELFI: Right. Well --

17 MR. BRIGLIADORO: Well, that's --

18 UNIDENTIFIED MALE: No, the following --

19 BOARD MEMBER MELFI: No, there were --

20 UNIDENTIFIED MALE: Huh?

21 MR. BRIGLIADORO: I mean --

22 BOARD MEMBER MELFI: There were people that were

23 making comments that didn't want it to go to the 19th because

24 --

25 UNIDENTIFIED FEMALE: Because it's the school break.

1 BOARD MEMBER MELFI: -- there was -- I guess it's --

2 MR. BRIGLIADORO: Well, that's --

3 BOARD MEMBER MELFI: -- a school break.

4 MR. BRIGLIADORO: That's --

5 BOARD MEMBER MELFI: People were on vacation.

6 UNIDENTIFIED MALE: But it could be any --

7 BOARD MEMBER MELFI: There was --

8 ACTING CHAIRPERSON HOWELL: I'm sorry. I'm here. I

9 mean, this is -- these are -- and I don't disagree with you,

10 Rick, but --

11 MR. BRIGLIADORO: Yeah.

12 ACTING CHAIRPERSON HOWELL: -- I understand that there

13 was one lady who was very irate because it's school break, the

14 --

15 MR. BRIGLIADORO: Yeah.

16 ACTING CHAIRPERSON HOWELL: -- week before Easter.

17 UNIDENTIFIED FEMALE: What do you do?

18 ACTING CHAIRPERSON HOWELL: But we are volunteering

19 our time --

20 MR. BRIGLIADORO: Right.

21 ACTING CHAIRPERSON HOWELL: -- to hear this. The

22 Applicant has his attorneys, you know, setting this stuff up.

23 I was shocked at the number of people. I mean --

24 UNIDENTIFIED MALE: Yeah.

25 ACTING CHAIRPERSON HOWELL: -- I've never seen this

1 and we have had meetings closed down, but not with that many  
2 people.

3 BOARD MEMBER MELFI: Yeah, it was --

4 ACTING CHAIRPERSON HOWELL: So --

5 UNIDENTIFIED MALE: Can I say something? I don't know  
6 if you're all aware of it. There was a letter that I'm sure  
7 almost every resident at Rolling Hills got.

8 UNIDENTIFIED MALE: Got, yeah.

9 UNIDENTIFIED FEMALE: Mm-hmm.

10 UNIDENTIFIED MALE: And I didn't see it. I'm only  
11 talking about I know here.

12 MR. GOLDEN: I've seen it and it was --

13 UNIDENTIFIED MALE: There was no name on it, okay, and  
14 all misinformation. So that drove those people here, too, I  
15 want you to know.

16 (Indiscernible due to Board members talking over one  
17 another.)

18 MR. GOLDEN: The letter said that this is a facility  
19 for --

20 MR. BRIGLIADORO: Yeah, Joe --

21 MR. GOLDEN: -- the criminally insane.

22 UNIDENTIFIED MALE: That's right.

23 MR. BRIGLIADORO: All right.

24 UNIDENTIFIED MALE: There you go, okay? Nobody had  
25 the guts to put their name on it --

1 MR. BRIGLIADORO: Let me -- wait, wait. Let's just  
2 stop here.

3 UNIDENTIFIED MALE: Okay.

4 MR. BRIGLIADORO: Okay.

5 UNIDENTIFIED MALE: And talk --

6 MR. BRIGLIADORO: We've now transitioned away from the  
7 question, which is, what do we do --

8 UNIDENTIFIED FEMALE: Is he talking about the --

9 MR. BRIGLIADORO: -- in the future under circumstances  
10 --

11 UNIDENTIFIED MALE: Right.

12 MR. BRIGLIADORO: -- when we have any application, not  
13 a particular application, so --

14 UNIDENTIFIED MALE: And --

15 MR. BRIGLIADORO: I don't want to talk about a  
16 particular --

17 UNIDENTIFIED MALE: Yes.

18 MR. BRIGLIADORO: -- application.

19 UNIDENTIFIED MALE: No.

20 BOARD MEMBER MELFI: Yeah, yeah.

21 MR. BRIGLIADORO: Okay.

22 ACTING CHAIRPERSON HOWELL: Does there --

23 MR. BRIGLIADORO: So what do we do when the venue  
24 isn't enough, is not large enough to hold that kind of an  
25 audience? And Rick, I really understand your position.

1           ACTING CHAIRPERSON HOWELL: Mm-hmm.

2           MR. BRIGLIADORO: Every time I've been involved in a  
3 situation like this, you always -- sometimes, you get a sense  
4 that there will be a lot of people from the public. Now,  
5 whether or not a lot means larger than the room can accommodate  
6 or, you know, just -- maybe the room can accommodate it.

7           And every time I've been put in a position where we  
8 had to change venues to accommodate a large audience, I mean,  
9 basically, you arrive. You're ready to go. The room is  
10 filling up. And everybody recognizes it's not going to happen  
11 tonight.

12           UNIDENTIFIED MALE: Right.

13           MR. BRIGLIADORO: And at that point, you're picking,  
14 you know. Everybody's picking a venue, confirming that, that  
15 venue is available on that night, checking the availability of  
16 everybody. So typically, that's going to be a lost night and  
17 there's really not much you can do about it.

18           BOARD MEMBER MELFI: Now, what happened -- let me ask  
19 the question, because --

20           MR. BRIGLIADORO: Yeah.

21           BOARD MEMBER MELFI: -- that was a special meeting for  
22 --

23           MR. BRIGLIADORO: Right.

24           BOARD MEMBER MELFI: -- that one applicant.

25           MR. BRIGLIADORO: Right.

1 BOARD MEMBER MELFI: What if it happens on a night  
2 where you have three applicants and the room is like that? Do  
3 you --

4 MR. BRIGLIADORO: Well, I think --

5 BOARD MEMBER MELFI: Do you cancel the whole meeting  
6 --

7 MR. BRIGLIADORO: I think --

8 BOARD MEMBER MELFI: -- because you got --

9 MR. BRIGLIADORO: I think one of the things you could  
10 do is, well -- and see, I mean, it's really hard because if you  
11 take the position, who's here on -- if 90 percent of the people  
12 here are for Applicant 1, we're not going to hear that, you  
13 people have to go.

14 MR. GOLDEN: Well, you don't say they have to go.

15 MR. BRIGLIADORO: No, well --

16 MR. GOLDEN: You can go.

17 MR. BRIGLIADORO: You, well --

18 MR. GOLDEN: And most will leave.

19 MR. BRIGLIADORO: Well, you're going to -- the point  
20 is, you're going to tell them that --

21 UNIDENTIFIED FEMALE: There's --

22 MR. BRIGLIADORO: -- there's too many people here,  
23 that this room cannot accommodate it, so we're not going to --  
24 in effect, you have -- you can't hold a public hearing. You  
25 have to disband it.

1 BOARD MEMBER MELFI: For all three applicants?

2 MR. BRIGLIADORO: I think that's probably how you end  
3 up.

4 ACTING CHAIRPERSON HOWELL: Everybody has to be  
5 allowed.

6 BOARD MEMBER MELFI: There's got to be a better way to  
7 do it.

8 MR. BRIGLIADORO: Yeah.

9 BOARD MEMBER MELFI: There's got to be a better way to  
10 do it.

11 ACTING CHAIRPERSON HOWELL: Is there a noticing  
12 problem, if, you know, we make arrangements to be able to be  
13 available the next night, though? Is there a noticing problem?

14 UNIDENTIFIED MALE: No.

15 UNIDENTIFIED FEMALE: It's carried.

16 ACTING CHAIRPERSON HOWELL: No? Okay, well --

17 MR. BRIGLIADORO: Well --

18 UNIDENTIFIED MALE: It's carried with no further  
19 notice, right?

20 BOARD SECRETARY: Well, how would you make the public  
21 -- you know --

22 ACTING CHAIRPERSON HOWELL: Okay, I'm just --

23 MR. BRIGLIADORO: Yeah.

24 BOARD MEMBER MELFI: Right, because actually --

25 MR. BRIGLIADORO: But --

1 BOARD MEMBER MELFI: -- that Bridgeway was carried  
2 with no notice.

3 MR. BRIGLIADORO: Right.

4 BOARD SECRETARY: But you --

5 MR. BRIGLIADORO: If it's carried --

6 BOARD SECRETARY: Yeah, same --

7 MR. BRIGLIADORO: -- to a date certain --

8 UNIDENTIFIED FEMALE: Mm-hmm.

9 MR. BRIGLIADORO: -- a date certain, a time, a  
10 particular location, we can go.

11 ACTING CHAIRPERSON HOWELL: But do we have to notice  
12 the papers?

13 UNIDENTIFIED MALE: I mean, isn't my -- correct me if  
14 I'm wrong, Rich, that we have the opportunity to do it anytime  
15 we want.

16 MR. BRIGLIADORO: Right, that's true.

17 UNIDENTIFIED MALE: I mean, that's it.

18 MR. BRIGLIADORO: I know, but just going to the next  
19 day, I mean --

20 UNIDENTIFIED MALE: Well, that's --

21 UNIDENTIFIED MALE: Well, I think --

22 MR. BRIGLIADORO: -- you're going to schedule --  
23 you're scheduling a special hearing date, right?

24 UNIDENTIFIED MALE: So you have to notice it, then?

25 MR. BRIGLIADORO: So you have to provide notice for

1 the special meeting.

2 UNIDENTIFIED MALE: So it's carried with no further  
3 notice to the next night.

4 MR. BRIGLIADORO: So you can't --

5 BOARD SECRETARY: So it's carried with no further  
6 notice, and then I have to make it go --

7 MR. BRIGLIADORO: Right.

8 BOARD SECRETARY: -- to the newspaper --

9 MR. BRIGLIADORO: Right.

10 BOARD SECRETARY: -- to the --

11 MR. BRIGLIADORO: Right.

12 BOARD SECRETARY: -- newsroom --

13 MR. BRIGLIADORO: Right.

14 BOARD SECRETARY: -- but not only that, we also have  
15 other things going on, sometimes.

16 UNIDENTIFIED MALE: And the professionals may --

17 UNIDENTIFIED MALE: Can't make it.

18 UNIDENTIFIED MALE: It gets a little hairy.

19 BOARD SECRETARY: It's difficult.

20 MR. BRIGLIADORO: So I think that's -- I mean, I get  
21 that everybody's here and they want to go tonight. And if we  
22 can't go tonight, what's the quickest we can get them in, but  
23 --

24 UNIDENTIFIED MALE: It's tough.

25 MR. BRIGLIADORO: -- it's hard. It's really hard, you

1 know. And I mean, this Board's meeting twice a month and this  
2 Board has scheduled numerous special meeting dates that --

3 UNIDENTIFIED MALE: This Board's been meeting weekly.

4 MR. BRIGLIADORO: -- will --

5 UNIDENTIFIED MALE: Weekly.

6 MR. BRIGLIADORO: Well, yeah.

7 UNIDENTIFIED FEMALE: Mm-hmm. Right. Exactly. The  
8 last two months.

9 (Indiscernible due to Board members talking over one  
10 another.)

11 ACTING CHAIRPERSON HOWELL: So I don't know if there's  
12 an answer to your question.

13 UNIDENTIFIED MALE: Okay.

14 (Indiscernible due to Board members talking over one  
15 another.)

16 UNIDENTIFIED FEMALE: The only solution, then, I could  
17 come up with, is if the municipality would agree, at some  
18 point, to put some type of a sound system in that barn. And if  
19 that was the case, if you had that sound system there and you  
20 had that sound system ready to go, if this room filled up --

21 (Indiscernible due to Board members talking over one  
22 another.)

23 UNIDENTIFIED FEMALE: -- you could all get in your  
24 cars and go --

25 UNIDENTIFIED FEMALE: That's exactly what --

1 UNIDENTIFIED FEMALE: -- go to that barn --

2 UNIDENTIFIED FEMALE: That's exactly what --

3 UNIDENTIFIED FEMALE: -- and tell everybody to come on  
4 with you.

5 UNIDENTIFIED MALE: Right.

6 UNIDENTIFIED FEMALE: And you could set it up very  
7 quickly and have it done.

8 UNIDENTIFIED MALE: And the technologies for putting  
9 in sound --

10 UNIDENTIFIED FEMALE: But --

11 UNIDENTIFIED MALE: -- systems can't be -- you know, I  
12 mean --

13 UNIDENTIFIED FEMALE: But --

14 UNIDENTIFIED MALE: -- they've come along way.

15 UNIDENTIFIED FEMALE: Yeah, but there's a big but  
16 here. The problem is that, the budget's so tight this year  
17 that I just don't see where that money would come from. But I  
18 think, in the future, if our professionals agree that, that  
19 might be a solution, perhaps the Town, the governing body,  
20 would look into that going into the future.

21 I don't see that happening this year, because it is  
22 just really tight. But maybe in the future, we could do  
23 something, but that would have to be on the recommendation of  
24 your professionals and recommend it to the governing body.

25 ACTING CHAIRPERSON HOWELL: There, we also had, when

1 Valentine Woods was being heard, went to the school to --

2 MR. GOLDEN: That was my question. Was it going to be

3 --

4 UNIDENTIFIED FEMALE: Yeah, I was going to say --

5 ACTING CHAIRPERSON HOWELL: -- Long Pond.

6 MR. BRIGLIADORO: Right.

7 ACTING CHAIRPERSON HOWELL: And they had -- well, when  
8 you weren't the Secretary -- but I don't remember who had to  
9 provide the recording equipment or whatever.

10 BOARD SECRETARY: You had me get -- well, I did call  
11 the school.

12 ACTING CHAIRPERSON HOWELL: Mm-hmm.

13 BOARD SECRETARY: And I don't know. I was told not to  
14 call the school because -- well, they have a little recording  
15 system, too. And I understood that they met in the cafeteria  
16 and it was small.

17 UNIDENTIFIED FEMALE: Yes.

18 BOARD SECRETARY: This is what I was told.

19 UNIDENTIFIED FEMALE: Mm-hmm.

20 UNIDENTIFIED FEMALE: Yeah, they do.

21 BOARD SECRETARY: That still wasn't going to  
22 accommodate the amount that you had here.

23 UNIDENTIFIED FEMALE: Mm-hmm.

24 BOARD SECRETARY: And I called a couple places and  
25 they had equipment to use the same mic that we needed.

1 UNIDENTIFIED FEMALE: Yeah.

2 BOARD SECRETARY: I mean, it's really an ordeal,  
3 unless we have equipment there, ready. Then it's no problem.  
4 Like you said, Gail, then you can say, we need to move this to  
5 the barn --

6 BOARD MEMBER PHOEBUS: Right.

7 BOARD SECRETARY: -- and we will give the --

8 UNIDENTIFIED FEMALE: Address.

9 BOARD SECRETARY: -- address to everybody. And then  
10 you just put --

11 (Indiscernible due to Board members talking over one  
12 another.)

13 BOARD SECRETARY: -- the door and say, if anybody else  
14 shows up, we're at the barn.

15 UNIDENTIFIED MALE: That's a legally acceptable --

16 BOARD SECRETARY: That is no problem.

17 MR. GOLDEN: That is acceptable --

18 BOARD SECRETARY: Yes, it is. But you have to have  
19 your equipment there.

20 UNIDENTIFIED FEMALE: Mm-hmm.

21 UNIDENTIFIED MALE: Okay.

22 BOARD SECRETARY: That's the biggest --

23 BOARD MEMBER MELFI: All right. So then, that kind of  
24 is a semi-answer to it, that maybe down the road --

25 UNIDENTIFIED FEMALE: Mm-hmm.

1 UNIDENTIFIED FEMALE: Mm-hmm.

2 UNIDENTIFIED FEMALE: Mm-hmm.

3 BOARD MEMBER MELFI: -- this could be something that  
4 could be set up first and done.

5 UNIDENTIFIED FEMALE: You know, I would think that if  
6 the professionals agree that that would be a solution, I think  
7 that in the next year, in the 2012 budget, that you request  
8 this. You know, we're lucky because we own a facility that's  
9 large enough to handle large crowds.

10 UNIDENTIFIED FEMALE: That's right.

11 (Indiscernible due to Board members talking over one  
12 another.)

13 UNIDENTIFIED FEMALE: And a lot of townships don't  
14 have that. We have that at our, you know -- and it's not that  
15 far from here. But I would think that, going forward, again,  
16 if your professionals feel that this would work, and that this  
17 is legal, and that you can do this, I would put it in the Land  
18 Use Board's request for a budget line, and you know, you can  
19 find out what it would cost. And if the --

20 UNIDENTIFIED MALE: Well, what you wouldn't want the  
21 Town to do --

22 UNIDENTIFIED FEMALE: If the --

23 UNIDENTIFIED FEMALE: We have a new --

24 UNIDENTIFIED MALE: What other towns do, I mean -- you  
25 know, I've seen it on the news, where they've had meetings,

1 where I'm sure there was a --

2 UNIDENTIFIED FEMALE: Right.

3 UNIDENTIFIED MALE: Do they cancel it if there's more  
4 people than can fit in the room? Is it to be cancelled? Is  
5 that the law, to cancel the meeting because you can't fit  
6 everybody in the room? What's the law side of it?

7 MR. BRIGLIADORO: The law side of it is two things,  
8 okay? This particular room has a particular occupancy or  
9 whatever you call it.

10 (Indiscernible due to Board members talking over one  
11 another.)

12 MR. BRIGLIADORO: Once you exceed it, you can't hold a  
13 hearing in this room. There's just too many people. But with  
14 respect to holding public hearings in general, the law wants to  
15 protect everybody who has an interest in the application. And  
16 there have been cases where the doors were open, the people  
17 were in the hall and the court said, that's not good enough.

18 UNIDENTIFIED MALE: Because they can't hear --

19 MR. BRIGLIADORO: You know, you should be in the room.  
20 You should be able look at witnesses and everything else, not  
21 that we're in this room, and you can go in another room, and  
22 hear it. So --

23 UNIDENTIFIED MALE: That's the law.

24 MR. BRIGLIADORO: -- you know, I mean, it's really  
25 designed to have one forum where everybody can be in that room,

1 here, and participating. I mean, that's why one of the -- you  
2 know, by statute there has to be an accurate record --

3 UNIDENTIFIED MALE: Right.

4 MR. BRIGLIADORO: -- made of everything.

5 UNIDENTIFIED MALE: Because --

6 MR. BRIGLIADORO: And if you're doing -- if we're --

7 UNIDENTIFIED MALE: Yes.

8 MR. BRIGLIADORO: -- conducting a hearing and we find  
9 nothing is being recorded, you're not having a hearing.

10 BOARD MEMBER MELFI: Because technically, the barn has  
11 an occupancy rating, too.

12 (Indiscernible due to Board members talking over one  
13 another.)

14 MR. BRIGLIADORO: Yeah.

15 BOARD MEMBER MELFI: It could be exceeded on --

16 MR. BRIGLIADORO: That's right.

17 BOARD MEMBER MELFI: -- a particular night, also --

18 MR. BRIGLIADORO: Yeah.

19 UNIDENTIFIED FEMALE: Yes, Joe, you may be excused.

20 BOARD MEMBER MELFI: -- which means you'd have to  
21 cancel at that point.

22 MR. BRIGLIADORO: Right.

23 UNIDENTIFIED MALE: Does anyone have any idea what we  
24 are -- this room over there? Is it 200?

25 UNIDENTIFIED FEMALE: 250 or something.

1 UNIDENTIFIED MALE: Is it --

2 UNIDENTIFIED FEMALE: 250.

3 ACTING CHAIRPERSON HOWELL: I heard a couple different  
4 things --

5 UNIDENTIFIED MALE: It never exceeded that.

6 ACTING CHAIRPERSON HOWELL: -- 225 to 275, but I don't  
7 know.

8 UNIDENTIFIED MALE: I don't think we've ever exceeded  
9 that, have we?

10 UNIDENTIFIED MALE: Yeah.

11 ACTING CHAIRPERSON HOWELL: I bet you there were 150  
12 people.

13 UNIDENTIFIED FEMALE: Just capacity --

14 ACTING CHAIRPERSON HOWELL: I don't think the paper  
15 was accurate at all.

16 (Indiscernible due to Board members talking over one  
17 another.)

18 UNIDENTIFIED MALE: I noticed 225 seats and --

19 UNIDENTIFIED MALE: Thanks.

20 UNIDENTIFIED FEMALE: I know the policeman did do an  
21 accurate count. I thought he said, like, 147. Do you know?

22 UNIDENTIFIED FEMALE: Mm-hmm.

23 UNIDENTIFIED MALE: Okay.

24 UNIDENTIFIED MALE: Okay.

25 UNIDENTIFIED MALE: For the barn?

1 UNIDENTIFIED FEMALE: No, here, as in here.

2 (Indiscernible due to Board members talking over one  
3 another.)

4 UNIDENTIFIED FEMALE: The police officer said, let's  
5 do an official count and that's why he kept --

6 (Indiscernible due to Board members talking over one  
7 another.)

8 UNIDENTIFIED FEMALE: The other problem with this,  
9 too, is the sound system, we do need because you need to be  
10 able to record this.

11 (Indiscernible due to Board members talking over one  
12 another.)

13 UNIDENTIFIED FEMALE: We need to be able to be heard.  
14 That's why you have all these speakers.

15 MR. BRIGLIADORO: Right. And they have to hear it --

16 UNIDENTIFIED FEMALE: They have to hear.

17 MR. BRIGLIADORO: -- because -- right.

18 UNIDENTIFIED FEMALE: And --

19 MR. BRIGLIADORO: If you were in a room and they can't  
20 hear, if everybody keeps saying, we can't hear what's going on,  
21 we can't hear what's going on, we're not having a hearing that  
22 night.

23 UNIDENTIFIED FEMALE: You can't have the hearing. You  
24 also have to have the applicant, whoever it is, also have a  
25 microphone because they need to be heard --

1 MR. BRIGLIADORO: Right.

2 UNIDENTIFIED FEMALE: -- by everyone in the room and  
3 they need to be recorded.

4 MR. BRIGLIADORO: Right.

5 UNIDENTIFIED FEMALE: So this isn't as simple as just  
6 getting --

7 MR. BRIGLIADORO: It's not.

8 UNIDENTIFIED FEMALE: -- a microphone and saying this  
9 is going to work.

10 UNIDENTIFIED MALE: Right.

11 UNIDENTIFIED FEMALE: It just can't operate that way.

12 MR. BRIGLIADORO: There's a lot of logistics.

13 UNIDENTIFIED FEMALE: There certainly is.

14 (Indiscernible due to Board members talking over one  
15 another.)

16 MR. BRIGLIADORO: You know --

17 UNIDENTIFIED FEMALE: You know --

18 UNIDENTIFIED MALE: Well --

19 MR. BRIGLIADORO: Many times you end up in a high  
20 school auditorium because there is a sound, you know. You can  
21 connect to the sound system.

22 UNIDENTIFIED FEMALE: Mm-hmm. Mm-hmm. And you know,  
23 the other part of this, too, the other part of this equation,  
24 is -- and I have seen this happen here -- that you will have a  
25 mob come in here. You postpone it.

1 UNIDENTIFIED MALE: Yeah, there won't be that --

2 UNIDENTIFIED FEMALE: And then you move this whole  
3 thing --

4 MR. BRIGLIADORO: Right.

5 UNIDENTIFIED FEMALE: -- over there --

6 MR. BRIGLIADORO: Right.

7 UNIDENTIFIED FEMALE: -- and you'll have 30 people  
8 show up.

9 MR. BRIGLIADORO: Right.

10 UNIDENTIFIED MALE: Yeah.

11 UNIDENTIFIED FEMALE: And you're all sitting there,  
12 thinking, why did we do this?

13 (Indiscernible due to Board members talking over one  
14 another.)

15 UNIDENTIFIED MALE: Yeah, I know. I don't think, well  
16 --

17 UNIDENTIFIED FEMALE: You know? I mean --

18 UNIDENTIFIED MALE: It's tough.

19 UNIDENTIFIED MALE: -- half the crowd --

20 UNIDENTIFIED FEMALE: -- why are we here? Because --

21 UNIDENTIFIED MALE: It's tough.

22 UNIDENTIFIED FEMALE: -- there's only 30 people who  
23 showed up. So there's no real way that you can consistently

24 say this application is going to have this amount of people.

25 You just don't know. I mean, so the only thing I can think of

1 is if you invest in a sound system similar to this and it's  
2 ready to go every meeting night. You ask the DEP, the DPW, to  
3 please get everything ready and you're able to move without a  
4 whole big deal. But other than that, I don't know how you do  
5 it.

6 UNIDENTIFIED MALE: Okay.

7 UNIDENTIFIED MALE: Well, the new systems are more  
8 wireless now, little -- I mean, this is old, is not? Or is it  
9 pretty new, what we have here?

10 UNIDENTIFIED MALE: This system here is probably 10  
11 years old.

12 UNIDENTIFIED MALE: No, because a lot of stuff is  
13 going wireless. It really is mostly wireless.

14 UNIDENTIFIED MALE: Yeah.

15 UNIDENTIFIED FEMALE: Mm-hmm. Well --

16 UNIDENTIFIED MALE: I'm just wondering the cost.

17 BOARD SECRETARY: -- I can talk -- I did talk to this  
18 company that said that, if they upgrade this, there can be a  
19 portable that you can take over to the barn, but you still need  
20 different parts of the system.

21 UNIDENTIFIED MALE: You can shop and get a number from  
22 a few places.

23 BOARD SECRETARY: Yeah, probably, you can, but it's  
24 not going to happen this year, anyway. There's no budget for  
25 it.

1 UNIDENTIFIED MALE: Yeah, it's nice to know what we're  
2 looking at.

3 BOARD SECRETARY: I don't mind it.

4 UNIDENTIFIED MALE: I'll start passing the hat around.

5 BOARD SECRETARY: So if we get --

6 ACTING CHAIRPERSON HOWELL: Okay.

7 MR. BRIGLIADORO: Anything else?

8 ACTING CHAIRPERSON HOWELL: All right. Any other old  
9 or new business?

10 BOARD MEMBER PATTISON: Everybody hit the roof.

11 ACTING CHAIRPERSON HOWELL: Okay. Chris?

12 BOARD MEMBER KRETZMER: I just wanted to let everybody  
13 know that Saturday is Cleaner, Greener Andover Day.

14 UNIDENTIFIED MALE: Rain or shine?

15 BOARD MEMBER KRETZMER: Gail, it's rain or shine,  
16 right?

17 BOARD MEMBER PHOEBUS: Yes.

18 BOARD MEMBER KRETZMER: Yes, rain or shine.

19 UNIDENTIFIED MALE: Yes, that's right.

20 BOARD MEMBER KRETZMER: 9:00 at Hillside Park and it  
21 goes to about 1:00.

22 UNIDENTIFIED FEMALE: Mm-hmm.

23 BOARD MEMBER KRETZMER: So if anybody wants to come  
24 out and do a great --

25 UNIDENTIFIED MALE: I'll be there.

1 BOARD MEMBER KRETZMER: -- thing, we'd love to see you  
2 at the barn.

3 (Indiscernible due to Board members talking over one  
4 another.)

5 ACTING CHAIRPERSON HOWELL: Thank you. Did I see  
6 another hand up there? No? Okay, there being no other old or  
7 new business, I'd like a motion to adjourn. Sorry, sorry.

8 UNIDENTIFIED MALE: That's all right.

9 ACTING CHAIRPERSON HOWELL: I jumped around. So  
10 everybody's seen the vouchers?

11 UNIDENTIFIED FEMALE: Yes.

12 UNIDENTIFIED MALE: Yes.

13 ACTING CHAIRPERSON HOWELL: Okay, can we have a vote  
14 on the vouchers, please?

15 BOARD SECRETARY: A motion.

16 BOARD MEMBER HUELBIG: A motion to approve.

17 ACTING CHAIRPERSON HOWELL: A motion.

18 UNIDENTIFIED FEMALE: Second.

19 BOARD SECRETARY: Who was first?

20 UNIDENTIFIED FEMALE: Gerry. Gerald was first. I  
21 was second.

22 BOARD SECRETARY: Okay, all in favor.

23 ACTING CHAIRPERSON HOWELL: All in favor.

24 BOARD MEMBERS COLLECTIVELY: aye.

25 ACTING CHAIRPERSON HOWELL: Any opposed?

1 (No verbal response recorded.)

2 ACTING CHAIRPERSON HOWELL: Okay.

3 BOARD MEMBER KRETZMER: I abstain.

4 ACTING CHAIRPERSON HOWELL: And Chris abstained. Did  
5 that carry? All right. Now, do I hear a motion to adjourn?

6 BOARD MEMBER PHOEBUS: Motion.

7 BOARD MEMBER KRETZMER: Motion.

8 UNIDENTIFIED MALE: Second.

9 ACTING CHAIRPERSON HOWELL: Okay, Gail and Christine.

10 And we are done.

11 (Proceedings concluded.)

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13

14 C E R T I F I C A T I O N

15

16 I, ERICA VAN OSTRAND, certify that the foregoing is a  
17 correct transcript from the electronic sound recording of the  
18 proceedings in the above-entitled matter.

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*Erica Van Ostrand*

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Erica Van Ostrand, CERT\*D

October 18, 2011

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