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TOWNSHIP OF NUTLEY, NEW JERSEY

BOARD OF COMMISSIONERS

)
PUBLIC MEETING) TRANSCRIPT OF
) PROCEEDINGS:
)

July 3, 2018

BEFORE:

- Commissioner Steven Rogers
- Mayor Joseph Scarpelli
- Commissioner Mauro Tucci
- Commissioner Alphonse Petracco (absent/excused)
- Commissioner Thomas J. Evans

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P R O C E E D I N G S

MAYOR SCARPELLI: Madam Clerk.

MADAM CLERK: Thank you, Mayor. Board of Commissioners public meeting, Tuesday, July 3rd, 2018. The time is 7:06. Pursuant to the requirements of the Open Public Meeting Act (Chapter 231, Public Law 1975), notice of this meeting was published in the December 14th, 2017 issues of The Nutley Sun, the Herald News, and the Star Ledger. A copy of this notice has been posted on the Nutley Town Hall bulletin board and a copy is on file in the Municipal Clerk's Office.

Commissioner Rogers?

COMMISSIONER ROGERS: Here.

MADAM CLERK: Commissioner Tucci?

COMMISSIONER TUCCI: Here.

MADAM CLERK: Commissioner Evans?

COMMISSIONER EVANS: Here.

MADAM CLERK: Commissioner Petracco is absent/excused.

Mayor Scarpelli?

MAYOR SCARPELLI: Here.

MADAM CLERK: All present, Mayor, except for Commissioner Petracco. He's absent/excused this evening.

MAYOR SCARPELLI: Commissioner Evans, what do you have tonight?

1 COMMISSIONER EVANS: I have two resolutions for
2 tonight. One is to have -- a resolution for Paul Ricci, for
3 the work that he's doing associated with the COAH matter and
4 then also to -- another resolution for a contract to do
5 electronic tax sale with taxing investors. It's the same
6 company we've been doing for the last couple of years. We've
7 been finding that doing the online tax sale has been going
8 very well. It's no longer in pilot (indiscernible) state
9 approved (indiscernible). That's all I have for tonight.

10 MAYOR SCARPELLI: Commissioner Rogers?

11 COMMISSIONER ROGERS: I'm going to introduce an
12 ordinance to reduce the base salary minimum to Clerk I position.
13 That's it.

14 MAYOR SCARPELLI: Commissioner Tucci?

15 COMMISSIONER TUCCI: I have a resolution
16 authorizing a contract with Viridian Environmental. They're
17 doing an underground storage tank. And I have a resolution
18 entering into a contract with Hinding Tennis Courts to
19 refurbish the tennis courts at Owens field. That's it.

20 MAYOR SCARPELLI: I have an ordinance introduction for
21 the Phase II Redevelopment Plan.

22 Also Commissioner Petracco has four public
23 hearings: Vehicles and Traffic, Handicapped Parking,
24 Vehicles and Traffic, and what is this one -- Extra Duty
25 Assignments. I think this is to have the rates and charges

1 for those.

2 COMMISSIONER TUCCI: Probably changing the
3 administrative.

4 MAYOR SCARPELLI: And then he has two resolution.
5 This is a resolution having somebody administer the police
6 off-duty and sell abandoned personal property for a live
7 auction.

8 And I have a contract with Ricci Planning for the
9 period January 1st through December 31st and authorize and
10 approve raffle licenses for VFW.

11 COMMISSIONER TUCCI: So we have two resolutions
12 for Ricci planning?

13 MADAM CLERK: One is for the Zoning Board.

14 COMMISSIONER TUCCI: Okay.

15 MADAM CLERK: And the other one is for COAH.

16 COMMISSIONER TUCCI: That makes sense.

17 MAYOR SCARPELLI: Madam Clerk?

18 MADAM CLERK: Yes, Mayor. We have executive
19 session minutes for June 19th and one event for VFW. And
20 that's it.

21 MAYOR SCARPELLI: Counselor, anything?

22 MR. GENITEMPO: Nothing.

23 MAYOR SCARPELLI: Counselor, we need an
24 executive session to --

25 COMMISSIONER EVANS: Otherwise --

1 MR. INGLESINO: I got you. It would be appropriate
2 to have a motion to go into closed session to discuss legal
3 advice and contract negotiations in connection with the Phase
4 IIA Redevelopment Plan of the Roche site?

5 MAYOR SCARPELLI: Do I have a motion to call an
6 executive session?

7 COMMISSIONER TUCCI: I need a small, short close
8 too for personnel, either before or after. So moved.

9 MAYOR SCARPELLI: Need a second.

10 COMMISSIONER EVANS: Second.

11 MADAM CLERK: Whereas, Section 8 of the Open
12 Public Meetings Act, Chapter 231, Public Law 1975, permits
13 the exclusion of the public from a meeting in certain
14 circumstances; and

15 Whereas, the public body is of the opinion that
16 such circumstance exists; and

17 Whereas, the Board of Commissioners of the
18 Township of Nutley, in the County of Essex, and State of New
19 Jersey desires to proceed to closed executive session; and

20 Now, therefore, be it resolved, by the Board of
21 Commissioners of the Township of Nutley move into closed
22 executive session to discuss legal matters, contract
23 negotiations, and personnel.

24 Be it further resolved that the time when such
25 discussions may be disclosed to the public shall be when and

1 as such disclosure may be made without adversely affecting
2 the Township of Nutley pending and/or anticipated legal,
3 personnel, contractual matters and other matters within the
4 exceptions provided for by statute.

5 Commissioner Rogers?

6 COMMISSIONER ROGERS: Aye.

7 MADAM CLERK: Commissioner Tucci?

8 COMMISSIONER TUCCI: Aye.

9 MADAM CLERK: Commissioner Evans?

10 COMMISSIONER EVANS: Aye.

11 MADAM CLERK: Mayor Scarpelli?

12 MAYOR SCARPELLI: Aye.

13 MADAM CLERK: The time is 7:11.

14 (End of audio)

15 (Pledge of allegiance)

16 MAYOR SCARPELLI: Madam Clerk?

17 MADAM CLERK: Thank you, Mayor. Board of
18 Commissioners public meeting, Tuesday, July 3rd, 2018. The
19 time is 8:23.

20 Pursuant to the requirements of the Open Public
21 Meeting Act (Chapter 231, Public Law 1975), notice of this
22 meeting was published in the December 14th, 2017 issues of
23 The Nutley Sun, the Herald News, and the Star Ledger. A copy
24 of this notice has been posted on the Nutley Town Hall
25 bulletin board and a copy is on file in the Municipal

1 Clerk's Office.

2 Commissioner Rogers?

3 COMMISSIONER ROGERS: Aye.

4 MADAM CLERK: Commissioner Tucci?

5 COMMISSIONER TUCCI: Here.

6 MADAM CLERK: Commissioner Evans?

7 COMMISSIONER EVANS: Here.

8 MADAM CLERK: Commissioner Petracco is
9 absent/excused.

10 Mayor Scarpelli?

11 MAYOR SCARPELLI: Here.

12 MADAM CLERK: All present, Mayor, except for
13 Commissioner Petracco, he is absent/excused this evening.

14 MAYOR SCARPELLI: Unfortunately, we have another
15 resident who passed away, Kevin Ryan, who was a friend to
16 all of us and was really our go-to guy at the Sheriff's
17 Department. And I think it's appropriate to have a moment
18 of silence for Sheriff Ryan.

19 (Pause)

20 MAYOR SCARPELLI: Rest in peace.

21 Minutes, Madam Clerk?

22 MADAM CLERK: Yes, Mayor. We have executive
23 session minutes of June 19th, 2018 for sessions one and two.
24 I need a motion, please.

25 COMMISSIONER EVANS: Move it.

1 COMMISSIONER TUCCI: Second.

2 MADAM CLERK: Commissioner Rogers?

3 COMMISSIONER ROGERS: Aye.

4 MADAM CLERK: Commissioner Tucci?

5 COMMISSIONER TUCCI: Aye.

6 MADAM CLERK: Commissioner Evans?

7 COMMISSIONER EVANS: Aye.

8 MADAM CLERK: Mayor Scarpelli?

9 MAYOR SCARPELLI: Aye.

10 Communications?

11 MADAM CLERK: Yes. We have -- the VFW Post #493
12 has submitted a letter requesting permission to hold a daily
13 instant raffle, including all Sundays from July 20th, 2018
14 through July 12th, 2019.

15 I need a motion, please.

16 COMMISSIONER TUCCI: Move it.

17 COMMISSIONER EVANS: Second.

18 MADAM CLERK: Commissioner Rogers?

19 COMMISSIONER ROGERS: Aye.

20 MADAM CLERK: Commissioner Tucci?

21 COMMISSIONER TUCCI: Aye.

22 MADAM CLERK: Commissioner Evans?

23 COMMISSIONER EVANS: Aye.

24 MADAM CLERK: Mayor Scarpelli?

25 MAYOR SCARPELLI: Aye.

1 We're going to move from the regular agenda. We
2 have Prism with us tonight that's going to do a
3 presentation. Mr. Inglesino, do you want to give a little
4 introduction?

5 MR. INGLESINO: Yes, Mr. Mayor. John Inglesino, I'm the
6 Special Redevelopment Attorney for the Township of Nutley.
7 (Indiscernible), I represent the Township of Nutley.
8 (Indiscernible).

9 Very briefly, as you know, the -- as I think you know,
10 the former Roche site was declared in need of redevelopment back
11 in 2015. Prism, who is here tonight to do the presentation,
12 subsequently purchased the entire site. You're familiar with the
13 medical school that was developed on a portion of the site. And
14 now the question is what happens with the rest of the site.

15 Tonight, you're going to hear a presentation with
16 regard to a redevelopment plan only for the re-occupancy of the
17 existing buildings that remain on the site, with a few
18 improvements that are proposed with respect to building 102
19 regarding some additional parking.

20 The balance of the site will be considered at a later
21 date. This redevelopment plan that is being considered for
22 introduction tonight, which we're referring to Phase IIA, again,
23 only deals with the re-occupancy of the existing buildings that
24 are currently on this site. And so with that preamble, Mr.
25 Mayor, if it's okay with you, I'll turn the floor over

1 to Prism for their presentation.

2 MR. DIAZ: Good evening.

3 MAYOR SCARPELLI: Good evening, Mr. Diaz.

4 MR. DIAZ: These are exciting times and I think
5 you've gotten to know us a little bit over the last two
6 years, my partner and I, to know that we are naturally
7 exuberant people. So I will try and contain my enthusiasm
8 for the purposes of making this presentation. But let it be
9 known that we are now at the first stepping stone, we think,
10 of the radical transformation of the former Roche campus
11 into a new, economic engine for the Township of Nutley,
12 neighboring Clifton, and the region itself.

13 So many great things have been happening. There
14 are so many great things in the work. To wit, the group
15 here, and I acknowledge the Commissioners' time and effort
16 that I know you have been spending in a very compressed
17 period of time, and I'll explain to the public why some time
18 periods have been a little compressed, to look at a
19 redevelopment plan that will be applicable to the former
20 building one, now known as 100 Metro Drive, the white
21 building, seven stories; the 15 story tower, formerly known
22 as building 76, now known as 200 Metro; and of course, the
23 research and development building on the eastern side --
24 southeastern portion of the campus, now known as 111
25 Ideation Way.

1 Monday, I believe, subject to finishing up a
2 couple of things and getting our TCO for the medical school,
3 500 students intend to be showing up onto the On-Three
4 campus. I think the compliment, the already plus or minus
5 100 people now at Modern Meadow, at our wonderful bio-
6 fabrication company, which -- you know, I think it's
7 important to note. I was in the building the other day and
8 we were practicing safety and we had a fire alarm. And when
9 Modern Meadow moved in, I think they had about 35 people. I
10 watched over 100 people marshal out of the building.

11 So you talk about jobs and vitality in an
12 industry. It's worth noting that Modern Meadow recently was
13 one of 61 global firms that was awarded by the World
14 Economic Forum as a technology pioneer. These are the kind
15 of companies and the kind of jobs that my partner and I
16 endeavored and promised to help bring back to Nutley and
17 this region.

18 So we're very excited about their growth in the
19 campus and we're more excited about other growth that's
20 happening. One of those growths that's happening is we will
21 officially announce tonight that yes, indeed, Ralph Lauren
22 Corporation has executed a lease to occupy the entirety of
23 what we now call 100 Metro Boulevard. And subject to our
24 ability to deliver some of the items that we are going to
25 present to you tonight, intends to occupy that building in

1 and around the fourth quarter of '19. They have signed a
2 lease that will last more than a decade and a half.

3 Ralph Lauren is one of the most venerable fashion
4 brands and icons in the fashion industry today, with a
5 market cap in excess of \$10 billion and a credit rating from
6 Standard & Poor's and Moody's of A, A2.

7 So we're talking about in the fashion industry a
8 rock solid company. Somebody said to me the other day, I
9 think it was at the medical school opening. I heard one of
10 the politicians says, "Well, we want a STEM campus and
11 technology and the like, and I don't know what fashion is
12 doing here."

13 Well, think for a minute, Modern Meadow makes
14 leather in a laboratory. Ralph Lauren is a fashion house.
15 I mean, areas of technology in fashion. There's technology
16 in everything that we're doing today. So we think
17 incorporating this kind of brand and a company that's been
18 committed to New Jersey is one of the great things that
19 we've been striving to achieve at the campus.

20 So a couple of things that are -- that have to
21 happen in order for Ralph Lauren to continue on its
22 commitment in its lease and occupy its space are things that
23 Prism has to do and requires action by the Township and the
24 council here, is we need to be able to park the building for
25 them, which is about 1,000 employees and we also need to be

1 able to park ultimately the future occupant of 200 Metro
2 Boulevard, the tower.

3 Now, let me tell you now, advanced notice, that
4 Prism has been having very fruitful and active discussions
5 with two potential tenants, each of which would propose to
6 occupy the entirety of that building. They are, again --
7 like Ralph Lauren, they are a leading brand in its
8 particular business industry. It is not a fashion industry.
9 Both of them are multi-billion dollar enterprises and both
10 would consider relocating somewhere between 1,100 and 1,500
11 employees to this campus and making this building, again,
12 their USA headquarters.

13 So the activity in a lot of the plans that we are
14 going to unveil tonight that we're asking you to consider,
15 both reflect what Ralph Lauren's expectations are in terms
16 of delivering for them, their employees, their ability to
17 live and utilize this space and the campus. But also
18 because of the discussions that we have ongoing now with
19 prospective tenants of the campus. And some of these
20 comments, and some of these designs, and some of these
21 elements are being reflected in those ongoing discussions.
22 So it is quite fluid.

23 So the second component, in addition to a garage,
24 structured parking to provide the parking necessary for the
25 two buildings, the second component that has to happen is,

1 again, we said a year and a half ago I think when we made a
2 presentation to this -- the governing body that our first
3 element and desire was to stabilize the campus, reoccupy the
4 existing buildings, stabilize the ratable base, bring back
5 the jobs, provide that activity and vitality of the campus
6 to show that it is a viable workplace and an energetic
7 workplace.

8 That we wanted to get these buildings back off the
9 radar screen. They were off quite for some time as a single
10 tenant occupancy campus. So if you had the occasion, I know
11 some of you had to be on the campus now because for 87 years
12 you really didn't get much of an opportunity with Roche to
13 do that. You've seen that many of these buildings don't
14 really have their own independent front doors, or
15 identifications, or entrances.

16 The way Roche approached the campus was we're
17 Roche, we're paying you your salary, we give you great
18 benefits, we're a wonderful company. Park where you can
19 park. Walk wherever building you're going to. And that's
20 the way the world will work for you inside our gates.

21 Well, the world doesn't work that way for multi-
22 tenanted campuses and for the corporations today, who are
23 not willing to tell their employees, "Park all the way over
24 there on Route 3 and walk through this campus on this
25 building." So having proximate parking that is

1 appropriately sized and appropriately designed for these
2 buildings is a critical component, but also creating the
3 identity for these buildings.

4 So building 100 Metro, we're going to show you
5 tonight, unveil, a presentation of an approximately \$7
6 million exterior renovation to the building, which is
7 exterior and interior lobby renovation that's going to
8 radically change the look of the building at the base level
9 of the building to provide a distinctive, high-quality,
10 first class identity and entrance for this building and for
11 Ralph Lauren.

12 The next item that we will address and I think
13 it's implicit in our discussions is we are creating several
14 different lots via subdivision, which will occur and you
15 might ask and I'll answer now, anticipating your questions,
16 we have spent enough time together. I know some of the
17 questions that will be asked, but we are creating three lots
18 right now. We are building 100 and 200 in the garage area,
19 where today there's but one lot.

20 So each building needs to stand on its own
21 independent lot, for a variety of purposes. One of which,
22 of course, is financing. The second one which, of course,
23 will be ultimately the redevelopment plan and any financial
24 agreements negotiated or entered into with the Township.
25 But also the parking lot itself, we have been in discussions

1 with the Essex County Improvement Authority, and we continue
2 to hold discussions with them. The garage itself may be
3 separately financed through bonds issued by pass-through
4 Essex County bonds, in which case the garage itself would
5 need to be on its own independent lot.

6 So the reasoning for us to ultimately create three
7 lots out of one today where building 100 and 200 exist is
8 primarily to facilitate the complex arrangements that are
9 required in today's very complex financing world.

10 Building 111 Ideation Way, right now, with Modern
11 Meadow in and Hackensack Meridian Health having signed for
12 the top two floors, we have the last piece of space. I'll
13 let you know that has been committed to and we anticipate on
14 executing the lease in the next several weeks, subject to
15 their Board approval. But we're excited to tell you that
16 NJI -- a division of NJIT, actually their innovation
17 institute, has signed on to occupy the remaining space in
18 the building in the lower level, approximately 12,000 feet
19 of space, and will develop -- and I think this is very
20 important to the bio-technology people who are interested in
21 this and the overall bio-infrastructure on the campus --
22 they are going to develop a gene cell therapy laboratory.

23 If you're asking yourself, well, what does that
24 mean? Well, today's day and age for cancer -- people being
25 treated for cancer and oncology treatments, all the rage and

1 the success that's happening now is called T-cells. All
2 right? This is about taking cells out of your own body,
3 reprogramming them, reengineering them to fight the
4 infection itself and putting it back in so it can do its
5 job.

6 There are very few laboratories in the United
7 States, I think only four today that actually do this. And
8 NJIT has determined that putting this in this location will
9 assist them and allow them with big pharma to help optimize
10 that process and help us cure cancer in the future.

11 So we're very excited about all of these things
12 that are going on. Let me tell you about the parking in the
13 garage. We're going to present to you a garage tonight that
14 is seven stories in height, approximately 70 feet. I'll
15 tell you today that that parking ratio in that garage for
16 the two buildings ends up at about 4.6 spaces per thousand
17 feet. It's the equivalent of about 2,590 parking spaces.

18 We're presenting a seven story garage, or
19 hopefully then the bring the site plan for the Planning
20 Board for approval, but there is the possibility, depending
21 upon which tenant commits to the 200 Metro building, that
22 the garage gets built at only six stories. But we already
23 know today from our discussions with one of the tenants,
24 they intend to occupy with additional employees. The way
25 they fit -- the way they scale their seats and their desk,

1 they fit more employees into the building than one of the
2 others. And they've asked can we accommodate an additional
3 parking ratio.

4 If that happens to be the tenant, and by the way,
5 we would all love to have them, if that's the case, they
6 would require the seven story garage and that is what we
7 will be presenting tonight and seeking approval.

8 But I will tell you openly today, it is possible
9 that actually only six gets built. Now, I can understand
10 some trepidation, some ideas about massing -- what does a
11 seven story garage look like? What does 70 feet look like
12 on that site? We're going to show you some pictures. But
13 before I do, I want to take a little walk down memory lane
14 because I think sometimes we forget about density and
15 massing and the things that have previously existed on the
16 campus. And I want you to be aware that where we are
17 planning this garage, in between 100 and 200 Metro, slightly
18 to the rear, closer to the train tracks, there once stood
19 Roche's building 86. A seven story, 16 foot floor to floor,
20 nearly 121 square foot laboratory building, occupied the
21 same space where we're proposing to build the garage, which
22 has less mass and less height.

23 So I do want you to see this and understand that
24 when you see the garage and you understand what we're trying
25 to achieve by putting the garage in this location

1 approximate to the buildings, that mass of that nature has
2 existed here previously and this building was demolished,
3 begun demolition in 2005 and was finished in 2007. 100
4 Metro building old building one was constructed
5 in 1998 or '99. So the three buildings in that mass existed
6 here for quite a few years in that configuration. I think
7 that's important to note in terms of visibility of what you
8 saw from Kingsland Street and what you saw from on the
9 campus and the surrounding neighborhoods.

10 So I'm not going to do all of the talking tonight,
11 thank goodness. We've got a number of experts that are
12 here. I want to tell you a little bit about the garage, and
13 a little bit about the timeframes, and what's been condensed
14 in the redevelopment plan.

15 So designing this garage has been a struggle.
16 One, trying to get and fit the right number of parking
17 spaces here, trying to create a garage that is a smaller
18 massing. What you're going to see on this garage is on the
19 back side of the garage along the train track, we created a
20 saw tooth design.

21 We looked at different options. One was more of a
22 straight, along the line curve of the train tracks, and we
23 determined that a saw tooth design de-emphasized its mass.
24 It made it look, quite frankly, a lot more like an office
25 building.

1 You're going to see a garage with pre-cast
2 spandrels that have an incredible architectural design
3 and relief to them. All right? So my partner and I -- Ed
4 and I spent a lot of time trying to figure out, we don't
5 want just blank panels, all right? So we've spent a lot of
6 time finding a form liner and negotiating with the pre-cast
7 companies to create an architectural façade on the garage
8 that will be incredibly pleasing and sort of repetitive of
9 what an office building itself might look like.

10 We've had to deal with a lot of surface
11 conditions. So the constraints in terms of how the garage
12 is designed, how it's massed on site reflects some of the
13 issues that we have with a number of steam tunnels and
14 utility tunnels and utilities that run throughout this
15 campus that we have to work around when digging footings and
16 foundations.

17 So we spent a lot of time moving the garage,
18 pushing it back, expanding it, pushing it out, to arrive at
19 something that A) got us the parking spaces that were needed
20 for these buildings and created a design that we think works
21 for the site, de-emphasizes its mass, and works for ingress
22 and egress.

23 We had to, in this garage, for Ralph Lauren also
24 accommodate storage that is condition space. So there is
25 almost slightly under 10,000 feet of storage that has been

1 designed in the lower level of this garage, as well, as part
2 of the conditional use proposal in the redevelopment plan.
3 So that storage facility, Ralph Lauren, their office space,
4 they lots of trade shows and things and they store Ducati
5 motorcycles and, you know, and other things, and the like
6 that they use at trade shows in example in references to
7 their brand and identity.

8 The -- so at this point, I think what you want to
9 see is the photos, the pictures, understand the design and
10 development. And I think, Meryl, you could come up and I
11 suppose you could introduce probably Charles Logan from
12 Aztec, who has been our architect on the garage design
13 itself unless, Commissioners, you have any questions for me.

14 MS. GONCHAR: Meryl Gonchar, Sills Cummings &
15 Gross. And I just wanted to discuss briefly the -- and we're
16 going to bring Charles up to start with the -- give you the
17 description and the visuals on the parking deck.

18 The subdivision that Gene referenced, the three
19 lots that we proposed to create from existing lot 300 would
20 be one lot which really is just the improvement of the
21 existing building 100 and another lot, which is existing
22 building 200, and the third lot, which would encompass both
23 the parking deck and the open courtyard. And then the other
24 subdivision, what we refer to as building 102 or 111
25 Ideation Way is lot 1 in block 201 and also a small,

1 irregularly shaped lot 20. That would also be subdivided
2 into two lots, only one lot which has building 102 would be
3 included in the plan. And we have more information.

4 Our first witness is one of our architects,
5 Charles Logan from -- do you want to know who he is? I'm
6 not going to qualify him as a witness but I'm going to tell
7 you who's talking.

8 MAYOR SCARPELLI: Okay. Very good.

9 MS. GONCHAR: Sorry, it's a hard habit to break. So
10 if we can just -- Mr. Logan, I just described what you gave
11 them.

12 MR. LOGAN: Thank you. Thank you very much. What
13 you have in your possession is actually reflected on the
14 board so that way you can follow along with us. And thank
15 you this evening. Gene has done a very nice job of
16 presenting the complex and the building.

17 Thank you, again. So this is an open parking
18 garage. It's zoned as S-2 with an accessory storage use of
19 S-1. I just want to give you some statistics and then I'm
20 going to talk about the building itself.

21 As Gene has pointed out, it's a seven tiered
22 building. It's really a six story building with seven tiers.
23 So the roof of it, the sixth story, is actually the seventh
24 tier and so it's open parking. The building area per floor
25 -- thank you, Gene -- thank you.

1 As you can see on the second plan that you have,
2 this is giving you an overview of the building. It's
3 bounded by row --

4 COMMISSIONER EVANS: Excuse me. Excuse me.

5 MR. LOGAN: I'm sorry, sir.

6 COMMISSIONER EVANS: The Commissioners, we have
7 all this here in this booklet? What's up on your --

8 MR. LOGAN: Yes. What's on the boards is what's
9 in the books.

10 COMMISSIONER EVANS: There's members of the public
11 here. Would you mind just kind of flipping that so people
12 can --

13 MR. LOGAN: I'd be glad to. Would you like to do
14 it before or after I describe it?

15 COMMISSIONER EVANS: Well, maybe you could just
16 come over here and do it because I can read along. You
17 don't have to -- I don't have to see you. I just --

18 MR. LOGAN: Okay.

19 COMMISSIONER EVANS: -- there are people here that
20 might benefit from that.

21 MR. LOGAN: No problem. One second, let me just -
22 - just if we move this.

23 COMMISSIONER EVANS: Yeah.

24 MR. LOGAN: I can stand over here. Is that okay?

25 MAYOR SCARPELLI: That's good.

1 COMMISSIONER EVANS: You can do that more towards
2 the public, if you can. We can -- we're good, because I've
3 got it here.

4 MR. LOGAN: Okay. All right. Now, I have to get
5 my cheat sheets over here.

6 (Pause)

7 MR. LOGAN: Okay, so as I was pointing out, this
8 is a six story building that has seven tiers. If you'll see
9 here that it starts at -- actually each floor goes -- 11/6
10 is the first floor, then it goes 10/8, 10/8, 10/8, 10/8, and
11 we get up to the seventh story. And the top is actually
12 parking.

13 The footprint of the building itself is bounded by
14 Road H is what Prism has named this Road for right now.
15 Road D, Prism Way. And as you can see, it's a triangulated
16 space. We have 200 Metro here and 100 Metro, which as
17 already pointed out by Gene was formerly building 1 and
18 building 76.

19 There is four points of access from the two
20 buildings. One comes into this lobby on the part of the
21 building and the other one comes in this lobby as part of
22 the building. And then there's two other pedestrian areas
23 close to the point of access where the vehicular access is.

24 There is access of -- but for cars on Road D and
25 access for cars on Road H. Both of them will have a gate

1 where you actually key into it. People who will park here
2 are only those employees in building 100 and 200. This is
3 not open to the public.

4 The interesting part of this design was that the
5 owners could have very easily put a straight wall across
6 here and it was discussed, it was going to be very
7 monstrous. It would be uncomfortable. People wouldn't like
8 it. It just was overpowering. So it was decided to,
9 actually, as Gene pointed out to create a saw tooth, which
10 was more interesting.

11 So what happens is the sun moves across the
12 building, it creates this light and dark so you get shadows.
13 So it creates a little bit of a piece of moving art, but
14 it's stationery because of the way the sun moves across the
15 building itself.

16 The building -- the parking itself has ramps that
17 will go up. It's two direction and there's parking along
18 the way on those ramps. What I'm going to show you now is
19 the ground floor. As you can see here, that we have the
20 area on the floor itself, it is open parking. It is 118,970
21 square feet. Accessory storage was pointed out is right
22 here is actually 8,230 square feet. And the total footprint
23 is 127,200.

24 On this particular floor, there's 308 parking
25 spaces, of which we have 6 ADA van parking, which is

1 required on this floor. This is why we actually have this
2 floor is a little bit higher to be able to allow the vans to
3 come into the building itself. So van parking will only be
4 on this floor.

5 On floors two, four, five, and six, which are
6 typical, what you will have is actually 127,200 square feet.
7 You'll again have 380 spaces with six ADA spaces, which will
8 not be van, it will just be ADA spaces themselves.

9 The -- each floor will actually have two elevators
10 on the northern side and two elevators on the southern side.
11 It has three fire stairs, one by this elevator lobby here.
12 Hopefully you can see. One here and then one over here.
13 This is all based on the code and the configuration of the
14 building itself.

15 This will be a non-sprinklered building, but it
16 will have six stand pipes, which will actually be located in
17 strategic locations for the building and its configuration.

18 The seventh tier which is the -- as we're calling
19 the seventh floor is an open roof. And as you can see here,
20 you'll come up and then it will actually be configured in
21 the same footprint, 127,200 again, 340 spaces, and 6 ADA.
22 So that gives you a combined total of 263 spaces there.

23 Now, the total for the building, we have 2,548
24 spaces of which there is also 42 handicapped, for a total of
25 2,590. Any questions on this so far? Yes, sir.

1 COMMISSIONER ROGERS: With regard to the impact of
2 public safety regarding those parking lots, a couple of
3 years ago, Shorthills Mall, their parking lot -- parking
4 garage that looks similar to this, there was a shooting in
5 that mall. Ambulance and fire personnel, rescue personnel,
6 were unable to get to the victims because of the height from
7 the floor of the parking facility to the ceiling.

8 Is there enough space? Do we know if there's
9 enough space to make sure emergency personnel can get into
10 that lot in the event of an emergency?

11 MR. LOGAN: Each of the elevators are actually
12 gurney sized. So we are able to bring in --

13 COMMISSIONER ROGERS: I'm not talking about
14 elevators.

15 MR. LOGAN: I understand. You're -- I'm
16 addressing your question. So the elevators are set up for a
17 gurney. But for a truck to get in or a van height to go to
18 those floors, no, you're not able to bring that to a --

19 COMMISSIONER ROGERS: So an ambulance could never
20 get to a victim of a sickness or a crime on the sixth deck.
21 They would have to take an elevator.

22 MR. LOGAN: That's correct.

23 COMMISSIONER ROGERS: Okay. Thank you.

24 MAYOR SCARPELLI: Mr. Logan, is there any other
25 access to the buildings or just on the ground floor to the

1 lobby? So is there any like bridged way to like the third
2 floor of any of the buildings?

3 MR. LOGAN: Not at this time, no. There hasn't --
4 there's not -- there's only pedestrian access from grade, as
5 well as vehicular access from grade.

6 MAYOR SCARPELLI: And are they going to be gated?

7 MR. LOGAN: Yes.

8 MAYOR SCARPELLI: So --

9 MR. LOGAN: And it will be a fob or something.

10 MAYOR SCARPELLI: -- GPS or something.

11 MR. LOGAN: Exactly. And then on the way out,
12 there would actually be an automatic gate goes up and you'll
13 be able to drive out. So you don't have to pass on the way
14 out.

15 The lighting in the building, we have -- on every
16 floor, we have a 30 by 30 bay lighting and that actually has
17 a 10 foot candle ratio across each floor. On the roof, we
18 actually have the light pole that is actually 16 feet and it
19 is actually again on a 30 foot and it's set back in the
20 building. The way the lighting is set up is that it filters
21 towards the perimeter of the building down to three to four
22 foot panels. Just a point of reference, in an office space
23 typically, it ranges from 50 to 100. We're talking about 10
24 is the lighting, which is suggested by the IES. And at the
25 perimeter it's down to two to three.

1 So you don't have any light spillover from the
2 light fixture itself. This is a fairly recent light fixture
3 that the lights actually will come down. It's an LED light
4 fixture. The spillage outside of the building is somewhere
5 in the neighborhood of one foot candle. That's the amount
6 of light spillage outside the building itself.

7 COMMISSIONER EVANS: I've just got a question.
8 When you look at the entrances to the building, there's one
9 on the west side by Road D.

10 MR. LOGAN: Yes.

11 COMMISSIONER EVANS: All right. And then there's
12 another on the east side by Road H.

13 MR. LOGAN: Right.

14 COMMISSIONER EVANS: When you look at the fact
15 that this is almost 2,600 parking spots --

16 MR. LOGAN: Yes.

17 COMMISSIONER EVANS: -- how do you expect the flow
18 of traffic?

19 MR. LOGAN: Well, that will actually be addressed
20 by our traffic consultant and our civil. So they are
21 prepared to review that and let you know how that queuing is
22 going to work and how the movement on the site.

23 This is just an example of the lighting on a
24 typical floor. So we had the roof to begin with. This is
25 lighting on the typical floor. I'm sorry, those are the

1 roof cams, I apologize. So they actually -- it actually
2 spreads out and as you can see that the -- you can go from a
3 10 down to a 3 at the perimeter, and then the spillage
4 outside of it is about 1.

5 Now, what I would like to do is address the
6 exterior façade. There was, as I said -- I'm sorry.

7 COMMISSIONER EVANS: On the lighting plan, given
8 the lighting on the roof and it's an open roof, at night,
9 what's the -- do you anticipate the level of light
10 contamination is going to be in that neighborhood?

11 MR. LOGAN: We actually have a rendering with the
12 building 100 percent lit, which would not ever happen,
13 unless there was some sort of event that would cause every
14 floor level to be occupied and people moving through the
15 space. But the spillage outside is, as I said, is one foot
16 candle from the building itself. The rest of it will be
17 street lighting.

18 And we have some accent lighting to actually
19 address the building. So I'll show you that in one of the
20 renderings, but I appreciate the question.

21 COMMISSIONER EVANS: Okay.

22 MR. LOGAN: The -- as you can see here, what I was
23 talking about on the south elevation, you have undulation
24 that's occurring, which is the saw tooth. You have a
25 horizontal ribbon that is occurring because it's an open

1 garage. And then you have the pre-cast spandrels. On
2 the pre-cast spandrels themselves, they actually have
3 a further undulation that is occurring. It's varying about
4 two inches over a distance of 8 to 15 feet. So again, the
5 light that is on it will actually create interest as the sun
6 moves through the sky. The angle of the sun, as you can see
7 as shown here.

8 Further to that then the elevator lobbies and
9 stair towers, what the client has decided is to actually
10 address that in a curtain wall glass to make this look like
11 an office building, a class A office building.

12 So this will be the nicest looking parking garage
13 in the State of New Jersey. There's no building that will
14 compare to this. Because of the pre-cast panels themselves,
15 the glass curtain wall at the three stairs, and the
16 undulation that's occurring in the panel themselves, as well
17 as with the saw tooth that's occurring across.

18 What we've done is in the plans that you have
19 there, we actually dotted in the existing cooling tower on
20 the east elevation and on the north elevation. So you can
21 actually see the scale of the cooling towers actually
22 tending to be woven into the building itself and somewhat
23 disappearing -- the existing one that's there.

24 The cross-section of the building that we have
25 here is in two locations. One is just cutting through the

1 whole building itself and the other is cutting at the ramps.
2 So as you can see, it's a fairly clean design from the
3 organization of the space. What we also wanted to show you
4 is the line of sight from the Windsor Place. We actually
5 drove around all the neighborhoods and looked at different
6 locations towards the building.

7 So Windsor Place is actually 618 feet to the face
8 of this building, which is more than two football fields
9 across. So that's on your plan SC-10, for you gentlemen who
10 have the book. And then at another distance of 128 feet, it
11 would actually be that far away before the garage would then
12 cut off the office building 200.

13 From the Kingsland Street, we also wanted to do
14 that. Kingsland and Bloomfield, and that distance is
15 actually 482 feet before you actually -- that you would
16 actually be to the building itself. And the line of sight,
17 you would still see the tower that's existing. So it's
18 really fairly low profile. And then another shot that we
19 had there of 150 feet.

20 Yes, sir.

21 MAYOR SCARPELLI: How tall is building 100 Metro?

22 MR. LOGAN: I don't have that stat right now. Do
23 we know? I'm sorry? 110. 110 feet.

24 MAYOR SCARPELLI: And maximum you're proposing for
25 the parking garage is 70 feet?

1 MR. LOGAN: Yes, sir. Thank you.

2 All right, the next photo -- or next board is
3 actually rendering 11. We gave you a --

4 UNIDENTIFIED SPEAKER: (Indiscernible).

5 MAYOR SCARPELLI: 120?

6 MR. LOGAN: So the next board is actually a
7 rendering perspective view from the southwest corner looking
8 towards the campus, being the parking garage, the building
9 200 and building 100, as well as a night view. And this
10 night view is -- instead of giving you a partial lights, we
11 gave you a max of 100 percent lights on.

12 So as you can see, there's no spillage from the
13 light poles on the roof itself. And these are all the
14 lights within the parking deck itself on -- there is some
15 accent lighting on the lower part, which actually dresses it
16 up, and then there's the street lighting.

17 The building is designed so that actually it's
18 motion sensors. So as you walk through the space or drive
19 through the space, the lights go on. The client had
20 discussed that they're going to drop these lights down to a
21 10 percent light instead of the black building, because
22 that's -- going to your comment about security and people
23 feeling comfortable walking into the building.

24 Even though you could walk in and the light will
25 go on, the ownership has looked at this as potentially as a

1 10 percent light value. So this is max. So 10 percent of
2 this is what the light would be in the building itself. So
3 once you move in, then the lights would still go on as you
4 move through the space, just to give a point of reference.

5 MAYOR SCARPELLI: I know this is not a question
6 for you, but Mr. Diaz, will somebody address the security
7 within the parking garage during the day and night? Not
8 now, later on.

9 MR. LOGAN: The one thing I also want to point out
10 is that during the day, this is also on daylighting, so
11 there are sensors around the perimeter so that when the
12 daytime light is at a certain level, the lights will go off
13 and not be on until they're needed based on the lighting on
14 the outside. So it will be sensing what's going on and the
15 lights will go on.

16 So they will not be on during the day except for
17 on demand.

18 The next rendering is actually a perspective from
19 the southeast. This is facing up Avenue D and along Avenue
20 H, I believe it is. This is the stair tower and elevator
21 tower curtain wall. As you can see here, what we made this
22 look like is an office building with a horizontal band by
23 introducing the glass that has some sort of symmetry and
24 compliment to the existing 200 building and 100 building.

25 So what we've tried to do is tie the two together

1 and make it look like, again, an office building but it's
2 actually a parking structure. This perspective on -- the
3 looking view from the northeast, this is a representation of
4 the cooling tower. As you can see, it's -- we've tucked it
5 into the corner. We have it screened. And it actually is
6 tucked in so that you really don't see it.

7 UNIDENTIFIED SPEAKER: (Indiscernible).

8 MR. LOGAN: Thank you, Gene, for reminding. This
9 is the view from the northwest corner. Again, looking at
10 the building where there's parking in the -- a grade outside
11 of the building itself. But again, similar curtain wall
12 system tied into the pre-cast. Again, you have this
13 undulation that's going on within the pre-case panels
14 themselves and creating that light and dark and shadow.

15 This would be a view from roughly the fourth
16 floor, building 100 looking at the parking garage with the
17 plaza area between 100 and 200.

18 I believe that I can say that the -- we pretty
19 much have covered the building. The curtain walls are
20 tinted glass to compliment the building 200 and it's a
21 double-t pre-cast system. So any questions you gentlemen
22 may have.

23 MAYOR SCARPELLI: I still have one more. People
24 coming out of the garage are going to have to cross a
25 roadway. So there's no plaza or anything connecting the

1 parking garage to the buildings. They have to cross a
2 roadway first before they get to the plaza, am I right?

3 MR. LOGAN: Correct. You're referring to right
4 here. This is a sidewalk here. You'll cross this road into
5 the plaza. There's a sidewalk here. And that will be
6 addressed in what is going on in the plaza. But there is --
7 as I said, there's four points of access into the building
8 along this line. So this would be one here. There's one of
9 this side -- the other side of this, and this is their
10 tower.

11 MAYOR SCARPELLI: And you're sure it's going to be
12 the most beautiful parking garage in the state?

13 MR. LOGAN: I will guarantee that.

14 MAYOR SCARPELLI: Guaranteed. Do you hear that,
15 Commissioners?

16 COMMISSIONER EVANS: Yeah, I heard it.

17 MR. DIAZ: (Indiscernible).

18 MAYOR SCARPELLI: Gene, can you get on the mike?

19 MR. DIAZ: So, Charles, two points I'd like you to
20 speak to from an architectural perspective. First, the
21 design of this garage has a scissor ramp system inside,
22 which is internal to the garage.

23 MR. LOGAN: Correct.

24 MR. DIAZ: It does not occupy any of the external
25 walls.

1 MR. LOGAN: Correct.

2 MR. DIAZ: And that to be clear, it is a double
3 ramp system. So up and down, up and down on either side in
4 terms of moving cars efficiently. But because we chose to do
5 a slightly more expensive construction and put those ramps
6 internal to the garage, the exterior façade is always
7 straight as opposed to having any visible ramping to it.

8 MR. LOGAN: Correct. The entire façade itself, all
9 the way around, is the same height all the way around. The
10 variation in the floor above the ramping and the grades
11 within the slats will be buried within the horizontal band of
12 the building.

13 So these bands will actually -- you will not see
14 any differential in what is going on inside the building, but
15 it's actually hidden within that horizontal band.

16

17 MAYOR SCARPELLI: Mr. Diaz, can I ask you a
18 question?

19 MR. DIAZ: Yes, sir.

20 MAYOR SCARPELLI: Approximately 2,600 spaces
21 within that garage?

22 MR. DIAZ: 2,590 and it's six -- seven levels.

23 MAYOR SCARPELLI: And --

24 MR. DIAZ: That includes the Clifton side.

25 MAYOR SCARPELLI: Correct. And that kind of

1 spacing, is that all for those two buildings?

2 MR. DIAZ: Yeah. It is the -- the garage has been
3 designed and is being secured through a secured standpoint,
4 as well, to be utilized only for the tenants occupying the
5 100 Metro and the 200 Metro building, and their guests and
6 invitees.

7 Now, I will -- so I don't go on the record and
8 someone tells me nine months from now that I lied, let me
9 caveat this.

10 MAYOR SCARPELLI: That can never happen.

11 MR. DIAZ: Let me caveat this since the press is
12 here. We are working on a plan for the 200 Metro building
13 to convert the auditorium into more of a public presentation
14 auditorium available to not only people of the public who
15 wish to present the rent for an event or something of that
16 nature, but also for tenants of the campus. Ralph Lauren,
17 as an example, has already asked even before their lease
18 officially starts if they can use it three times in the next
19 several months.

20 We have on the 10th, I believe, the
21 Hackensack/Seton Hall medical school white coat event. It
22 will be hosted in that auditorium. That auditorium is
23 accessible from the courtyard. And it is likely if there is
24 an outside event hosted there, that yes, there would be
25 permitted parking in the garage for that outside event,

1 which is 425 maximum seats in that auditorium.

2 We have not finalized those plans. It's possible
3 that one of the tenants interested in the building decides
4 they want 100 percent use of that. It doesn't look like
5 that's the case. But one of the things we are planning is
6 just the possibility that the only other people using that
7 garage would be potentially visitors attending a
8 presentation or an event in that auditorium, should that
9 auditorium become more of a public theater/arts or
10 presentation/arts/presentation auditorium.

11 MAYOR SCARPELLI: So most of this parking would be
12 morning to evening and then during the evening, would you
13 anticipate any shared parking with anything?

14 MR. DIAZ: No, we don't anticipate any shared
15 parking with the garage. The tenants have the right to use
16 those spaces in their leases 24/7 subject to municipal
17 zoning laws in terms of access and time periods if there --
18 were there any imposed. But there are no other ideas for
19 shared parking for that garage at this point in time.
20 Certainly not with any of the other intended uses at the
21 campus at this point in time.

22 MAYOR SCARPELLI: Now, I know there's been
23 discussions about the number of spots per 1,000 square foot.
24 It just seems like a lot of spaces for the square footage
25 that's there. And I know somebody said a thousand -- maybe

1 you. A thousand people in 100 and 1,100 to 1,500 people in
2 -- which gets you to the 2,500, I would assume. It just
3 seems like a lot of spaces and a lot of people inside those
4 buildings.

5 MR. DIAZ: So Roche -- I will tell you Roche had a
6 slightly different occupancy density than the tenants today.
7 And I think that occupancy density is a point of changing
8 attitudes among corporate America. I think there is
9 additional densification occurring in the corporations in
10 terms of the utilization of their real estate. Part of the
11 issue is computers are getting smaller and thinner, right?
12 Files are not as needed. So they're able to put more people
13 in per square foot.

14 They're counteracting that a little bit by
15 providing additional collaborative areas and things like
16 that, and amenitized areas for the younger workforce.

17 MAYOR SCARPELLI: Which you see in 102.

18 MR. DIAZ: Which you're seeing happening in 102
19 right now. So there's a balance to that. But all in all,
20 we're talking about a garage that -- if the full seven
21 stories -- the seven levels are constructed for -- because
22 of the one particular tenant in building 200, that's about
23 4.6 per 1,000. Without it, it will be just about 4.

24 Now, Ralph Lauren has asked and negotiated for 4
25 per 1,000 in its lease. That's -- today and has been for

1 the last 25 odd years or more, and I'm not as old as my
2 partner, but I'm not going to make fun of him. But for more
3 than 25 years, 4 per 1,000 has been a (indiscernible)
4 standard in the suburbs.

5 We see less in more urban areas and where there's,
6 perhaps, train transportation. And I do know we are doing a
7 lot with New Jersey transit and looking at the bus lines
8 here. And believe you me, if we could build fewer spaces
9 and satisfy the requirements of corporate America today,
10 we'd love to spend less money building parking. No one is
11 paying us for those spaces when we build them, right? They
12 don't pay for parking. That's not a suburban context, it's
13 not a suburban issue. It comes along with their rent.

14 So if we could build fewer, we'd love to build
15 fewer, but we're driving the design based upon the demands
16 of the tenants and the companies that are looking to be
17 here.

18 MAYOR SCARPELLI: Lyft, and Uber, and all those
19 other things, is that taken into consideration?

20 MR. DIAZ: It has. And we give -- as a developer,
21 right, which is our primary responsibility and our job, we
22 spend a lot of time theorizing about the changing
23 environment, right? How things are changing, what the world
24 is doing differently, how people are living, how people are
25 working. And ride sharing, driverless cars, autonomous

1 vehicles, all of that like seems to be at the forefront of
2 lots of discussions. It's not happening tomorrow. Is it
3 likely to happen in 20 years? It's been estimated that to
4 put autonomous cars at a level of 5 percent of the vehicles
5 on the road will take more than 20 years. That's just 5
6 percent.

7 So when we look at garages and consider the idea
8 that -- some people have the idea to make it adaptable for
9 something else in the future. Well, it's a good thought,
10 but there's a couple complicating issues with that. One,
11 two have a blanket idea that let's make every garage
12 adaptable misses the point that you have to evaluate a
13 garage and its surroundings or its location in terms of does
14 it front on a street. Can it be used for something else?
15 Is there zoning that a municipality is willing to grant from
16 a density standpoint to use for something else?

17 Garages that you enter on grade, because we
18 haven't gone to flying cars yet, so we know we have to enter
19 the garage from the bottom up require ramps at their core.
20 Those ramps -- you can't get rid of them. So if you try to
21 adapt the ground floor of a garage with ramps, your cars
22 can't go up.

23 So where we see adaptability happening more often
24 is where you're building a building and a garage inside the
25 structure, and then you build those decks so the elevator

1 cores can continue to go down, so you can convert those
2 floors as you go down.

3 If, for instance -- let's assume for the moment
4 that we could cut the parking ratios by a third. We still need
5 1,800 parking spaces. So you're not going to get rid of the
6 garage. We are still an automotive driven society, whether
7 it's ride sharing which supplants some of those, so people
8 have fewer cars, or not. If you could get rid of a third,
9 we'd still need five levels of that garage.

10 So I don't see a situation in the future where we
11 could make substantive changes to that garage, which is --
12 has physical constraints. Bounded on one side by Norfolk
13 Southern Rail. You all have had experience, we know they're
14 very difficult to deal with. That rail is not going away
15 any time soon.

16 Bounded on the other side by two office buildings
17 and a courtyard. The north side of the building is bounded
18 by the cooling tower and mechanical equipment, which is
19 partly responsible for attracting the quality of the
20 companies that we're getting here because of the inherent
21 redundancy and the robust nature of the infrastructure
22 that's here on site.

23 We can't enter from that side. We can't convert
24 that side. And you don't care about that side. That's in
25 Clifton.

1 MAYOR SCARPELLI: Not true.

2 MR. COHEN: I'm the other half of Prism, Gene's
3 partner, Ed Cohen. And I'm the -- let's call it the
4 marketing specialist, having been a broker in the State of
5 New Jersey for over 50 years.

6 The fact of life is for the two -- for the one
7 deal, the Ralph Lauren deal, the deal would not have been
8 made were we not to guarantee 4 cars per 1,000. With the
9 other transaction -- two transactions that are where we have
10 full building users looking at the site, one of them is as
11 Gene said, trying to densify their space substantially and
12 everybody drives. They would not be considering this campus
13 were we not to provide the level of parking for them.

14 The second full building tenant is a less dense
15 user, more along the lines of Ralph Lauren at the 4 per
16 thousand. That's why that flexibility of the seven level
17 versus six level. But let us not forget, none of those
18 three transactions, one of which is closed and the other two
19 are pending, would not come to this site or these buildings
20 without the level of parking that we're proposing.

21 As Gene said, that's the last thing we want to do
22 is spend money on needless parking. It's not revenue
23 producing. The only way it produces revenue is by
24 attracting the tenants to pay rent for the buildings. So
25 we're not just looking to create a parking city here. We're

1 looking to accommodate the needs of the people who will
2 populate the campus. That's the only comment I'm going to
3 make.

4 MAYOR SCARPELLI: Commissioners, any questions?

5 COMMISSIONER TUCCI: Yes. It's interesting that
6 you mentioned that. Is it your expectation and/or the
7 expectation of your potential tenant that 100 percent of the
8 people that are going to occupy this building are going to
9 be driving to work? And what percentage, if any, has been
10 discounted in this plan for people using Uber, and Lyft, and
11 public transportation? Because I'm not hearing anything
12 about that.

13 Will this accommodate 80 percent of the folks who
14 are coming to work at these sites potentially? Or is it 100
15 percent?

16 MR. DIAZ: The -- both tenants have estimated that
17 they use a 10 percent average -- you know -- yeah, swing in
18 people coming. Whether that's someone who's out at a
19 meeting for the day or someone who's taking ride sharing,
20 somebody who's decided to take public transportation.
21 They've all assumed about a 10 percent deduct in terms of
22 their total employee count to parking need.

23 COMMISSIONER TUCCI: Don't you think that 10
24 percent is a bit low? Especially in light of how our
25 younger people, our millennials, and those coming up behind

1 them are transporting themselves from one place to another.
2 And I just see it firsthand with my own children. I mean,
3 I'm a driver, so I would need a parking spot, but they don't
4 drive. They will call an Uber. They will take public
5 transportation. They'll call Lyft.

6 So there are alternate ways of them getting
7 around. I mean, 10 percent seems a little light to me.

8 MR. DIAZ: I think we're at a seismic shift in
9 thinking here, right? We're passing the baton from the baby
10 boomer generation to the millennial generation, right, and
11 we know that their attitudes, their sensibilities are very,
12 very different than yours, or mine, and Ed's, and the other
13 generations.

14 But their sensibilities are a little bit different
15 also because they are also at a very different stage in
16 their life cycle as well, being primarily single. And being
17 -- living primarily in urban areas today. But it is fully
18 anticipated, actually, that over the course of the next 15
19 years as these millennials mature, that they will be leaving
20 those urban areas and finding more active homes in the
21 suburbs, which will likely increase the amount of driving
22 that they do.

23 Now, I agree, Commissioner Tucci, that the -- I
24 take Uber on occasion too. Some days I don't feel like
25 driving to work. I'm going to be busy. I'll call an Uber

1 and I'll take an Uber to work. We are encouraging these
2 companies that we're talking to to look at mass transit, to
3 look at ride sharing. We've encouraged the tenant that
4 wants that extra level on the garage, we've encouraged them
5 and have brought it to their attention that we think we
6 could provide what they need in coordinated bus -- private
7 bus service from certain of their higher density areas.

8 So we're not just skipping out on the idea that we
9 should try and manage this process. We think, obviously,
10 though the decision is being driven by human resources,
11 their CEO, their C- Suite determining here are
12 employees. Here's what we need to provide. And we're not
13 coming unless we're getting what we feel we need to
14 effectively operate our business, attract the employees that
15 we want.

16 I'd like to see it also. I'd like to see it cut
17 in half. But the reality is we're not there yet in this
18 economy and in this day and age. We may someday get there,
19 but we're never getting rid of it completely.

20 COMMISSIONER TUCCI: Right. And as far as
21 adaptability of this structure, and this is a massive
22 structure. It's a beautiful looking structure, but it is
23 nonetheless --

24 MR. LOGAN: The most beautiful in New Jersey.

25 COMMISSIONER TUCCI: -- a massive -- so he says.

1 Yes, you're right. So he says.

2 MR. DIAZ: No, so he guaranteed.

3 COMMISSIONER TUCCI: But at some point, and I know
4 there are costs and other implications that you need to take
5 into account, but the adaptability of this at some point
6 morphing into something else. In the event that we have
7 this C change and the movement is away from -- we've already
8 moved away from Cadillacs and Lincolns, you know, to small
9 Toyotas and Hyundais and things of that nature. So like
10 what do we do with this 15, 20 years down the road because
11 we expect you to be here at least as long as Roche was here.

12 MR. DIAZ: I tell you what we do with it 15 or 20
13 years from now, which it won't be 15 or 20 years. We'll be
14 talking 30 or 40 years, all right? But know one thing, that
15 adaptability to other uses creates additional parking load
16 to begin with, which creates more demand.

17 So it's not a hey, I'm going to take a floor --

18 COMMISSIONER TUCCI: Not if the culture changed.
19 I mean, I'll agree with you to a degree, but if there is a
20 C change in culture --

21 MR. DIAZ: At any percentage, whether it's a
22 retail store, or whether it's a restaurant, or whether it's
23 an urban farm that goes on the roof, they -- a portion of
24 their employees will drive and will want to park. So there
25 will be additional parking created by that.

1 But more importantly, what we do in 20 and 30 and
2 40 years from now is if there's been that C
3 change is we take it down. And we come back to you and we
4 say, you know what, now we don't need it. Now, let's see
5 what do we want to have here next? And in 20 or 30 years,
6 we've paid for that garage and we've gotten our return out
7 of it. At that point in time, we look at land and we say if
8 it's become so valuable, then you'll take it down and you'll
9 build something that is revenue generating.

10 COMMISSIONER TUCCI: Right.

11 MR. DIAZ: And that will be the calculus that
12 you'll make. That now I can put something in that plot. If
13 you're willing to do it 30 years from now, or 25 years from
14 now, or 40 years from now that's revenue generating, we
15 would much rather as developers and as real estate
16 entrepreneurs put something there instead that generates
17 revenue.

18 So that's what will happen ultimately. It's not
19 what do you do with it. It won't stand there and get
20 cobwebs. It will be taken down and you'll develop that
21 site. Because buildings are changing. And you don't know
22 what uses you're going to need there in the future. So the
23 idea to try and impose an adaptability on something where
24 you have an uncertain future, you don't know what use it
25 could be in the future, you don't know what geometry and

1 what requirements those future uses will have in the future,
2 is a -- it's rather myopic to think that you could solve
3 that and create that solution today because you don't have
4 the answers and the questions tomorrow yet.

5 COMMISSIONER TUCCI: Right. And as part of that,
6 I mean, a lot of this information, as good as it is, I mean,
7 we are getting it a bit late for us to entertain and to
8 digest and to make decisions on, all right, that are going
9 to affect this Township for many years to come. You know,
10 and I know we all have timelines and we all have
11 constraints, and we have things that we're looking to
12 accomplish, but you know, as a governing body, we obviously
13 want to be cooperative, all right, with you folks as
14 developers. We want to create the jobs. We want the tax
15 revenue. We want the innovation. We want everything that
16 you want to bring, which at the same time protecting our
17 neighborhoods and worrying about what the traffic impacts
18 will be, all right? And what the impacts will be on the
19 quality of life.

20 Because I realize folks eventually -- our younger
21 folks will be moving from the urban areas, but we are as
22 much as we like to think we are a typical suburban town, we
23 are more urban/suburban than we are suburban. So we are a
24 very desirable place for people to stay in, and to move into
25 our neighborhoods. All right? But we need to make sure

1 that we maintain the correct environment and the right
2 character for us to remain as appealing as we are today.

3 MR. DIAZ: Commissioner, I appreciate that
4 sentiment and you're onto the idea that you're surban,
5 right, you are a metroberg, right? It's a changing
6 classification of municipalities, right? And I'm glad that
7 you've recognized what you are. But that's why you're so
8 attractive to people like Ralph Lauren and the other people
9 in the medical school.

10 But I want to point out something very important
11 in your consideration in terms of the site. The
12 counterfactual to the garage is no garage, which means okay,
13 where will the people park? We'll have to take up surface
14 parking, which means what we're doing by spending the \$38
15 million or so this garage is going to cost, we are providing
16 additional land in Nutley for development, for additional
17 ratables, so you can get more jobs and more businesses.

18 COMMISSIONER TUCCI: Gene, I realize that and I --

19 MR. DIAZ: But I want to be very clear that I --

20 COMMISSIONER TUCCI: That's something that we
21 obviously would welcome.

22 MR. DIAZ: And I think that's one of the things.
23 What we're doing with this site is following exactly what
24 you said. Make it more surban. We're mixing parts of
25 urbanism in this site with the suburbs. It's a very tight

1 walking -- it's a very fine line in how you do it. And I
2 think ultimately when the full masterplan comes before you,
3 when you see everything we're trying to do for the entirety
4 of the campus, I think you'll like it all. And I think
5 you'll understand the benefit that providing structured
6 parking is providing from a development and value creation
7 standpoint for the land inside Nutley and inside Clifton.

8 So and if you didn't have the parking and you did
9 it all surface, well, could we rent it? We'd get less money
10 for the building. The building would, therefore, throw out
11 less taxes, right, because somebody willing to be in the
12 building will say I'm going to pay less because I don't get
13 all the things I need. I have to park very far away.

14 So I want you to understand the calculus that
15 we've done here relative to the site and these buildings.
16 And to remind you, again, and the public we're not building
17 anything new yet in terms of occupied structures. These
18 buildings have all been occupied in the past and Roche had
19 over 10,000 people driving in and out of here during one
20 point in time. We're not getting anywhere near that yet.
21 And I do know that there will be, with the final
22 redevelopment plan for everything, traffic studies that
23 we'll need to have happen, roadway improvements that will
24 need to be contemplated, civilization issues that will need
25 to be thought through, and landscaping and other issues of

1 these roadways. And we look forward to when we can come to
2 you with those plans.

3 But right now, the action that we're doing is
4 ensuring that we can reoccupy the campus to get the
5 financial stability back to those 116 acres and these
6 townships so that we can begin the next stage of value
7 creation on the additional land.

8 COMMISSIONER TUCCI: And Gene, I can appreciate
9 that. But I hope you can also appreciate our perspective
10 that without those traffic studies, without knowing what
11 that impact will be, it makes this decision that much more
12 difficult for us.

13 COMMISSIONER ROGERS: Mr. Mayor?

14 COMMISSIONER TUCCI: That's all I have, Mayor.

15 MAYOR SCARPELLI: Commissioner.

16 COMMISSIONER ROGERS: I want to follow up on what
17 I said earlier about the safety factor regarding that
18 parking lot. Unfortunately, the public safety commissioner
19 isn't here and this is something we should really consult
20 him about because without getting emergency -- the right
21 proper emergency personnel and equipment on those upper
22 levels in the event of a medical emergency or crime, he's
23 going to have to change some of his operations within the
24 fire department and the police department.

25 Because to suggest, because we -- not we, but the

1 state lived through this tragedy and a few others over the
2 years, that an elevator going up to the sixth floor where a
3 person is victimized by a crime or a medical emergency is
4 tough to swallow. What if the elevator is out? What if
5 there's an electrical failure?

6 So there is a need to get emergency personnel into
7 the parking lot. It's beautiful. It's a nice building and
8 all of that, but that doesn't suffice for the safety of
9 people who are going in there. So I have an idea going
10 through my mind that I'm going to speak to the public safety
11 commissioner about, but I couldn't make any decision in good
12 conscience until I'm satisfied that if my kid was on the
13 sixth floor of that parking lot and became the victim of a
14 crime or a medical emergency, that the police could get
15 there in two minutes or less.

16 MR. DIAZ: Commissioner, let me address a little
17 bit of the safety and security aspects. And one thing I
18 will point out, 10 feet 8 inches. That's actually at the
19 upper end of what's considered the standard for parking
20 garages. The Shorthills garage, I park there, I know it
21 well, has about 6 and a half feet of clearance in it. At 10
22 foot 8, we're getting nearly 8 feet -- 7, 10 -- almost 8
23 feet of nominal clearance in the garage.

24 So the Shorthills is a very different garage built
25 under very different circumstances. Two, that was a garage

1 open to the public, right, with heavy retail use and a lot
2 of transient uses in there. This is a garage where you're
3 likely to know everybody who's going in and out of it. Now,
4 that doesn't affect the medical emergency issue and
5 considering that we are a campus that is seated by a
6 hospital and its medical school, right, and is at the
7 forefront of medicine, it's an important thing for us to
8 consider.

9 And you have our commitment to work with, and
10 we've had this discussion with Clifton concerning the
11 overall campus. We still have a command center and a
12 security command center on campus with over 137 cameras that
13 are active. We intend to look and to work with the police
14 department in both Townships on force mobilization, all
15 right, and force enhancement with these aspects. It can be
16 things as well as we've talked about photographic license
17 plate tracking and things of that nature.

18 So we will have for this campus, as part of our
19 overall campus operations, an extremely robust safety and
20 security operation that is ongoing. And the commitment that
21 we have will be to work with the emergency responders and
22 the first responders to ensure that when there is -- if
23 there is an issue, that we've made whatever adjustments
24 within the limits that we have here to allow the rapid
25 access and service to somebody in need.

1 COMMISSIONER ROGERS: All right, Gene, that's what
2 I was looking for. If there's a commitment from you that
3 you'll work with the public safety Commissioner to ensure
4 that these issues that are -- need to be discussed, I'm
5 satisfied with that. So --

6 MR. DIAZ: And we will -- when we appear before
7 the Planning Board with a site plan application, I believe
8 one of the check lists is to look at safety, security, and
9 access with the fire department and the police. And we
10 will, and you have our commitment, to continue to work
11 through that.

12 COMMISSIONER ROGERS: But you get -- you
13 understand the concern, right?

14 MR. DIAZ: We intend to run an extremely safe
15 campus.

16 COMMISSIONER ROGERS: Okay.

17 MR. DIAZ: We would never want an incident to
18 happen that would cause someone to rethink wanting to be
19 here. So it is at our forefront. There will be 10,000
20 people here -- 9,000 people here in the future once again
21 and crowds have their own way of attracting sometimes some
22 undesirables. So we get it and we'll deal with it.

23 COMMISSIONER ROGERS: You satisfied me. You
24 satisfied me. Thank you.

25 MR. DIAZ: Thank you, Commissioner.

1 MAYOR SCARPELLI: Mr. Diaz, is anybody else going
2 to be presenting?

3 MR. DIAZ: I think there was a question on -- by
4 Commissioner Evans on the ability to access the garage from
5 its two entrances and the stacking and queuing relative to
6 the number of vehicles coming in and out.

7 COMMISSIONER EVANS: And, Gene, I had one other
8 question before that -- before you go to that. Can you give
9 an update? This particular spot on the campus had
10 environmental challenges associated with it. And can you
11 give us an update as to what's the condition of this -- of
12 that site right now?

13 MR. DIAZ: Yes, Commissioner. So let me just say
14 this. We've continued to work with Roche and the
15 remediation efforts on campus, which again go beyond the
16 normalcy of what a corporation generally would do. They've
17 been extremely responsive to us in helping us in our
18 redevelopment efforts of the campus in terms of relocating
19 wells and moving through more expeditious and more costly
20 types of remediation.

21 So again, you know, we were never happy that they
22 left, of course, but the things that they are doing to help
23 transition and to work through this should be commended and
24 I'll call that out here, as well.

25 That particular site, Commissioners, has some more

1 deep aquifer, ground water contamination of some PCE, TCE
2 primarily as the product. We've worked with Roche in this
3 regard for them to remove their interim measures that they
4 had put there and to actually do a very expensive deep well
5 reinjection of that site with a material that will help
6 degrade rapidly any remaining contaminants that remain below
7 the ground.

8 In the interim, we will have wells and things that
9 have to be reset, cut off, and capped. We're working with
10 Roche on that now. So this particular site, to put an
11 occupiable building on it as well, you know, might raise
12 some issues for some people given what was historically
13 underneath. An open garage, you don't have those issues.
14 All right, vapors -- we will put a vapor mat on the
15 occupiable areas of the garage, such as the storage area and
16 the elevator lobbies. So that will exist.

17 But I will say that it's -- that the overall
18 health of the campus from an environmental standpoint is
19 looking very, very good at this point in time. And you
20 know, Roche is beginning to get clean bills of health from
21 the DEP for some of these areas. This is one of those areas
22 that is transitioning next to allow us to do this. And
23 Roche is doing their best job to help expedite that by
24 spending additional dollars in a pool of money that we had
25 set aside with them at closing for just this purpose.

1 COMMISSIONER EVANS: Okay, so just -- so I'm
2 clear, Gene, any area that is occupiable? So where people
3 will be congregating in a storage area, as well as the
4 elevators, you're going to make sure that the -- whatever is
5 necessary to mitigate any environmental risk is going to be
6 in place? Is that --

7 MR. DIAZ: Yes. We actually have a covenant in
8 our deed and transfer declaration with Roche to do that.

9 COMMISSIONER EVANS: Second is that is there
10 anything that would prevent you from actually building the
11 garage given the environmental state of that site?

12 MR. DIAZ: No, there's nothing that would prevent
13 us from building it. We would -- potentially, if there were,
14 you know -- in the future, if for some reason, levels were to
15 rebound or something and this wouldn't work, then there would
16 be additional wells that would occur inside the garage itself
17 and they would be used in the future.

18 So there will be some wells that will continue to
19 be active and monitored in the ground floor of the garage
20 and we'll have to set those in the garage itself. Those will
21 be available for future purposes and monitoring.

22 COMMISSIONER EVANS: And make sure it's obviously
23 safe to you, obviously. But also we've talked about
24 adaptability, right, and thinking about how things are going
25 to change. And so I was just (indiscernible) saying

1 is there a constraint that is associated with the
2 environmental state of the property that would prevent a
3 reuse of the property, as you suggested, for something
4 that's more in closed, occupied space?

5 MR. DIAZ: It would present more of a challenge,
6 but technology is getting every day and it's a question of
7 dollars to make it happen.

8 COMMISSIONER EVANS: Fair enough.

9 MR. DIAZ: Matt, your question on ingress
10 queuing/stack.

11 MR. SECKLER: Good evening. I'm Matt Seckler with
12 Stonefield Engineering. We are the traffic engineers for
13 this project.

14 I think there was a couple of questions regarding
15 the way the ingress and the egress of the drivers will work
16 out. As was previously mentioned, there will be two access
17 points to the garage allowing for ingress and egress
18 traffic.

19 This garage is actually pretty unique in the
20 design in the fact that it's really for only a single use,
21 office use. Which means you have pretty heavy directional
22 flow of traffic. So unlike the parking garages in Marrison
23 or Hoboken, where they are constantly turning over cars,
24 there's people leaving and coming in all throughout the day,
25 this sees basically everyone enter in the morning and leave

1 in the evening.

2 The typical key fob, easy pass kind of style/gate
3 system for a garage could process about 800 cars an hour.
4 So this garage having two entrance points could process
5 about 1,600 cars an hour.

6 Typically, we see office buildings fill up at
7 about -- the highest hour, about 45 percent of the occupants
8 would arrive in a single hour. You kind of have a bell
9 curve. Some people like to arrive early. Some people kind
10 of arrive -- most people arrive in the 7:00 to 9 o'clock
11 hour, but you never see more than about 45 percent of the
12 people all arriving at once.

13 So we believe that we have sufficient adequacy to
14 process all of those cars coming in. And additionally, when
15 you enter the garage, you have a clear space to enter and
16 you get to those ramps, you're not like when you're maybe
17 backed up at the Garden State Plaza or some of those malls
18 where the second you enter a garage, there's parking spaces
19 immediately to the right and left and people kind of stop
20 once they get through the gate.

21 Here, it's the same users every day. They'll tend
22 to basically -- if you know you get there at 8:30, you know
23 you're going to have to hit the ramps, maybe get to the
24 second or third floor instead of circling all of the lot
25 itself. So I think it's going to be a very efficient

1 design.

2 And additionally, egress, most likely the egress
3 module will be a gate, but it will basically detect when a
4 car is approaching the exit gate and pop open. So you don't
5 need to provide a separate level of security in terms of
6 leaving the garage. So you could process in that case
7 anywhere from 950 to 1,000 cars an hour, when really all
8 you're doing is rolling over to the gate, the gate pops open
9 and you drive out. There's no type of key access in terms
10 of leaving the garage.

11 So I believe the garage design can adequately
12 support the overall development. In terms of -- I think
13 there was discussions regarding impact to the roadway
14 network beyond this specific garage. Again, this is just
15 one portion of what Roche had in terms of their overall
16 employee development.

17 And as you can see from the site today, we have
18 now opened the site for access from Kingsland through to
19 Route 3. Previously, Roche didn't just let you drive
20 through the campus if you were parked on one side to the
21 other. You were basically constricted either to the Route 3
22 access points or the Kingsland access points, or
23 Isabella if you were on that side of the site.

24 So what we have now is that people are looking to
25 head east in the evening on the return trip home, instead of

1 leaving the garage and exiting towards Kingsland like they
2 used to in the past, they'd be able to use Route 3 and just
3 get on Route 3 and head that direction.

4 So I do think the way we're able to disburse
5 traffic is actually an enhancement over what Roche had in
6 the previous condition.

7 COMMISSIONER EVANS: So on that -- there's almost
8 2,600 vehicles that are associate with this garage. There
9 is also 500 students that are coming, plus researchers,
10 administration people and so on. Some 1,800 spaces are
11 approved for the medical school piece. It is an ongoing
12 question among the Board of Commissioners as to the flow of
13 the traffic, right? And what's going to happen to an old
14 roadway, Kingsland, right, which is one lane going east and
15 west and an exit to -- and an entrance on Route 3 that
16 basically allows you to enter going eastbound and exit going
17 east bound, which is going to create overflow if you've got
18 to go west.

19 So you're either going to go out Kingsland to go
20 west or you're going to go to Cathedral, or go on Route 3 to
21 make the U-turn and things like that. So those are just
22 elements of the volume that are creating a lot of concern on
23 the part of the Board which remain open. They're open
24 questions, right? So when I look at the -- the way this
25 garage is laid out, do you have any insight as to the

1 likelihood of -- when you say 45 percent per hour, right?

2 MR. SECKLER: The highest hour we expect is about
3 45 percent of the employees arriving.

4 COMMISSIONER EVANS: So between 7:00 and 9:00, two
5 hours, 90 percent of the people?

6 MR. SECKLER: Between 7:00 and 9:00, we'd
7 typically see, yeah, about 75 percent of the people would
8 arrive during those hours, yeah.

9 COMMISSIONER EVANS: 75 percent of 2,000 to 2,600
10 people, right, where are they going to come from? Coming in
11 from Kingsland, Route 3? Right? Do you have any sense of
12 what that flow and burden is going to be?

13 MR. SECKLER: So what we typically see is,
14 especially where this site is located. It is located on the
15 southern portion of the property. There will be --
16 obviously a little bit more leaning towards Kingsland. I
17 believe it will probably be about 35 percent of the traffic
18 using Route 3 driveways and the remainder using Kingsland
19 driveways is probably the way that we've looked at how this
20 site lays out, the direction of traffic.

21 Again, people coming in the northbound direction.
22 Some people may take the parkway and get off early and cut
23 through to Kingsland. Some people may continue onto Route 3
24 and come in through the main entrance that way. Most people
25 -- honestly, these are commuters, they find their trick,

1 their way to commute. After the first week, they'll know
2 their path of traveling.

3 And again, when we're talking about these parking
4 space numbers and I think people on the Board mentioned the
5 parking rates and the parking ratios, a lot of those driven
6 by where people are current -- these are mature businesses
7 that are moving their employees to this location. I imagine
8 as these -- as this location becomes their permanent place,
9 there is more likely that people will be moving to locations
10 closer to the site.

11 I don't have any knowledge regarding those
12 potential occupants of these buildings, where these people
13 are coming from. But it's likely again if they end up
14 working here, they may end up choosing to live either on the
15 bus line so they can take the bus to work or within the
16 community where it's a short commute, possibly a walk or a
17 bike as well.

18 So I think there's opportunities as this site
19 matures to bring some of these parking ratios down from the
20 4.6 to something slightly lower. But I think, again, that
21 initial move is going to require that extra parking supply.

22 And regarding your traffic generation or trip
23 generation numbers, the 75 percent of this 2,500 number, it
24 still pales in comparison to what Roche was. And I know
25 that the applicant is committed, as we go to the new

1 buildings. Again, this is just reoccupying, that we'll be
2 looking to providing that traffic study that looks at, you
3 know, the overall roadway network and when improvements
4 could be made to the -- you know, to Bloomfield Ave, to
5 Passaic, to these other roadways that kind of feed into the
6 site itself as those new developments get put on board, not
7 the bringing back up the existing --

8 MAYOR SCARPELLI: Mr. Seckler -- excuse me,
9 Commissioner. You know, and I've heard this in past
10 meetings about what was previous with Roche and we lived it,
11 and we put up with it. And it looks like we're going to
12 have to put up with it again. But I want you to understand
13 that it wasn't good back then.

14 And to keep going back and saying, well, you guys
15 dealt with this before, yeah, we did, but it wasn't pleasant
16 to do. All right? So I want you to be cognizant of what we
17 feel up here because we lived it and our residents lived it.

18 MR. SECKLER: Again and I understand that fact. I
19 know when the police officer stood in Isabella to let people
20 out of that driveway, I drove through the area. And I
21 remember when -- before the signal was redone at the main
22 driveway at Kingsland having a police officer out there. So
23 I know the experience that you're referring to.

24 We're not close to that level today. And again,
25 when this thing -- when we start providing those new

1 buildings on the campus, we will be improving it well beyond
2 what that threshold was that you had to deal with the Roche
3 project.

4 COMMISSIONER EVANS: Yeah, I just wanted to
5 emphasize. So the Mayor took a little bit of my thunder on
6 my thought there.

7 MAYOR SCARPELLI: Sorry, Commissioner.

8 COMMISSIONER EVANS: You're the Mayor, so that's
9 okay. Just I want to emphasize that any time we reference
10 what used to be on Roche, it was many, many, many years ago.
11 And not -- and so the town itself has evolved since then
12 too, right? And the dynamics around how many cars are in
13 town, how many people -- each household, how many cars they
14 have. Right? We need to think about all of those factors.

15 That's why it's of great concern to me. So as you
16 start to look at that study, it's going to be imperative
17 that we, as a Board, better understand the reality of that
18 impact and what will need to be done in order to accommodate
19 that impact by today's standard, not the standard that
20 existed from Roche some 20 years ago.

21 MR. DIAZ: Commissioner, no one is suggesting
22 that we're going to go back to the way it was when Roche was
23 there. Roche was a different occupant altogether than what
24 we're seating the campus with today. And more importantly,
25 remember that the overall goal of our redevelopment plan and

1 our master plan vision for the campus is to create a mixed
2 use, pedestrian friendly campus. So Roche was all office,
3 research, laboratory space, all 9:00 to 5:00.

4 The commutation patterns of repopulating this
5 campus will be very different. It will have a very
6 different feel to it, very different impacts to it, and we
7 think it will actually be a much more even impact overall.
8 And when we get to that stage and we present professional
9 testimony with respect to traffic studies and analysis that
10 are done for those specific uses and purposes, I think
11 you'll have more than an opportunity to see and understand
12 and work with both the county on Kingsland Street, the state
13 on Route 3.

14 But understand, again, as Mr. Seckler pointed out,
15 when Roche occupied with the site, you were not permitted to
16 go north/south through the campus. So if you parked down
17 south, you can out down south. It forced a lot of traffic
18 in areas that were sort of not naturally -- that you
19 wouldn't naturally go in terms of a journey to work.

20 And I think those things will all come out in the
21 wash at the end of the day. But understand that we don't
22 intend to repopulate this campus with 10,000 people 9:00 to
23 5:00. That's not the goal. Our goal is when people come to
24 the campus, ultimately, is to have the services, and
25 amenities, and other options on the campus so they don't

1 leave right away, that they may stay in the evenings or
2 after hours to take advantage of other options of food, or
3 beverage, or things that are there on the campus as well.

4 But also, the school is very different hours in
5 terms of how they function than Roche. So I do think it is
6 a complex narrative. And I think it's a complex narrative
7 that will get more than enough attention by professional
8 testimony, by examination of your professionals and review
9 of that work, and by public input.

10 So we do look forward to getting to that stage,
11 but I do want to emphasize again that these three buildings
12 -- we're looking to reoccupy these buildings today and
13 that's a fraction of what had been totally in the campus in
14 the past. That's the only point we're making.

15 COMMISSIONER TUCCI: Gene, do you have a timeline
16 as to when these studies, these traffic studies are going to
17 be completed? I know we talk about, you know, as we go
18 along. But again, it's very difficult for us, you know, to
19 make intelligent, informed decisions without having any kind
20 of timeline.

21 MR. DIAZ: So I'm aware, Commissioner, that there
22 was a preliminary traffic study that was submitted and
23 provided to the Township professionals, which looked upon --
24 looked at the reoccupation of these buildings and the other
25 known activity on the campus today. And there was a study

1 that was prepared. There were counts given. And there was
2 a study that was provided in that regard.

3 The timeframe for everything else in terms of
4 future development beyond these occupancies. I think our
5 goal is once we deal with the task at hand of these
6 buildings is sometime in the fall to unveil the overall
7 masterplan study for the overall campus in terms of the mix
8 of uses, the densities of those uses, etcetera that we would
9 like to see occupy the 116 acres.

10 I think that's sometime in the fall. Keep in mind
11 that the Ralph Lauren occupancy here would be the end of
12 '19, early 2020. So it's not happening tomorrow. Right?
13 It's a year and a half from now at this point in time. And
14 the same thing goes with the tenants we're talking to on
15 building 200. They seem to be in the early 2020 occupancy
16 stage.

17 So we have time. We're working through these
18 issues and are going to present the factual data behind the
19 choices that you'll have to make in the future.

20 MAYOR SCARPELLI: Mr. Diaz, this presentation was
21 for us to give you an okay to go before the Planning Board,
22 correct? So are you going to have any more information on
23 the whole site plan itself? We've dealt with the garage.
24 We've talked a little bit about traffic.

25 MR. DIAZ: So let me address two other items that

1 we're going to -- that would be presented to the Planning
2 Board.

3 MAYOR SCARPELLI: Right, so like maybe just show
4 the subdivisions so we can see that, so the public can see
5 it.

6 MR. DIAZ: So we --

7 MAYOR SCARPELLI: And then any additional surface
8 parking that you plan.

9 MR. DIAZ: So what I'd like to do, Mayor, is I'd
10 like to -- we can cover the subdivisions. I'd like to show
11 you -- we have our landscape architect from the firm of
12 Weintraub Diaz here. No relationship to this Diaz. But to
13 show you the plans for the courtyard area between 100 and
14 200, which we intend to transform into more of an open
15 public courtyard and environment. I'd like to show you
16 that.

17 And we'd like to show you the improvements to be
18 made to building 100 Metro for the lobby improvements. We'd
19 like to show you that as well. So if that -- if you like
20 that order, we can talk about the subdivision plans with
21 civil engineering.

22 COMMISSIONER TUCCI: Gene, can we -- excuse me.
23 Can we also touch upon, if you're at liberty to do so,
24 what's going to happen on the Clifton side? Because
25 obviously, what happens there will impact us. And what

1 happens on our side will impact them. So if we can get a
2 flavor as to what to expect.

3 MR. DIAZ: What I can tell you now in the Clifton
4 side is -- because what's going to happen in Clifton is
5 going to be dependent on Clifton. And Clifton is going to
6 preside over the similar presentations that we make over
7 there.

8 What I can tell you that we know today, right, is
9 you understand that Quest Diagnostics was approved by
10 Clifton and by the County Planning Board to construct a
11 250,000 square foot diagnostic research laboratory west of
12 the train tracks, right, over by Isabella.

13 MAYOR SCARPELLI: Mr. Diaz, do you have a shovel
14 in the ground time table?

15 MR. DIAZ: It's looking like sometime in August,
16 assuming me --

17 COMMISSIONER TUCCI: August of '18?

18 MR. DIAZ: August of '18 in terms of construction
19 start with an occupancy, again, by them sometime in 2020.

20 We -- you know, Quest -- what I can tell you about
21 that, that I'm permitted to say that's not covered by non-
22 disclosures at this point in time, but what I can tell you
23 about is we do think Quest, as an occupant, is an ideal
24 occupant for this campus because their peak hour traffic is
25 very different than normal office research peak hour

1 traffic.

2 Their peak hour is much later in the evening, 7:00
3 to 10:00 at night, right? And not during the day, 9:00 to
4 5:00. Because what happens is all of their people are
5 picking up the specimens from the various doctor's offices
6 and they're coming in after hours.

7 So we think they're a great compliment to the
8 campus overall from a traffic pattern standpoint because
9 they don't load the same way in terms of their traffic
10 demands during the same peak hours that everybody else does.
11 So again, this is a flattening of that demand that everybody
12 is concerned about and that you've historically experienced.

13 This, again, is yet another user that we think
14 we're flattening that demand curve out so that you don't see
15 these terrible spikes which cause all of the problems, and
16 the backups, and the issues.

17 And the other thing I could tell you that we have
18 -- we're finalizing a transaction for a hotel of
19 approximately 255 rooms, it's a dual brand hotel with a
20 major flag. I can't tell you who yet, but that is to appear
21 on the Clifton side closer to Route 3.

22 So those are the things that are happening in
23 Clifton today that I can tell you about. The balance is
24 going to be presented sometime to Clifton, again, sometime
25 around the fall. The same time frame as we anticipate the

1 balance of the Nutley portion of the campus for future
2 development and additional value creation projects.

3 COMMISSIONER TUCCI: Okay, thank you.

4 MAYOR SCARPELLI: Mr. Diaz, you know, one of our
5 concerns in the plan was at least knowing what's going on on
6 the Clifton side. And one of the reasons -- like the Quest
7 property, for instance, their sewage is going to be going
8 into our system. Their storm water is going to go our way.
9 So it's very important for us to know. And that's one of
10 the reasons that we want to see that in the plan so that we
11 at least have an idea of what's going on and what we can
12 anticipate in the future.

13 MR. DIAZ: And upon my review of the plan and
14 negotiations with your professionals and your redevelopment
15 sub-committee, we have agreed to provide advanced copies
16 upon a timetable of whatever it is we provide to Clifton
17 ultimately so that you can see of an opportunity to comment
18 with us in the future on those plans.

19 In terms of sewage, I'm more than happy to state
20 that we will resolve any outstanding issues. I don't
21 believe there will ever be an issue other than cost, which I
22 know there are cost agreements that have been in place that
23 we need to reenact. Right now, there's very little going
24 through but we need to reenact those cost agreements. We're
25 prepared to reinstitute and enter into those agreements but

1 I do know that the systems that were designed for this
2 campus are capable of carrying 16 million gallons a day and
3 we don't anticipate ever getting up to that.

4 And its systems and its connector systems to put
5 you through into Passaic Valley. So I believe that the
6 systems themselves are adequately sized in capacity and I'll
7 let the professionals speak to that in future testimony on
8 those items. But yes, I do believe, Mayor, that we did
9 cooperate with your request in terms of seeing those plans,
10 and those ideas, and talking about them.

11 MAYOR SCARPELLI: Thank you.

12 MR. DIAZ: Subdivisions?

13 MAYOR SCARPELLI: Yeah, I think at least show
14 them.

15 MR. DIAZ: Quickly.

16 MAYOR SCARPELLI: So I mean, I think we've all
17 seen them in the plan, but I think it's for the public to
18 understand what's going on.

19 Mr. Diaz, for the rest of your presentation, how
20 long do you think you need so that we can all get to 4th of
21 July sometime? Before 4th of July.

22 MR. DIAZ: Definitely before the 4th.

23 MAYOR SCARPELLI: How about before 10:30?

24 MR. DIAZ: Could we order out and bring in some
25 beers or something? I'll see if everybody --

1 MAYOR SCARPELLI: We still have the rest of our
2 meeting to do.

3 MR. DIAZ: So I think 30 minutes or so. I think
4 we can get you through the visuals to satisfy you and your
5 curiosity, and desire, and intent.

6 MAYOR SCARPELLI: Thank you.

7 Mr. Powers, introduce yourself.

8 MR. POWERS: Commissioners, my name is Steve
9 Powers. I'm with Greenberg Farrow. We are the civil
10 engineer for the project. What we have here is the
11 subdivision, the proposed subdivision plan. We have
12 essentially -- where you're looking right now is the garage
13 property and building 100 and 200 subdivision on this sheet
14 of paper.

15 We're breaking up the existing lot 1, block 201
16 into Lot V, which was the garage property through here. Lot
17 W, which will be building 100, excuse me 200, and Lot X
18 which will be building 100.

19 MAYOR SCARPELLI: Mr. Diaz, do we have anything we
20 can put up on the screen?

21 MR. DIAZ: (Indiscernible).

22 MR. POWERS: We do not have minimized sets of the
23 subdivision plans. So to continue, lot V is essentially
24 what we've been talking about for the majority of the night,
25 which is the garage lot. We do meet a lot of the bulk

1 requirements that are proposed in the development plan. We
2 are looking for relief. There are some aspects of setbacks,
3 for example, specifically along the southwestern property
4 line where there's a 20 foot setback requirement. We're
5 proposing 5 feet in several spots.

6 Lot width, which essentially is the width of the
7 common area is 120 feet, which I believe is proposed as 150
8 feet now in the redevelopment plan. The reason for that is
9 we are trying to meet offset requirements for the existing
10 buildings that are in place to make sure that 20 foot
11 setback is maintained.

12 In addition to that, we do have impervious
13 coverage right now where as you can imagine, the majority of
14 the proposed Lot V property is covered by the garage. We do
15 have minimal areas of landscaping which we've proposed to
16 landscape. We do have our landscape architect to discuss
17 that. And the common area, which separates building 100 and
18 200 is a -- there's a good amount of it -- we're looking at
19 about 75 percent, which was -- which will meet the code.

20 However, that carries us over the minimum allowed
21 -- excuse me the maximum allowed impervious area for the
22 entire Lot V. So that is something that we would like the
23 commissioners to consider.

24 That's all for lot V, W, and X, unless the
25 Commissioners had any questions.

1 COMMISSIONER TUCCI: I don't want to rush you, but
2 we have 20 minutes left on this DVD before they have to
3 switch over. So in the interest of transparency, I know a
4 lot of folks are listening in tonight and watching.

5 MR. POWERS: Yeah.

6 COMMISSIONER TUCCI: let's try and keep to that.

7 MR. POWERS: Okay. And then this is the final
8 subdivision plans for Lots Y and D. Building 102 or
9 building 111, as it has been referred to, we're looking at
10 combining block 300, lot 20 and lot 1 together and
11 subdividing it. And this would be essentially to
12 accommodate Modern Meadow in the proposed pilot plan once it
13 is developed.

14 Lot Z borders Kingsland and the use for that has
15 not yet been determined. However, there are no -- other
16 than the proposed setback that we will eventually propose to
17 the Board for the parking that we're going to reconfigure
18 does impact the 20 foot development setback. We're at 17.5
19 now, so it is a 2 and a half foot relief that we would like
20 to discuss with the commissioners.

21 Otherwise, proposed Lot Z, there is no current use
22 now. We would be looking to develop that in the future and
23 present that to the Commissioners, as well as the Board.

24 MAYOR SCARPELLI: Any questions, Commissioners?

25 MR. POWERS: Thank you.

1 MAYOR SCARPELLI: Thank you, Mr. Powers.

2 MR. DIAZ: Thank you, Commissioners. We'd like to
3 quickly move into the changes, adaptations and improvements
4 to 100 Metro Boulevard that we're proposing to complete for
5 Ralph Lauren to make an already attractive building
6 significantly more attractive.

7 We've got a colleague from Gensler (ph) who
8 can help us walk you through this. But I'll just lay the
9 groundwork for you very quickly. Is that you can see this
10 is the courtyard out here for 100 Metro Boulevard. This out
11 in this side would be the Metro Boulevard roadway, the main
12 campus roadway at this side. The garage would be back over
13 in there.

14 And what we're planning on doing is taking out the
15 precast, which looks like this right now on this side,
16 removing this for two stories, and recladding in a two story
17 floor to ceiling glass, removing a portion of the second
18 floor slab to create additional height and volume in that
19 lobby, providing a very attractive metal clad -- metal panel
20 clad. We call it an eyebrow, accentuating that entrance
21 which extends about eight feet from the building -- six feet
22 from the building? The eyebrow?

23 About six feet from the building. And allowing us
24 to really identify a primary entrance for this building,
25 which it does not have today, because there is an entrance

1 for the building on Metro Boulevard. There's an entrance
2 for the building behind it by the loading docks. And
3 there's an entrance here. And the building needs a front
4 door and a front address.

5 So we think these improvements are going a long
6 way to make those happen. I'll turn this over to Mike. And
7 he can answer questions and give you further description.

8 MAYOR SCARPELLI: Yeah, can you reorient us again
9 on where this would be?

10 MR. DIAZ: So if you're here on the roadway
11 looking into the courtyard between the two buildings, I
12 would be building 76, 200 Metro standing right here right
13 now. You're standing out in the roadway. You're looking
14 into the courtyard. You're looking at this building on the
15 left.

16 MAYOR SCARPELLI: Introduce yourself.

17 MR. HICKS: Sure. I'm Mike Hicks. I'm an
18 architect. I work with Gensler and basically everything
19 Gene just said with what's going on here. You can see that
20 this is the exiting building. It's a precast building here
21 and we are removing a portion of it down the front, making a
22 new entry off the courtyard side to the project.

23 We do have the eyebrow that we're helping define
24 the space around here, creating the open lobby inside. They
25 are also doing a two-story space within the building as

1 well. There is an exterior canopy that is out here as well,
2 which is in some of the hardscape that comes in. So it's a
3 little protection as you come into the building.

4 Through here, I can show you -- this is the
5 interior lobby of the space as you come into the building.
6 You can see that we've already incorporated Ralph Lauren in
7 the building and we've created a two-story space in here
8 just to open up the building. And the idea, too, behind the
9 façade opening up, removing some of those panels was just
10 get some more light into the space to just make this a grand
11 entry area and foyer space within the project at the lobby
12 space.

13 As you continue in, we did just develop a little
14 bit of a space towards the back to be a coffee bar area
15 within the first floor of the project. These are all in
16 your papers that were handed out. So it's a little idea of
17 what's going on and the feel of the building inside here as
18 well.

19 We also created, as you continue to walk in and
20 around the lobby from what was -- like the coffee bar area,
21 an area of refuge, an area that they can just occupy, use
22 this floor, sit, gather in the area here as well. And
23 there's a couple of other pictures in your documentation
24 there. Two of the elevator area as you come in and that
25 entry area as you come in faces a stair that we opened up in

1 the back to get into the rest of the building.

2 MAYOR SCARPELLI: My compliments, by the way. It
3 looks beautiful.

4 MR. HICKS: Thank you.

5 COMMISSIONER EVANS: I like it.

6 MAYOR SCARPELLI: Landscape? Yes?

7 MR. DIAZ: (Indiscernible). So, Gio, are you
8 doing the -- Gio is doing it? Okay.

9 So the -- I'd also like to point to this picture
10 for a moment so that you don't get confused. So at a point
11 in time, we did not have a design for the courtyard when we
12 needed to create the image and discuss this with Ralph
13 Lauren. So we now have a design for this courtyard that's
14 different than here. So just don't be confused about it.

15 And I think ultimately what we're trying to create
16 with the landscaping and the courtyard between these two
17 buildings is a place that becomes a usable, for the
18 occupants of both buildings, but inviting and open to the
19 public as the public now can go through the campus, right,
20 without security and walk through, and find places that it
21 may sit. It may also serve as an area of respite for those
22 people coming in to look at -- to take in something that
23 might happen at the auditorium in the future as well.

24 So we've created a series of areas of seating and
25 other areas of gathering, lots of areas of planting, and

1 essential water feature. And I'll let Gio Diaz from
2 Weintraub Diaz walk you through all of those changes, and
3 plants and species, and coverages, and all the technical
4 details. Gio?

5 MAYOR SCARPELLI: In 12 minutes.

6 MR. GIO DIAZ: Or less. Giovanni Diaz, landscape
7 architect. Weintraub Diaz, landscape architecture.

8 I will start with the landscape around the garage
9 building. The landscape has been developed to enhance the
10 architecture of the building, as well as provide partial
11 screening. There is a landscape associated with the surface
12 parking area. That landscape is primarily evergreen plant
13 material and grasses. Evergreen provides a year-round
14 screening of the vehicles in the lot. And the grass is to
15 provide some motion and different texture to the planting.

16 There are deciduous and evergreen trees along the
17 what was called saw tooth façade, the west façade of the
18 garage. And that, again, is to enhance and define the
19 building envelope.

20 Were there any questions regarding the landscape
21 at the parking garage structure? I will now speak to the
22 plaza open space in between the 100 and 200 Metro office
23 buildings. As Gene indicated, it is a very diverse, rich,
24 public open space that will serve not only as amenity to the
25 users of the office building, but to the greater community

1 and public.

2 It will provide an identity for the office
3 buildings and is -- would be the initial open space that the
4 community could recognize and use. It is defined by
5 circulation paths adjacent to the office buildings. And it
6 transitions in through a variety of spaces to the central
7 area that becomes more intimate and more program with raised
8 counter areas for people to work at. More secluded areas
9 with different types of angled seating for lounging. As
10 well as more open spaces for event that could happen from
11 the theater area and spill out into this open space.

12 We're very excited about what this open space can
13 be, not only in terms of it serving the office space, but
14 also in terms of when the campus begins to grow and this
15 becomes a much more desirable amenity in terms of having
16 shade, and having a relief from the typical sidewalk
17 suburban experience.

18 One of the additional plans we have here is just
19 some dimension plans. I just wanted to clearly run through,
20 just to show the openness and porosity of the space. We're
21 looking at over -- about 15 feet clear on each end, which is
22 almost the width of a sidewalk. So very much clear
23 circulation, clear lines of sight so that there is safety
24 from one end to the other. And as part of this space, we
25 understand that Metro, on the east side of the open space is

1 a significant space that we expect to have more of a
2 community traffic and because there is this raised garage
3 structure, we're sensitive to that pedestrian/human
4 experience. And so we're providing a taller screen element
5 at the garage side, so that at the human eye level, your
6 focus is not necessarily on the architecture beyond, but it
7 is on the space that you're in. And it is being enveloped
8 primarily by the planting in the canopy.

9 MR. DIAZ: (Indiscernible). So we've
10 done something we think is really unique in the design
11 element here at the human level so that when you're in the
12 courtyard, you're not staring across the roadway behind you
13 and the garage. We provided a very ornate metal screening
14 system of planters in it, and vines, and other things that
15 can grow. When you're in the courtyard, that's what you'll
16 be seeing instead of sort of the garage at your eye level.
17 Gio can you talk about the height and size of that.

18 MR. GIO DIAZ: Absolutely. So what we have here
19 are the -- board here now is an elevation of that screen
20 adjacent to the redeveloped façade of the 100 office
21 building. And below it is a blow up of that plan. So when
22 you are in this open space, you are experiencing the
23 elevation of this screen, which conceals at the human level
24 the garage structure beyond.

25 Not only are we developing the screens so that it

1 the height that is complimentary to the architectural lines in
2 the building adjacent, we're also proposing trees that would
3 even grow taller than the screen and provide further screening
4 of the garage.

5 This screen is still being -- the details are still
6 being worked out, but as Gene indicated, it is a screen that is
7 going to have a lot of texture to it in terms of the planting
8 that we're incorporating in it and different types of materials.

9 MR. DIAZ: It's not solid, so it has lots of holes in
10 there to get the light in (indiscernible) lattice, metal-type
screen.

11 MR. GIO DIAZ: You should have this drawing in the
12 package provided and we have a section at different areas of
13 this screen so that you can see it's actually -- there is some
14 porosity to it, not completely opaque.

15 COMMISSIONER EVANS: Do you have -- the only overall
16 question that I would say, or really more of a comment, as I
17 traveled quite a bit in my career, I was always impressed with
18 areas where they lend themselves towards promoting creative
19 thinking, right?

20 The idea that you could be in a different environment
21 and you can sort of -- you know, let the -- you know, and be
22 more social about that, recognizing that we're going to have
23 scientists on campus, medical students on campus. Just the
24 nature of what we're trying to build here. Anything you can do
25 to sort of take that area and make it

1 more conducive.

2 MR. DIAZ: (Indiscernible) different types of
3 seating areas, including the end where we have the
4 (indiscernible). So we provided exactly what you're
5 referring to. There's different opportunities for different
6 types of social interaction and exchange of things
7 happening, active things happen (indiscernible).

8 COMMISSIONER EVANS: Yeah, and it's -- and I
9 agree, Gene. I saw that. It was -- it's just my reflection
10 was that when I was at Google headquarters, visiting Google
11 headquarters, and obviously it's a different climate and a
12 different place. But they did have certain areas where you
13 could bring work -- basically take outside and bring it in.

14 You could go outside, you could go to work, you
15 could do all of those types of things.

16 MR. GIO DIAZ: And that's what we're trying to
17 promote here in terms of the different types of seating. So
18 even in this amphitheater like setting here, this is meant
19 to be more of a group working session, as opposed to the
20 central room here where we actually -- these are raised
21 counters with USB connections. So it's actually meant to be
22 outdoor work stations, as well as having tables where this
23 would be more of an event, or group, or teaching type of
24 session. Smaller breakout groups could happen in this area
25 over here, as well as the benches adjacent to the more

1 intimate areas are designed so that there's seating
2 for social and also away from each other so that you
3 could have that experience that you're looking for, whether
4 you're trying to interact with someone or you're just trying
5 to be creative and work alone.

6 COMMISSIONER EVANS: Fair enough.

7 MAYOR SCARPELLI: Thank you. Any other questions
8 because I think we've got one minute left on the tape.

9 COMMISSIONER TUCCI: I just have one comment,
10 Mayor. I mean, I'm seeing a lot of beautiful buildings. I
11 see your screening. Being the park commissioner, I can
12 appreciate a lot of what you're speaking about. But I'm a
13 little disappointed. I'm not hearing anything about how we
14 integrate all the wonderful things that are going to go on
15 On-3 into Nutley, all right?

16 How we segue from what you're doing there into
17 Nichols Park? How we get from Nichols Park to Franklin
18 Avenue? How are existing businesses, also flourishing, grow
19 and expand with a lot of the great things that you're
20 looking to do here.

21 I'd like you to speak to that, if you could, for a
22 moment.

23 MR. DIAZ: Commissioner, so the redevelopment
24 plan, for the moment, with purpose and intent doesn't yet
25 address those issues, right? It is noted within it that

1 those issues are going to be addressed in the next phase of
2 the master plan in terms of how we create the positive
3 connection and linkage through both landscaping, street
4 scaping, way finding.

5 We're already developing some of those things
6 right now to discuss with your professionals, right? So I
7 know this is happening. But we are keenly intent on
8 borrowing downtown Nutley for this campus. Right?

9 So we think that reinforcing the connection
10 between your downtown and this campus, tying them in through
11 Nichols Park, right? That there's a great opportunity to do
12 that. And I think these are further discussions that need
13 more input from your professionals, more design work, and
14 again would be part of a street scape plan. And I think the
15 street scape plan will be in the next round of presentation
16 in terms of the roadway network to be developed within the
17 campus and then the impact of the roadway network external
18 to the campus and how we make all that function together.

19 So we're in line with your thinking that we think
20 there's great opportunity to do it. I do know that the
21 federal EDA, you've introduced us. We've had some
22 discussions. There may be some dollars and some things
23 available that we can jointly take advantage of to even take
24 that to the next level.

25 But we do think -- the park across the street we

1 think is a great opportunity, especially given the students
2 and the people here. And we do look forward to working
3 together with you and your planning board as well to help
4 figure out the best way to create that positive linkage and
5 the connection to make this campus from what it used to be,
6 a gated insular community, to an open integrated part of
7 Nutley.

8 COMMISSIONER TUCCI: Right. Which is what we're
9 looking for. Thank you, Gene.

10 MAYOR SCARPELLI: Thank you, Mr. Diaz. Thank you
11 for your presentation. Let me just explain a little bit.
12 Mr. Kelly, do you have to switch tapes?

13 MR. KELLY: (Indiscernible).

14 MAYOR SCARPELLI: So I'll -- let me just explain
15 how we're going to proceed.

16 So we're going to continue with our agenda. We're
17 going to hold off on any ordinance introductions for the
18 present time. We're going to go through the rest of the
19 agenda. We'll go into executive session. And then we'll
20 either come back and close or come back and take further
21 action.

22 So as soon as Mr. Kelly has the tape, we'll move
23 forward.

24 Madam Clerk, we're going to go to bills first, all
25 right?

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MAYOR SCARPELLI: All right, Madam Clerk, let's go to bills.

MADAM CLERK: Yes, Mayor. Thank you.

Bill list for July 3rd, 2018. Public affairs, \$119,406.80; Revenue & finance, \$2,421,328.62; Public safety, \$25,212.23; Public works, \$59,298.82; Parks and public property, \$748,583.61. Water utility, \$110,697.23. Total payroll \$955,921.72. For a grand total of \$4,440,449.03.

COMMISSIONER EVANS: Move the bills.

COMMISSIONER TUCCI: Second.

MADAM CLERK: Commissioner Rogers?

COMMISSIONER ROGERS: Aye.

MADAM CLERK: Commissioner Tucci?

COMMISSIONER TUCCI: Aye.

MADAM CLERK: Commissioner Evans?

COMMISSIONER EVANS: Aye.

MADAM CLERK: Mayor Scarpelli?

MAYOR SCARPELLI: Aye.

MADAM CLERK: And that's it for bills, Mayor.

MAYOR SCARPELLI: Public comment on agenda items only. Madam Clerk.

MADAM CLERK: Yes, Mayor.

All persons addressing the Board of Commissioners

1 regarding community concerns should approach the microphone
2 and provide their name and address for the record. Unless
3 further time is granted by the Board, each person shall
4 limit their address to three minutes. All remarks to the
5 Board and its individual members must be addressed to the
6 Mayor. The Mayor may defer citizens' comments to the
7 appropriate member of the Board. Dialogue between citizens
8 and others addressing the Board shall be allowed unless the
9 Mayor or presiding officer, or the majority of the
10 membership of the Board, shall determine that the interest
11 of decorum and/or the expeditious conduct of municipal
12 business are being adversely affected by such dialogue.

13 MS. SALENTO: Amy Salento -- 70 Newman Avenue.

14 Just in regards to the presentation that was just
15 made, very lengthy and comprehensive, will all of those
16 images be listed online somewhere so that people can prepare
17 for the public hearing of July 17th?

18 MAYOR SCARPELLI: Ms. Salento, I didn't hear the
19 beginning of that.

20 MS. SALENTO: I'm sorry. In regards to the
21 presentation that was just made with all of the images, and
22 the handouts, and -- will all of that be made available
23 online or for citizens to review it in advance of the public
24 hearing on July 17th?

25 MAYOR SCARPELLI: The public hearing is going to

1 be on the plan, which is a little different than what you
2 heard today. This was in preparation for us in order for
3 Prism to go onto the Planning Board, in which case the
4 Planning Board will have all of these exhibits at the time.

5 MS. SALENTO: Okay. Thank you. So just as a
6 follow up, this was Phase IIA, and I believe I heard Mr.
7 Diaz say in response to a question, I think it was -- it
8 might have been you, Mayor, or maybe it was Commissioner
9 Tucci just asking -- yeah, it was Commissioner Tucci, how
10 are we going to get, you know, the people working out On-3
11 into Nutley. And it sounds like that's a future phase.
12 It's a little disappointing to me as a citizen to know that
13 they don't really have anything to present about how they're
14 going to get more business into Nutley.

15 And so I understand these things are done in
16 phases. But it's sort of like we're going to present this
17 parking garage, and all of these needs, and beautiful
18 landscaping and beautiful design --

19 MAYOR SCARPELLI: So I don't know if you heard Mr.
20 Inglesino's explanation at the beginning. But this
21 presentation and the plan that we are considering is to
22 facilitate the -- getting tenants into the existing
23 buildings.

24 MS. SALENTO: Yes.

25 MAYOR SCARPELLI: All right? And so that's the

1 main goal of this -- what we're going through now. That's
2 why the garage was an important aspect because it's a new
3 structure, in addition to the existing structures. And then
4 further plan down the road will address some of the other
5 concerns that we all have with traffic, and getting people
6 connected to our downtown, and through our park system, and
7 connecting On-3 to Nutley.

8 MS. SALENTO: And I appreciate that, Mayor. I'm
9 not at all implying that the panel, the Board of
10 Commissioners, and our hired professionals aren't looking
11 out for Nutley's best interest. I just was wondering --
12 it's sort of this idea of this is this phase to get this
13 done and in the future we will get you all of this other
14 stuff. So --

15 MAYOR SCARPELLI: Well, some things are driven by
16 timelines that have to be met.

17 MS. SALENTO: Right. Okay. And so my last
18 question related to the parking garage is for the public
19 hearing, will there be any references in terms of ratables?
20 You know, what does a parking structure bring in terms of
21 ratables. A structure that height, etcetera, number of
22 spaces versus open lots that are already there today.

23 MAYOR SCARPELLI: Once we get through the plan and
24 the agreement, there will be financial agreements made with
25 the developer.

1 MS. SALENTA: Okay, thank you.

2 MAYOR SCARPELLI: Would anybody else like to
3 address the Board of Commissioners on agenda items only?

4 Seeing none, Board of Commissioner announcements.
5 Any announcements, Commissioners? Good. Just tomorrow,
6 which is almost today, we'll be having a 4th of July
7 celebration in the oval starting at 6:30. Franklin Avenue
8 will be closed. We will have some vendors out there. We
9 have a DJ in the oval. And then the fireworks will -- as
10 soon as it gets dark, we'll set them off.

11 Commissioners, I hope to see you all there
12 tomorrow.

13 Let's go to public hearings. Ordinance number
14 3387, an ordinance to amend an ordinance codified in the
15 Code of the Township of Nutley, Chapter 228 "Vehicles and
16 Traffic", Article III, particularly Section 17 entitled
17 "vehicles over designated weight excluded," to add the
18 locations set forth therein.

19 Would anybody like to be heard on ordinance number
20 3387?

21 MR. MOORE: Rory Moore, 462 Chestnut Street.

22 Mr. Scarpelli, can I -- just on -- I believe we
23 have six ordinances. Can I get these e-mailed to me
24 tomorrow or the next day because there was none available at
25 all? We should be able to at least look at the ordinance so

1 we could ask a question.

2 MAYOR SCARPELLI: Was it in the packet, Mr. --

3 MR. MOORE: No, it wasn't. I wouldn't be asking
4 for it if it was here.

5 MAYOR SCARPELLI: Not necessarily. They're in the
6 packets according to the clerk. But I'm sure she can get
7 them to you tomorrow.

8 MR. MOORE: Thank you. If you could send all six,
9 I'll send them out to everybody else, but there should be
10 six of them altogether.

11 MAYOR SCARPELLI: At least four.

12 COMMISSIONER EVANS: Since tomorrow is the 4th of
13 July, maybe Thursday.

14 MR. MOORE: I know. Yeah.

15 MAYOR SCARPELLI: Thursday.

16 MR. MOORE: You could even do it next week.

17 MAYOR SCARPELLI: Anybody else want to be heard on
18 ordinance number 3387? Seeing none, could I have a motion
19 to close the public hearing?

20 COMMISSIONER TUCCI: Move it.

21 COMMISSIONER EVANS: Second.

22 MADAM CLERK: Commissioner Rogers?

23 COMMISSIONER ROGERS: Aye.

24 MADAM CLERK: Commissioner Tucci?

25 COMMISSIONER TUCCI: Aye.

1 MADAM CLERK: Commissioner Evans?

2 COMMISSIONER EVANS: Aye.

3 MADAM CLERK: Mayor Scarpelli?

4 MAYOR SCARPELLI: Aye.

5 I move the ordinance.

6 COMMISSIONER EVANS: Second.

7 MADAM CLERK: Commissioner Rogers?

8 COMMISSIONER ROGERS: Aye.

9 MADAM CLERK: Commissioner Tucci?

10 COMMISSIONER TUCCI: Aye.

11 MADAM CLERK: Commissioner Evans?

12 COMMISSIONER EVANS: Aye.

13 MADAM CLERK: Mayor Scarpelli?

14 MAYOR SCARPELLI: Aye.

15 Ordinance number 3388, an ordinance to amend an
16 ordinance codifying the Code of the Township of Nutley
17 Chapter 228 entitled "Vehicles and Traffic," particularly
18 Article VII, special zones and areas, section 29A entitled
19 "Handicapped parking," to add the location set forth
20 therein.

21 Does anybody want to be heard on ordinance number
22 3388? Seeing none, I need a motion to close.

23 COMMISSIONER TUCCI: Move it.

24 COMMISSIONER EVANS: Second.

25 MADAM CLERK: Commissioner Rogers?

1 COMMISSIONER ROGERS: Aye.

2 MADAM CLERK: Commissioner Tucci?

3 COMMISSIONER TUCCI: Aye.

4 MADAM CLERK: Commissioner Evans?

5 COMMISSIONER EVANS: Aye.

6 MADAM CLERK: Mayor Scarpelli?

7 MAYOR SCARPELLI: Aye.

8 I move the ordinance.

9 COMMISSIONER TUCCI: Second.

10 MADAM CLERK: Commissioner Rogers?

11 COMMISSIONER ROGERS: Aye.

12 MADAM CLERK: Commissioner Tucci?

13 COMMISSIONER TUCCI: Aye.

14 MADAM CLERK: Commissioner Evans?

15 COMMISSIONER EVANS: Aye.

16 MADAM CLERK: Mayor Scarpelli?

17 MAYOR SCARPELLI: Aye.

18 Ordinance number 3389, an ordinance to amend an
19 ordinance codified in the Code of the Township of Nutley,
20 Chapter 288 "Vehicles and Traffic," to add Article XVI,
21 section 56 entitled "Do not block the box."

22 COMMISSIONER TUCCI: Move it.

23 COMMISSIONER EVANS: Second.

24 MAYOR SCARPELLI: Nope, I've got to have the
25 public hearing first. Does anybody want to be heard on

1 ordinance number 3389? Seeing none.

2 COMMISSIONER TUCCI: Now, I'll move it.

3 COMMISSIONER EVANS: Second.

4 MADAM CLERK: Commissioner Rogers?

5 COMMISSIONER ROGERS: Aye.

6 MADAM CLERK: Commissioner Tucci?

7 COMMISSIONER TUCCI: Aye.

8 MADAM CLERK: Commissioner Evans?

9 COMMISSIONER EVANS: Aye.

10 MADAM CLERK: Mayor Scarpelli?

11 MAYOR SCARPELLI: Aye.

12 I move the ordinance.

13 COMMISSIONER TUCCI: Second.

14 MADAM CLERK: Commissioner Rogers?

15 COMMISSIONER ROGERS: Aye.

16 MADAM CLERK: Commissioner Tucci?

17 COMMISSIONER TUCCI: Aye.

18 MADAM CLERK: Commissioner Evans?

19 COMMISSIONER EVANS: Aye.

20 MADAM CLERK: Mayor Scarpelli?

21 MAYOR SCARPELLI: Aye.

22 Ordinance number 3390, an ordinance to amend an
23 ordinance codified in the Code of the Township of Nutley,
24 Chapter 131 "Police Department," Article III, entitled
25 "Extra duty assignments," particular Section 15,

1 responsibilities for compensation and Section 16, rates and
2 charges.

3 Does anybody want to be heard on ordinance number
4 3390? Seeing none, could I have a motion to close the
5 public hearing?

6 COMMISSIONER EVANS: Move it.

7 COMMISSIONER TUCCI: Second.

8 MADAM CLERK: Commissioner Rogers?

9 COMMISSIONER ROGERS: Aye.

10 MADAM CLERK: Commissioner Tucci?

11 COMMISSIONER TUCCI: Aye.

12 MADAM CLERK: Commissioner Evans?

13 COMMISSIONER EVANS: Aye.

14 MADAM CLERK: Mayor Scarpelli?

15 MAYOR SCARPELLI: Motion to move the ordinance. I
16 move it.

17 COMMISSIONER TUCCI: Second.

18 MADAM CLERK: Commissioner Rogers?

19 COMMISSIONER ROGERS: Aye.

20 MADAM CLERK: Commissioner Tucci?

21 COMMISSIONER TUCCI: Aye.

22 MADAM CLERK: Commissioner Evans?

23 COMMISSIONER EVANS: Aye.

24 MADAM CLERK: Mayor Scarpelli?

25 MAYOR SCARPELLI: Aye.

1 Resolutions, Commissioner Tucci?

2 COMMISSIONER TUCCI: Yes.

3 Whereas, the Township of Nutley has a need to
4 acquire specialized professional services as a non-fair and
5 open contract pursuant to the provision of N.J.S.A. 19:44 A-
6 20.4 or 20.5; and

7 Whereas, the Township of Nutley through the
8 Department of Parks and Public Property has a need to
9 acquire specialized and professional services for
10 Preliminary Assessment for Father Glotzbach Field; and

11 Whereas, the anticipated term of this contract is
12 for 12 months from the date of contract award; and

13 Whereas, Viridian Environmental Consultants, P.O.
14 Box 3009, Upper Montclair, New Jersey, has submitted a
15 proposal indicating they will provide such services for the
16 sum not to exceed \$10,900; and

17 Whereas, Viridian Environmental Consultants has
18 completed and submitted a Business Entity Disclosure
19 Certification which certifies that said corporation has not
20 made any reportable contributions to a political or
21 candidate committee in the Township of Nutley in the
22 previous one year, and that the contract will prohibit
23 Viridian Environmental Consultants from making any
24 reportable contributions through the term of the contract;
25 and

1 Whereas, funds are available from account 3372D in
2 the amount of \$10,900 and have been certified by the Chief
3 Financial Officer, said certification being attached to this
4 resolution;

5 Now, therefore, be it resolved that the Board of
6 Commissioners of the Township of Nutley, County of Essex,
7 State of New Jersey, enter into a contract with Viridian
8 Environmental Consultants as described herein; and

9 Be it further resolved, that the Business
10 Disclosure Entity Certification and the Determination of
11 Value be placed on file with this resolution;

12 Be it further resolved that a notice of this
13 action shall be printed once in the Nutley Sun in accordance
14 with the Local Public Contract Law.

15 I move the resolution.

16 COMMISSIONER EVANS: Second.

17 MADAM CLERK: Commissioner Rogers?

18 COMMISSIONER ROGERS: Aye.

19 MADAM CLERK: Commissioner Tucci?

20 COMMISSIONER TUCCI: Aye.

21 MADAM CLERK: Commissioner Evans?

22 COMMISSIONER EVANS: Aye.

23 MADAM CLERK: Mayor Scarpelli?

24 MAYOR SCARPELLI: Aye.

25 COMMISSIONER TUCCI: Whereas, the Department of

1 Parks and Public Property has determined there is a need to
2 refurbish the tennis courts located at Owens Field; and

3 Whereas, the Department of Parks and Public
4 Property received two quotes and;

5 Whereas, Hinding Tennis Courts, LLC, 24 Spring
6 Street, West Haven, Connecticut, has submitted a quote
7 indicating they will provide such services for the sum not
8 to exceed \$24,164; and

9 Whereas, funds are available from account 3344D in
10 the amount of \$24,164 and have been certified by the Chief
11 Financial Officer; and

12 Now, therefore, be it resolved by the Board of
13 Commissioners of the Township of Nutley, County of Essex,
14 State of New Jersey, enter into a contract with Hinding
15 Tennis Courts, West Haven, Connecticut as described herein.

16 I move the resolution.

17 COMMISSIONER EVANS: Second.

18 MADAM CLERK: Commissioner Rogers?

19 COMMISSIONER ROGERS: Aye.

20 MADAM CLERK: Commissioner Tucci?

21 COMMISSIONER TUCCI: Aye.

22 MADAM CLERK: Commissioner Evans?

23 COMMISSIONER EVANS: Aye.

24 MADAM CLERK: Mayor Scarpelli?

25 MAYOR SCARPELLI: Aye.

1 COMMISSIONER TUCCI: That's all I have, Mayor.

2 MAYOR SCARPELLI: Thank you, Commissioner.

3 Commissioner Evans?

4 COMMISSIONER EVANS: Thank you, Mayor.

5 Whereas, the Township of Nutley has filed a
6 Declaratory Judgment Action in the Superior Court of the
7 State of New Jersey, Essex County, in furtherance of the
8 Supreme Court's March 10, 2015 decision captioned Adoption
9 of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on
10 Affordable Housing; and

11 Whereas, Paul Ricci of Ricci Planning, 10 Georgian
12 Way, Clark, New Jersey, the designated Planner for the
13 Township, has previously been authorized to assist the
14 Township's designated affordable housing attorney in the
15 preparation and filing of the Declaratory Judgment Action;
16 and

17 Whereas, the Board of Commissioners wishes to
18 supplement the Ricci Planning, and authorize Ricci Planning
19 as noted here within the resolution.

20 Whereas, this amendment to the contract of Ricci
21 Planning for supplemental professional planning services is
22 not to exceed \$5,000 and funds are available in account T-
23 26-909-902 and have been certified by the Chief Financial
24 Officer;

25 Now, therefore, be it resolved by the Board of

1 Commissioners of the Township of Nutley, State of New
2 Jersey, that we amend the contract of Ricci Planning, as
3 described herein; and

4 Be it further resolved, that this resolution shall
5 take effect immediately.

6 So moved.

7 COMMISSIONER TUCCI: Second.

8 MADAM CLERK: Commissioner Rogers?

9 COMMISSIONER ROGERS: Aye.

10 MADAM CLERK: Commissioner Tucci?

11 COMMISSIONER TUCCI: Aye.

12 MADAM CLERK: Commissioner Evans?

13 COMMISSIONER EVANS: Aye.

14 MADAM CLERK: Mayor Scarpelli?

15 MAYOR SCARPELLI: Aye.

16 COMMISSIONER EVANS: Whereas, the Township of
17 Nutley Department of Revenue and Finance has the need to
18 acquire an Electronic Tax Sale Contractor on behalf of the
19 Township; and

20 Whereas, ROK INDUSTRIES, 306 Harlingen Road, Belle
21 Mead, New Jersey, has submitted a proposal stating they will
22 provide such services at the same rate as 2015 [sic] or
23 \$15.00 per line item, not to exceed \$4,500; and

24 Whereas, funds are available from Account No. 8-
25 01-206-298 and will be certified by the Chief Financial

1 Officer, upon adoption of the 2018 Budget. These funds are
2 provided for in the proposed 2018 Budget;

3 Now, therefore, be it resolved by the Board of
4 Commissioners of the Township of Nutley, State of New
5 Jersey, as follows:

6 1. The Mayor and Township Clerk are hereby
7 authorized and directed to execute an agreement with ROK
8 INDUSTRIES for Electronic Tax Sale Services at a rate of \$15
9 per line item, not to exceed \$4,500 in accordance with a
10 proposal dated June 20, 2018.

11 2. A copy of this Resolution as well as the
12 Contract shall be placed on file with the Township Clerk.

13 So moved.

14 COMMISSIONER TUCCI: Second.

15 MADAM CLERK: Commissioner Rogers?

16 COMMISSIONER ROGERS: Aye.

17 MADAM CLERK: Commissioner Tucci?

18 COMMISSIONER TUCCI: Aye.

19 MADAM CLERK: Commissioner Evans?

20 COMMISSIONER EVANS: Aye.

21 MADAM CLERK: Mayor Scarpelli?

22 MAYOR SCARPELLI: Aye.

23 Commissioner Rogers, will you take Commissioner
24 Petracco's resolutions?

25 COMMISSIONER ROGERS: Okay. This is on behalf of

1 Commissioner Petracco.

2 Whereas, the Township of Nutley through the Nutley
3 Police Department has the need to acquire the services of an
4 outside company for the administration and management of the
5 Police Off-Duty Details throughout the Township of Nutley;
6 and

7 Whereas, Extra Duty Solutions, located at 101
8 Merritt Boulevard, Trumbull, Connecticut, has submitted a
9 proposal indicating they will provide such services at no
10 cost to the Township; and

11 Whereas, all fees will be paid directly to Extra
12 Duty Solutions by the third party vendor; and

13 Whereas, the term of this contract is not to
14 exceed 5 years from the date of contract award; and

15 Whereas, Extra Duty Solutions has completed and
16 submitted a Business Entity Disclosure Certification which
17 certifies that said corporation has not made any reportable
18 contributions to a political or candidate committee in the
19 Township of Nutley in the previous one year, and that the
20 contract will prohibit Extra Duty Solutions partners from
21 making any reportable contributions through the term of the
22 contract; and

23 Now, therefore, be it resolved by the Board of
24 Commissioners of the Township of Nutley, County of Essex,
25 State of New Jersey, as follows:

1 1. A contract shall be entered into between the
2 Township of Nutley and Extra Duty Solutions, 101 Merritt
3 Boulevard, Trumbull, Connecticut, for the administration and
4 management of the Police Off-Duty Details;

5 2. A copy of this Resolution as well as the
6 Contract shall be placed on file with the Township Clerk.

7 So moved.

8 COMMISSIONER TUCCI: Second.

9 MADAM CLERK: Commissioner Rogers?

10 COMMISSIONER ROGERS: Aye.

11 MADAM CLERK: Commissioner Tucci?

12 COMMISSIONER TUCCI: Aye.

13 MADAM CLERK: Commissioner Evans?

14 COMMISSIONER EVANS: Aye.

15 MADAM CLERK: Mayor Scarpelli?

16 MAYOR SCARPELLI: Aye.

17 COMMISSIONER ROGERS: Resolution number 168-18 on
18 behalf of Commissioner Petracco.

19 Whereas, the Township of Nutley has determined
20 that the property described on Schedule A attached hereto
21 and incorporated herein has been abandoned by its owners and
22 titled as junk, along with one standard title, cleared
23 through the Division of Motor Vehicle; and

24 Whereas, the Towing Contract between the Township
25 of Nutley and Nicolette Towing authorizes the sale of

1 abandoned vehicles left on their premises by the owners; and
2 Whereas, the Township of Nutley intends to utilize
3 the facilities of Nicolette Towing, 757-1000 Page Avenue,
4 Lyndhurst, New Jersey, for the auction on Wednesday, August
5 8, 2018, at 10:00 a.m.; and

6 Whereas, the sales are being conducted pursuant to
7 the DMV N.J.S.A 39:10A-1 through 39:10A-7 laws; and

8 Now, therefore, be it resolved by the Board of
9 Commissioners, of the Township of Nutley, County of Essex,
10 State of New Jersey, that the Township is hereby authorized
11 to sell the abandoned personal property (vehicles) as
12 indicated in Schedule A at a live auction; and

13 1. A certified copy of the Resolution be forwarded
14 by the Township Clerk to the following: Chief of Police,
15 Chief Financial Officer.

16 Schedule A. 2000 Dodge, 2009 Jeep, 2002 Mercury,
17 2004 Mitsubishi, 2000 Mercedes, 2000 [sic] Lincoln, 2000
18 Toyota, 2016 clear title Ford. So moved.

19 COMMISSIONER TUCCI: Second.

20 MADAM CLERK: Commissioner Rogers?

21 COMMISSIONER ROGERS: Aye.

22 MADAM CLERK: Commissioner Tucci?

23 COMMISSIONER TUCCI: Aye.

24 MADAM CLERK: Commissioner Evans?

25 COMMISSIONER EVANS: Aye.

1 MADAM CLERK: Mayor Scarpelli?

2 MAYOR SCARPELLI: Aye.

3 Thank you, Commissioner.

4 COMMISSIONER ROGERS: You're welcome.

5 MAYOR SCARPELLI: Whereas, the Township of Nutley
6 has the need to acquire the services of an independent
7 planning expert to assist the Zoning Board of Adjustment as
8 a non-fair open contract pursuant to the provisions of
9 N.J.S.A 19:44A-20.4 or 20.5 as appropriate; and

10 Where, Paul Ricci, AICP, P.P., of Ricci Planning,
11 10 Georgian Way, Clark, New Jersey, is willing and able to
12 provide such an expert review of plans and applications and
13 other documents and matters submitted before the Board to be
14 paid at a rate of \$120 per hour; and

15 Whereas, the anticipated term of this contract is
16 from January 1, 2018 through December 31, 2018; and

17 Whereas, funds are available from applicants'
18 escrow deposit developers accounts;

19 Now, therefore, be it resolved by the Board of
20 Commissioners of the Township of Nutley, County of Essex,
21 State of New Jersey, authorizes a contract of Ricci Planning
22 to assist the Zoning Board of Adjustment with respect to
23 applications submitted; and

24 Be it further resolved the Business Disclosure
25 Entity Certification and the Determination of Value will be

1 placed on file with this resolution; and

2 Be it further resolved that a notice of this
3 action shall be printed in the Nutley Sun in accordance with
4 Local Public Contract Law.

5 I move the resolution.

6 COMMISSIONER TUCCI: Second.

7 MADAM CLERK: Commissioner Rogers?

8 COMMISSIONER ROGERS: Aye.

9 MADAM CLERK: Commissioner Tucci?

10 COMMISSIONER TUCCI: Aye.

11 MADAM CLERK: Commissioner Evans?

12 COMMISSIONER EVANS: Aye.

13 MADAM CLERK: Mayor Scarpelli?

14 MAYOR SCARPELLI: Aye.

15 Whereas, raffle applications have been received
16 from the following organizations;

17 VFW Post #493, License No. 23-18, Daily pull tab
18 instant raffles to be held daily from July 20th, 2018
19 through July 12, 2019;

20 Whereas, the applications have been reviewed and
21 approved by the Municipal Clerk and the Police Department;

22 Now, therefore be it resolved by the Board of
23 Commissioners of the Township of Nutley, County of Essex,
24 State of New Jersey that the aforementioned licenses are
25 approved and the Municipal Clerk is authorized to issue the

1 raffle licenses.

2 I move the resolution.

3 COMMISSIONER TUCCI: Second.

4 MADAM CLERK: Commissioner Rogers?

5 COMMISSIONER ROGERS: Aye.

6 MADAM CLERK: Commissioner Tucci?

7 COMMISSIONER TUCCI: Aye.

8 MADAM CLERK: Commissioner Evans?

9 COMMISSIONER EVANS: Aye.

10 MADAM CLERK: Mayor Scarpelli?

11 MAYOR SCARPELLI: Aye.

12 Let's open up the public portion of the meeting.

13 Madam Clerk?

14 MADAM CLERK: Yes, Mayor.

15 All persons addressing the Board of Commissioners
16 regarding community concerns should approach the microphone
17 and provide their name and address for the record. Unless
18 further time is granted by the Board, each person shall
19 limit their address to five minutes. All remarks to the
20 Board and its individual members must be addressed to the
21 Mayor. The Mayor may defer citizens' comments to the
22 appropriate member of the board. Dialogue between citizens
23 and others addressing the Board shall be allowed unless the
24 Mayor or presiding officer, or the majority of the
25 membership of the Board, shall determine that the interest

1 of decorum and/or the expeditious conduct of municipal
2 business are being adversely affected by such dialogue.

3 MS. SALENTO: Amy Salento, 70 Newman Avenue.

4 Mayor, I just wanted to follow up on a few things.
5 I'm wondering in terms of the mixed use proposal, Tammy
6 Rossi asked a question at the last meeting just terms of
7 timing as to when that will be presented for a public
8 hearing. Are there any updates?

9 MAYOR SCARPELLI: Not at this point, no.

10 MS. SALENTO: Okay, thank you. Mixed recycling
11 outsourcing. That happened earlier, I think, or maybe it
12 was for the beginning of this year. I'm not sure of the
13 dates. But I'm wondering what the offset is or was because
14 there was mention that there would be an offset in budget,
15 staff, personnel, equipment something.

16 MAYOR SCARPELLI: We haven't finalized our budget,
17 but there was a decrease of staff in DPW and a decrease in
18 the budget.

19 MS. SALENTO: Okay. So we'll see that in the
20 budget as it comes for final resolution or final
21 presentation -- final budget presentation after we hear from
22 the state?

23 MAYOR SCARPELLI: Correct.

24 MS. SALENTO: Right? Okay, thank you. Parking
25 meters. So as I was reviewing things related to credit card

1 servicing or merchant processing, you know, it was my
2 understanding that the Town could only have one provider,
3 otherwise we would be out of compliance.

4 But it's my understanding that Parks and
5 Recreation has their own system, their own provider. And
6 then I guess there's a provider for taxes and water billing.
7 I'm not sure about the municipal fines, Court fees.

8 MAYOR SCARPELLI: We are well on the way of
9 resolving that issue.

10 MS. SALENTO: Of parking meters not accepting
11 credit cards?

12 MAYOR SCARPELLI: Resolving the issue so they will
13 accept credit cards.

14 MS. SALENTO: Okay. Do we have a timeline?

15 MAYOR SCARPELLI: I can't give you that right this
16 second.

17 MS. SALENTO: But we're well on our way so --

18 MAYOR SCARPELLI: Well on our way.

19 MS. SALENTO: Okay. Thank you very much.

20 COMMISSIONER EVANS: Amy, the issue that we had
21 with regard to merchant providers --

22 MS. SALENTO: I can't hear you.

23 COMMISSIONER EVANS: The issue that we had with
24 regard to merchant providers, we resolved that with the
25 state, which has allowed us to move forward quickly.

1 MS. SALENTA: That's fantastic. Great news.
2 Thank you very much. And then in terms of the litigation
3 that we discussed at length last meeting regarding a
4 particular developer and multiple properties, I'd like to
5 know if there's an update in terms of progress, discussions.

6 COMMISSIONER EVANS: It's with counsel. That's
7 all I can say at this time.

8 MS. SALENTO: Okay. So I will ask one question
9 which you referenced, Commissioner Evans, that in terms of
10 the East Center property, the additional apartments that
11 were added, I think you said it was 18, but there were plans
12 submitted and permits issued. And my question is how is it
13 that that happened sort of after the fact? Yes, there were
14 plan submitted. There were permits issued. But when an
15 entire project was presented, how is it that there's like an
16 add-on or a tack on of 18 apartments? And I'm not sure if
17 it's the right number, I'm just referencing the number that
18 you stated.

19 COMMISSIONER EVANS: Let me -- I'll share what I
20 can say to that point, given the fact that it's with legal
21 counsel, okay, as I previously just suggested.

22 The first project for 82 units was constructed.
23 This came along subsequent to that after it was completed to
24 add additional units. So they were looked at as two
25 separate projects.

1 MS. SALENTO: So in that case, two separate
2 projects but on the same property?

3 COMMISSIONER EVANS: Correct.

4 MS. SALENTO: So did something change to allow for
5 adding apartments or is this in part potentially related to
6 not having a clear mixed use definition or a density
7 definition?

8 COMMISSIONER EVANS: No, it's not -- it's actually
9 not related to mixed use at all. The -- upon construction,
10 the basement, which was originally tagged to be five feet
11 deep, because of engineering requirements to go down deeper
12 to get to firm ground, the basement area became 11 feet,
13 which raised the subsequent question about usability of that
14 space, which was not originally intended.

15 MS. SALENTO: Okay. I'll wait for the public
16 information or the information that becomes public as the
17 litigation proceeds. Thank you.

18 MAYOR SCARPELLI: Anybody else wish to address the
19 Board of Commissioners this evening before we go into
20 executive session? Seeing no one. Can I have a motion to
21 go into executive session to discuss --

22 MADAM CLERK: Legal matters and contract
23 negotiations. Okay.

24 COMMISSIONER TUCCI: So moved.

25 COMMISSIONER ROGERS: Second.

1 MADAM CLERK: Whereas, Section 8 of the Open
2 Public Meetings Act, Chapter 231, Public Law 1975, permits
3 the exclusion of the public from a meeting in certain
4 circumstances; and

5 Whereas, the public body is of the opinion that
6 such circumstance exists; and

7 Whereas, the Board of Commissioners of the
8 Township of Nutley, in the County of Essex, and State of New
9 Jersey desires to proceed to closed executive session; and

10 Now, therefore, be it resolved, by the Board of
11 Commissioners of the Township of Nutley move into closed
12 executive session to discuss legal matters and contract
13 negotiations.

14 Be it further resolved that the time when such
15 discussions may be disclosed to the public shall be when and
16 as such disclosure may be made without adversely affecting
17 the Township of Nutley pending and/or anticipated legal,
18 personnel, contractual matters and other matters within the
19 exceptions provided for by statute.

20 Commissioner Rogers?

21 COMMISSIONER ROGERS: Aye.

22 MADAM CLERK: Commissioner Tucci?

23 COMMISSIONER TUCCI: Aye.

24 MADAM CLERK: Commissioner Evans?

25 COMMISSIONER EVANS: Aye.

1 MADAM CLERK: Mayor Scarpelli?

2 MAYOR SCARPELLI: Aye.

3 MADAM CLERK: And the time is 7:55.

4 COMMISSIONER EVANS: The point of clarification is
5 that we may come out and take action, correct?

6 MAYOR SCARPELLI: Yes, we may come out and may or
7 may not take further action.

8 COMMISSIONER EVANS: Just for the record.

9 MAYOR SCARPELLI: For the record.

10 (End of audio)

11 MAYOR SCARPELLI: Madam Clerk?

12 MADAM CLERK: We are back on record. We're going
13 to adjourn. Is that correct, Mayor?

14 MAYOR SCARPELLI: With a little explanation. We
15 will not be having any further action tonight. To Prism,
16 Mr. Diaz, and Mr. Cohen, we appreciate your efforts tonight.
17 We had a lot of information tonight. We're going to work to
18 see if we can get to introduction on our next meeting and
19 see if we can get some of the information that you shared
20 tonight into the plan.

21 In addition, we really urge you to get some of
22 this information to your experts earlier so that we can
23 consider and move forward. You have timelines to meet and
24 we have a responsibility to our citizens.

25 So with that, I'll take a motion to adjourn.

1 COMMISSIONER TUCCI: So moved.

2 MADAM CLERK: Commissioner Rogers?

3 COMMISSIONER ROGERS: Aye.

4 MADAM CLERK: Commissioner Tucci?

5 COMMISSIONER TUCCI: Aye.

6 MADAM CLERK: Commissioner Evans?

7 COMMISSIONER EVANS: Aye.

8 MADAM CLERK: Mayor Scarpelli?

9 MAYOR SCARPELLI: Aye.

10 MADAM CLERK: And the time is 11:15.

11 (Meeting was adjourned)

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C E R T I F I C A T I O N

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I, Jamie Gallagher, certify that the foregoing transcript is
a true and accurate record of the proceedings.


Jamie Gallagher

Veritext Legal Solutions
330 Old Country Road
Suite 300
Mineola, NY 11501

Date: July 20, 2018

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