

BOROUGH OF RIVER EDGE

LAND USE BOARD

MEETING MINUTES

COUNCIL CHAMBERS

June 19, 2019

MEMBERS PRESENT: Chairman - James Arakelian
Vice Chairman - Dick Merhman
Michael Krey
Chris Caslin
Lou Grasso
Thomas Papeleo
Ryan Gibbons

Nylema Nabbie, Attorney

MEMBERS ABSENT: Mayor Mignone
Eileen Bolan
Alphonse Bartelomi
George Siderias

ALSO PRESENT: Thomas Behrens, Planner

Mr. Krey with the Pledge of Allegiance.

Chairman Arakelian- Adequate notice of this meeting is provided by posting on the bulletin board at Borough Hall to the news, the record into submissions by all parts of the town, the same as provided by law scheduling, including the date and time of this meeting. I would like to remind all members of the public that we have three fire exits, one here behind me, over there and one behind you. In addition, we're being recorded both audio and video for purposes of creating a record during the public portion, any member of the public wishing to speak, all they

need to do is identify themselves for the record and give their name and address and you can make a formal statement.

Roll call please: James Arakelian, Chairman – here
 Dick Merhman, Vice Chairman – here
 Ms. Boland
 Mr. Grasso
 Mr. Krey
 Mr. Gibbons
 Mayor Mignone

Absent: Mr. Bartelloni
 Mr. Caslin

Chairman Arakelin – First on the agenda is the approval of the minutes from May 1, 2019. It was a lengthy meeting – I was not at that meeting. Mr. Mehrman: You chose a good meeting not to be at. I have one minor correction which I already showed the recording secretary. We did notice that you were absent however you got credit for being here. On page 1 – Mr. Arakelian - my heart is always here. Mr. Merhman – well yes first paragraph first sentence and I'll quote the sentence “Chairman Arakelian pauses for a remembrance of former Mayor Dan Daily he wasn't Mayor who was very active in the community – so your heart got credit while you weren't here. Chairman Arakleian – but I did that a while ago. Mr. Merhman – yeah we know that. So that's it. Chairman Arakelian – okay so a motion to - anybody else on the minutes – okay a motion to approve as corrected, Mr. Krey, second – Ms. Boland. All in favor – Aye any opposed any abstained. Mr. Grasso I'm going to abstain - Chairman Arakleian – obviously I have to abstain from that one as well. Before we get started I just have a little housekeeping I need to get to. As you will notice one of our seats is empty there – Mr. Siderais who sat on the Board for about a year has moved out of town and he will be missed and his input will be missed as well. He was a very active member of the Board and we are very appreciative to have had him. Chairman Arakelian is speaking quietly to the Mayor – okay so I am just going to bring it up and then you can say what you want. It is also with deep regret my very good friend and our Mayor is moving out of town so that seat will also be empty and that seat is going to be very difficult to fill. Obviously he is an engineer and as a member of the Board he has been extremely knowledgeable and very grounding for us at times which is great and as a personal friend I am going to miss him dearly. Do you want to say anything to the rest of the Board? Mayor Mignone – It's been both an honor and a privilege to be a member of this Board, its my first foray into

and very grounding for us at times which is great and as a personal friend I am going to miss him dearly. Do you want to say anything to the rest of the Board?

Mayor Mignone – It's been both an honor and a privilege to be a member of this Board, it's my first foray into local government - appointed to this Board in 2008 I believe and I've enjoyed every minute that I have been up here. Like I said I'm an engineer and I was always glad to be on the Planning Board and I was always glad that we were able to do things we've done over the past ten years. Chairman Arakelian – one of the things that always stuck in my mind is he said that there is one job he would like better than being the Mayor it would be being the Chairman. I kept saying, I'll switch with you. Now it's going to be too late but we are going to miss you dearly and we wish you all the best in your new endeavor and your new employment out there. Okay anyone want to chime in real quick? Mr. Mehrman - I've known Ed both in government and professionally and I consider him a true friend – we've had some very good times together and I also appreciated his service on the Board while I was involved on the Board and without being too reboast I wish you and your family the best. Mayor Mignone – Thank you very much. Chairman Arakelian – Ryan- I'd like to wish you the best as well. It's been a pleasure working with you on this Board and I would like to thank you for your many years of service to the town and I wish you all the best to where you are going. Mr. Grasso – Ed I will miss you as well. I certainly have appreciated your work on the Board and being an engineer, you had insight that no one else had. Ms. Boland – yes it was very comforting with you on the Board and I appreciate your knowledge and your leadership. Thank you. Chairman Arakelian – and coming from an engineer that is – Mr. Krey – You're the one that got me here I'm not sure I should blame you or thank you for that - our kids went to school together it's a sad moment. Mayor Mignone – thank you. It was the Mayor's insight that brought Tom to the Board and now I am very proud that he is our Borough Zoning Officer – Tom would you like to say something. Mr. Behrens – It's been an honor and privilege working with you on a number of planning issues in River Edge. Your knowledge and learning from your professional insights and just watching you as a leader and taking in as much as I can. So, thank you very much. Chairman Arakelian - Mr. Costa I know that you and Mayor Mignone go way back. Mr. Costa – way back. I got the email today but obviously I knew before that. Val and I and my family wish you the absolute best. This town is going to miss you. You've done a great job and I'm going to miss you personally. The best of luck – no matter what side of the isle you are on I think everyone in this town is going to miss you. So have a great time out there – pick up skiing and I'm not sure what else you can do there in Utah but it's supposed to be absolutely gorgeous and on this chapter of you and your family's lives I wish you the best. Chairman Arakelian - Nylema your firm is here also because Mr. Mignone recommended you. Ms. Nabbie – yes I remember meeting him with Brian when we were being considered for the position here and Mayor it's been an absolute pleasure to serve you and getting to know you also in conjunction with the work that you have done in Fort Lee as well. So, I just have to say as well, I admire you and I wish you the best of luck you and your family. (playful bantering going back and forth about the Mayor's picture being put on the wall).

Chairman Arakelian – okay we have a Resolution for Robert and Michelle Como, 149 Concord Drive, Block 611, Lot 3, River Edge, New Jersey they received a variance for a covered front porch on 5/15. I was at that meeting. Any corrections any changes to the resolution. Mr. Mehrman

– I don't have anything – Mr. Chairman - if you'll entertain a motion I'll be glad to make it. Chairman Arakelian – Anyone? Mr. Mehrman – I'll make a motion that the Board accept the Resolution as written – do I have a second – Mr. Gibbons Second. Can I have a roll call please. Ms. Nabbie – Mayor Mignone was absent from that meeting, Mr. Papaleo is not here this evening, Chairman Arakelian – yes, Ms. Boland was absent, Mr. Grasso, yes, Mr. Bartelome is absent, Mr. Krey, yes, Mr. Mehrman, yes, Mr. Caslin is absent, Mr. Gibbons, yes. Chairman Arakelian – Congratulations if you're watching.

Chairman Arakelian – next up is Mr. Michael Derosa, 264 Berkley Road, Block 902, Lot 27, River Edge it's for a two-story addition and variance approval required for impervious coverage. Good evening. So, this part right now is to deem that the application is complete. So have a seat relax and we are going to keep you there. So, I'm going to go to our Zoning Officer first – Thomas – Mr. Behrens – the applicants are here for an approved lot coverage variance the information submitted and that I have seen is sufficient to carry the application forward. Ms. Nabbie- I received the notices that were published by the applicants – you did a nice job and it's my opinion (inaudible) jurisdiction. Chairman Arakelian – any questions? Okay I'll entertain a motion to move forward and accept this application as complete. Mayor – so moved, second. Ms. Nabbie, Mr. Papaleo is absent. Chairman Arakelian, yes – Ms. Boland, yes, - Mr. Mehrman, yes -, Mr. Grasso, yes – Mr. Krey, yes – Mayor Mignone, yes and Mr. Gibbons, yes. Chairman Arakelian – okay see you didn't have to go anywhere.

Chairman Arakelian - So for new business - again its Mr. Michael Derosa, 264 Berkley Road, Block 902, Lot 27, River Edge it's for a two story addition – welcome – the way I like to start out is to have you explain to the Board what you are trying to accomplish tonight. Mr. Derosa – this is my wife Kathleen we own the house. Mrs. Derosa – so we moved to our home in town about five or six years ago. One of the reasons we moved into town is that I am in education and I work in a neighboring town in Franklin Lakes and education is of the utmost importance to me, so this community has always been attractive to me. We looked for a home for about 1 ½ 2 years – it seemed everyone wanted the house that we wanted and finally we got our home and since then we have been blessed to have our two girls – a daughter that just turned 2 and one that is 7 months and we would love for River Edge and specially 264 to be our forever home but we're growing out of it and we just needed it to be a little bit more spacious for us to grow as a family and really establish roots in this community. Chairman Arakelian – we're happy to have you. Tom – Mr. Behrens - well to give a rundown of the project it's a developed site with a two family home as you can see on the plans. It does have a driveway and also in the rear is a pool and a patio area which seems to be the cause of the improved lot coverage over which is permitted over the 35% - so the applicants are proposing an additional 7% or 547 square feet so they be going for an improved lot coverage of 43.9% to 50.9% where a maximum of 35% is permitted. So the test in weighing the variance will be whether or not if it will fall under the C2 or public benefits criteria for which the Board will weigh if there are any public benefits versus any detriments or impacts that would be caused by the exacerbation of the improved lot coverage. So, as a potential benefit and this is to the applicant as well – do you feel that your home addition is – Chairman Arakelian–

I'm going to stop you for just one second. Ms. Nabbie can you swear them in please?
Ms. Nabbie – Please raise your right hand. Do you swear that the testimony that you are about to give is the truth, the whole truth and nothing but the truth? The Derosa's. Yes. Ms. Nabbie – Mrs. Derosa I know that you have already testified so the testimony that you have already provided to the Board has been accurate – is that correct? Mrs. Derosa – yes. Mr. Behrens – So one of my first questions is whether or not they are any public benefits being achieved by this – I know that there are a number of newer homes on the block so would you say that this addition brings your home into greater consistency with the character of the block and the other homes on the block? Mrs. Derosa – definitely – that's not the reason we are doing it but that is definitely – Mr. Behrens – it's not out of scale as like the smallest to the largest – Derosa's together – no. Mr. Derosa – it won't be the largest by any means and won't be the smallest it will still be fairly small compared to the other houses around us. Mr. Behrens – it is noteworthy that the project is conforming with respect to all the building coverage and setbacks. Sometimes and I don't know – do you guys have any onsite drainage at this point? Mr. Derosa – we do not have any seepage tanks at this point. Mr. Behrens – so in an application like this where the impervious coverage is being increased to an amount the Board can have some discretion in asking for some level of impervious coverage. Is that something that the applicant would be willing to comply with? And that can also be interpreted as a public benefit in terms of maintaining onsite rainwater and mitigating (inaudible). Essentially again, the increase in impervious coverage is 7% - 547 square feet – the pool itself is like about 531 square feet. So, it's a question again – does the project fit in, are there any measures to be utilized to mitigate the impacts, are there any other areas (inaudible). I'll also note with regards to the driveway, there is no garage here, so all the parking is surface parking.

Chairman Arakelian – as far as the – we'll go to our engineer real quick. You'll take jurisdiction as far as - Mr. Costa – if its approved by the Board, once the applicant goes for a building permit they are going to have to go for a soil moving permit so we've been treating the drainage plus with the people in this town (inaudible) so once they come in for the soils if they increase the impervious coverage it will be covered under the soil moving so the Board doesn't have to make that decision. So, if you want to put it on the Resolution that's fine but once they got the building permit and soil permit, they would have to comply with that anyway. Mr. Derosa – I actually spoke to you Rob probably about a year ago – this has been ongoing for about a year now and we talked about the possible need for seepage tanks and we would be willing to comply with that if that is going to be a requirement. Chairman Arakelian – Tom so you're good. Mr. Behrens – that pretty much sums it up again it's a balance between those public benefits I mentioned versus any detriments or impacts based on not what's there today but on that increase of 7% or 500 square feet. Mayor Mignone – let me verify – so the pool is existing so the only increase (correct) so the only increase is in the impervious coverage is coming from the addition to the house and the expansion of the driveway. Derosa's correct. Mr. Gibbons -I know the block and I know there are a lot of larges houses on the block – I'm a little concern that its going over 50% in terms of the lot coverage.- so have you looked into any other options of - it looks like a very large bedroom and I get that you want to add another bedroom to the house – it just looks like a very large addition what your adding to put us

over 50%. Have you looked at other options to keep this space under 50%? Mrs. Derosa – we have one part of this renovation and selfishly and something very important to me is right now I don't have a closet for my clothes. My clothes are in my daughter's closet just functionally as parents you know that after a while that doesn't work – so we had worked out a few different – the last thing we wanted to do was to have to come here and ask for permission to do something. We really couldn't do what we wanted without coming to you. The other thing is the driveway – right now both our cars can't be in the driveway and our girls can't play in the driveway so that was another thing we really wanted to ask was to expand the driveway. Mr. Gibbons – no I understand the driveway part it's just seems we're going over 50% for a very large bedroom/family room so I was just looking to see if there were any concessions that could be made to keep this under 50%. Mr. Derosa – we were actually at first looking to go larger but we brought it down to meet the side yard requirements – but no specifically we didn't try to get under 50% so to speak we were looking to expand to get our requirements we looking to expand to get the closet. The family room I wouldn't actually consider it very large I would consider it average – after if we get approval to move forward but no, we didn't consider looking going under 50%. Mr. Gibbons – okay that's it for me. Mr. Mehrman – No comments. Mr. Mayor – no. Ms. Boland – no. Mr. Krey – I just have one question the expansion of your driveway is probably 40% of your increase in coverage – its deeper and wider and again any potential to shave that down a bit to try to keep the impervious coverage above code to a minimum. Is there any – I know you're looking to get two cars in there and I'm assuming 20 feet- so they are going to be side by side. Mr. Derosa – side by side was the idea. Mrs. Derosa - and given the weather conditions sometimes – I'm bringing two kids in and out of car seats – I sure you guys can relate in the snow so the wider for us is better. Mr. Krey – so you need the extra depth because your taking from the front steps and taking it all the way to almost the line of the house – is that extra depth necessary? Mr. Derosa – I can tell you right now the way the driveway – the singular driveway is set up right now we don't have the room to stack two cars we're actually in the sidewalk. Mr. Krey – No I understand so you are going side by side so now you're taking it from – it's not mentioned here but I'm guessing it's about probably closer to something like 30 feet – so you have another 6 for the depth – do you need that? Mr. Derosa that could be an option we would have to think it through. Chairman Arakelian – Tom what's code for a two-car driveway width wise? Mr. Behrens – I think it's a maximum of 22 feet and their asking for 30 – is that correct? Mr. Behrens there is no length requirement – Chairman Arakelian – so what's the width? Mr. Behrens - their under. Mayor Mignone – I think I would understand their position the fact is that almost half of your impervious coverage is the pool – I mean I don't know what the consensus of the Board is if their looking to shave off 40 square feet is there anything you can do with the patio – I don't know but otherwise I'm not so bothered by it if you put the drainage in. Again, if this was presented with the pool, I think I would be of the same mindset that we would try to bring that down a little bit. Mrs. Derosa – and again we would have never put a pool in that big again it's nice to have a pool, but it is very large for our house. Chairman Arakelian – not an uncommon problem in River Edge by the way. Mr. Gibbons – just one note on the driveway, I don't know with the depth being very small at the curb you might even need more depth to be able to pull both cars in. Mr. Grasso – are the curb cuts going to be the same width as the driveway? Mr. Derosa – no the curb cuts – no we're not expanding the curb cuts – Mr. Grasso so it's going to be a single wide ten feet or something. Chairman Arakelian – I think if you try to

shorten it – it going to look a little odd. Mr. Derosa – that's what I was thinking as well. Chairman Arakelian – so we can't shorten it, we can't widen it – there's not a whole lot of choices there. Mr. Derosa – In River Edge if we put in pavers is that still considered impervious coverage. Mr. Mehrman – yes. Mr. Grasso – is it going to be possible to park cars side by side if it's only going to be a ten-foot apron? Mr. Derosa – several of our neighbors have that. (bantering amongst everyone). Mr. Behrens – in this particular situation if it was just the house and driveway it would be in keeping with the neighborhood. The issue here is we are dealing with an existing pool and patio of such a size but still they are still over by such an amount – again is there anything that can mitigate that – is there any give and take anywhere. Chairman Arakelian – from what I am hearing it doesn't seem like there is. It seems that they are amenable to the seepage – Mr. Chairman – and Rob is going – whatever Rob requires it will be included in the memorialization. Chairman Arakelian – the Mayor makes a great point with the pool. If the pool wasn't there none of this would be an issue. Mayor Mignone – I also think (inaudible something about the lot coverage) they could have had a bigger building footprint and still complied. Chairman Aakelian – So I'll make a motion to go to the public – Mr. Mehrman – so made, second (?) all in favor – aye. Any opposed any abstained? We are now opened to the public – Is there anyone that wishes to come forward and speak? I'll entertain to take a motion to close to the public. So, moved by Mayor Mignone – second – Mr. Mehrman. All in favor – aye. Any opposed – any abstained? Okay at this point I'm – unless anyone else has anything else to say I'll entertain a Motion on this application. Mr. Mehrman – you're looking at me – okay I'll make a motion that we accept the application as presented with the provision that underground seepage pit water disposal be installed with the Borough engineers review and specifications – Chairman Arakelian- do I have a second – Mayor Mignone – Second. Roll call please – Chairman Arakelian – yes, Ms. Bartelome is absent, Mr. Mehrman – yes, Mayor Mignone – yes, Mr. Gibbons, yes, Mr. Grasso- yes. Chairman Arakelian – Congratulations Folks. Mrs. & Mrs. Derosa – Thank you.

Chairman Arakelian – the next one up is the continuation of the hearing from last month – the Bergen County Historical Society – 1201-1209 Main Street, River Edge, New Jersey – Blocks 1304 Lot 2 and Block 1303, Lot 2 – this is carried from 5/1/19. It's the construction of a museum and a library located on a 6.7 acre lot and there are variances required which we went over at the last meeting. I just want to put on the record that I did watch the complete film, so I am certified to hear this going forward. Mr. Barrett – thank you Mr. Chairman. At this time, I'm going to call my first witness. Ms. Nabbie - please raise your right hand. Do you swear that the testimony you are about to give is the whole, truth and nothing but the truth? Witness – I do. Ms. Nabbie – please state your name for the record. Kenneth Grisewood - I was also a witness at the last meeting. I am just going to briefly review all the things we updated the plans with and amended the plans. We have a revised Exhibit that I would like to introduce similar to the previous drawing. (everyone is shuffling their plans very hard to hear) Mr. Grisewood this rendering is for Bergen County Historical Society – 1201-1209 Main Street, River Edge, New Jersey – Blocks 1304 Lot 2 and Block 1303, Lot 2 (too much scuffling cannot hear I will type what I pick up) which is similar to the site plan which is part of the application package. If you look at the top of the Exhibit to the left side and the Hackensack River which is the right side. So basically the plans have been modified based on the comments that we received at the first hearing and Mr. Behrens and Mr. Costa's comments and their input. There are none specific items. First is the introduction of the

proposed crosswalk and stop bar at the Northeast corner Block 1305, Lot 1 which is the offsite parking facility the lot that's on the interior side that lies southwest of the property. So the new crosswalk would extend from the northeast corner of this lot to – there will be a stop bar and a stop sign on the jug handle with a stop light subject to (inaudible too much shuffling I really cannot hear a thing) something and approval (totally in audible). The second point would be the introduction of egress regarding the crosswalk(again inaudible I believe I placed the microphone too close to Mr. Behrens and Mr., Costa who are diligently trying to look at these plans but the noise of the paper is making it difficult for me to hear). The third component is the extension (inaudible) from the north side of the Main Street to the existing trail that runs parallel to Main Street so there will be a connection between the trail system that runs along Main Street. The fourth item is a notation that was added Block 1305 Lot 1 indicating that the striping as it exists today would be restriped so that there will be a clear delineation of the parking spaces. The fifth item that the ADA (inaudible) to add pavers to accommodate an ADA surface -originally that was gravel in that area so we will make it pavers, so it is ADA compliant. The sixth item was modifying the landscape plan with Mr. Behrens request to have all the material North American species. The seventh item was modifying the lighting and incorporating the existing streetlight just west of the (?) driveway including its light contribution to the lighting plan. The eighth item was the addition of the truck movement plan of the last sheet of the drawing set indicating that the movements of a service vehicle in and out of the facility and the last thing is a notation that was added to the site plan that the paver selection would be based its historic appropriateness in conjunction with the Historical Society.. So those are the major changes to the plan since the last hearing. Mr. Barrett – thank you – those changes were made as pointed out in conjunction with the Municipal review letters and subsequently reviewed by Mr. Costa and his staff (inaudible) yesterday and the items that were already addressed – there are still a number of items that need to be addressed that more appropriately should be addressed during inspection or prior to inspections for instance (inaudible) and then there were a few other items with respect to sewer. In that regard on Camden Courts – I had a conversation with Mr., Breslian who is the attorney for the Hekemian's who own the Stuben Arms Apartments and he had gotten some comments from his client as to the (inaudible) so we will be getting a letter soon – so we are working on that so we would ask the Board if they should see fit to issue an approval of course it would be conditioned upon the actual easement agreement and its review and approval by Mr. Costa, Ms. Nabbie and anyone else who needs to (inaudible).

Ms. Nabbie – I had a conversation with Mr. Barrett, I believe it was today Tom or yesterday but that is consistent with whatever we discussed – it was my understanding that, that easement agreement is not yet has not yet been secured and I believe we spoke with Mr. Costa as well and if the Board is inclined to grant this application or vote on it, that would be condition of approval. Mr. Behrens – we have the permission we just have to work out the actual condition of the easement.

Chairman Arakelian- in reviewing the tapes there were two other issues that had come up – I might as well bring it up now this way we can get a quick answer. As far as the parking for the handicapped is that still in place as it was or has there been some changes? Mr. Barrett – No that

remains in place and perhaps Mr. Grisewood can speak to that. Mr. Grisewood – We reviewed the requirements for the ADA spaces and discussed it among other professionals and the location that we are proposing on site represents the safest location for the ADA spaces. In conjunction I also found a document produced by the United States Access Board which is an independent Federal Agency for people with disabilities and scoping imminent requirements which is Chapter 2 as Advisory Document 202.5 in which it indicates that public entities have an additional obligation to achieve program accessibility under the Department of Justice ADA regulations 28 CFR 35.150. These regulations require that public entities that operate historic preservation programs to give priority to the methods that provide physical access to individuals with disabilities. So, with that determined that providing the ADA spaces on site represents the most appropriate location for the spaces. Chairman Arakelian – okay and the last question that I have before I go to the professionals is the parking lot itself. I know that you were working with the State of New Jersey to try to define – Mr. Barrett – I think the person best to answer that question would be Mr. Smith who is the President of the State Park Commission as well as the President of the Bergen County Historical Society. Chairman Arakelian – do you want to go to that now Board or get this out of the way or wait to have testimony - do you have somebody that is going to have testimony on this or no? Mr. Barrett – yes – Mr. Smith. Chairman Arakelian – okay bring him up.

Ms. Nabbie – Mr. Smith will you please raise your right hand – do you swear that the testimony you are about to give is the truth, the whole truth and nothing but the truth? Mr. Smith – I do. Ms. Nabbie – just please state your name. James Smith, I am the President of the Bergen County Historical Society as well as Chairman of the New Bridge Park Commission. So just to clarify and I think there were some questions at the last meeting – hopefully this will clarify that. The Historic New Bridge Landing Park Commission was established in 1995 by New Jersey state law N.J.S.A. 13-15B-1-5 to tie together the different stake holders at New Bridge Landing, meaning the Bergen County Historical Society, (inaudible something foundation) the Borough of River Edge, the Borough of New Milford, Teaneck, the County of Bergen and the NJDEP to act in good faith for the purpose of coordinating and implementing all Federal and State, County, Municipal and private development policies and other activities related to historic preservation and recreational use of the property under the Commission's jurisdiction, The parking lot listed here is under the Commission's jurisdiction and therefore is used for all the events and that was its original intended propose to provide parking for that usage. I just want to give you an example as the Commission works. The Commission is now funded by the State of New Jersey, we are now entering year three to receive funding, so this is very exciting that funding has begun and in our May 3rd meeting we actually brought up the issue of striping to the Commission meeting and it has now been sent out to bid the parking lot at that May meeting. So, we are approved and now the DEP is working on that bidding process. Again, the Commission is meant to oversee and coordinate all the events that occur at New Bridge Landing and obviously the main organization is having events and New Bridge Landing is the Bergen County Historical Society. Chairman Arakelian – So in layman's terms would you say that the use of that parking lot if this project is approved is in perpetuity. So that's your testimony. Mr. Smith – that's correct. Okay those are the questions that I had from watching my two hours yesterday.

Ms. Nabbie – The Board initially heard this matter on May 1, 2019 and had an exchange with Mr. Barrett and one of the conditions were if for some reason if the parking is lost it will automatically trigger a return to this Board. Counsel and I explored the idea of having a written agreement and without getting into it I believe you had indicated that there is no formal written agreement – is that correct? Mr. Barrett – yes that's correct you have the letter that I submitted to the Board dated March 13 from the Commission that confirms use of the spaces by Resolution. So the Commissioner got the Resolution confirming that yes the Historical Society has the use of these parking spaces. Ms. Nabbie – how many spaces are there again? They confirm the use of 31 spaces which is what we needed but there is a total of 63 spaces there. Ms. Nabbie - 31 parking spaces for use by the Commission. - Mr. Barrett – yes. In reality they will all be used because they will coordinate in the event that (inaudible) so if there is only one event so that's who would be using the lot. Chairman Arakelian – why we don't have the Chairman come back up here because I know that there are some questions – let's get the professionals first and then I'll get to you Mr. Mehrman.

Mr. Behrens – I did have one other note about signage. I believe you were to get me some details. Mr. Barrett – yes. Chairman Arakelian – that was another thing I wanted to mention. In signage it's a comprehensive review and we should have drawings and so forth on the signs. Mr. Barrett – there is only one sign. Chairman Arakelian – and there was one other thing that was brought up at the meeting – about a food license. Now I know they said they weren't going to be serving food – so on the record I did hear testimony from somebody who said they have a food license. The Borough of River Edge requires that any applicant that's going to come in and serve food on premises must come before the Board for a comprehensive food license and then of course they have to go to the Borough's Health Department for that license. It's two separate licenses. So, if you decide to sell food in the future you will have to come back unless you want to incorporate that into your application. Mr. Barrett – well there are events where they have – what is it catered or – Mr. Mehrman - yes Mr. Smith you said you have a food license. Mr. Smith – yes that's correct. Chairman Arakelian – he probably thought that he had a food license to serve food from the county or something, but you would need separate approval from us. Mr. Smith – we were told that at a town event if we were to sell cupcakes that you would have to have license to that through the Board of Health. Chairman Arakelian – I don't think cupcakes really qualify. Mayor Mignone – technically they do. Chairman Arakelian- so if you want to amend your application to include a food license – but I picked that up on the recording and I meant to bring that up. Mayor Mignone – but the museum itself is not going to have food. Mr. Smith – no there will be no food made on premise. Chairman Arakelian – so if you decide to incorporate a kitchen later on you will have to come back for a food license. Chairman Arakelian – do you have a monument sign? Mr. Smith – Historic New Bridge Landing Park Commission does have a Master Plan that does call for a battlefield monument at New Bridge there were over 11 military engagements that occurred here in River Edge. There's no monument for that and eventually the Master Plan does call for in the future. Chairman Arakelian – so I guess because of some of the entities involved down there, as the Mayor and I discussed a bit – if it's an entity within the County, that's controlled by the County – you don't need approval but you still need to come before us and if it's you guys because you're

a 5013C you do need to come before us for that. Mr. Barrett – if it's the Commission - Chairman Arakelian – that's correct they still have to come and have us take a look at it. If it's the Society, it's a different story. Just something you need to be mindful of. I'm sorry to have interrupted Tom. Mr. Behrens – that's okay that's all I had the applicants covered most of my concerns.

Mr. Costa – I know you have a few things regarding the crosswalk. Mr. Costa – I guess we are going to hear testimony on the site because we heard what the changes were, so I guess we have to see how the changes will work. Mr. Grisewood – there's no physical changes to the plan other than (inaudible someone is shuffling the plans). Mr. Costa – I think you can explain to the Board under testimony – you added a sheet the truck turning template – you can explain to the public and the Board how that works. I know the Chairman said he listened to the tape on how the ADA parking works on site from when a person gets out of the car and how they physically get into the new building. As far as the Commission you are the President of both positions – Mr. Smith how does that work? So, Mr. Smith – how does that work. If you leave the parking spaces under one commission you then get on the dais on the opposite commission (something about the spaces) is that – Mr. Costa - because I thought or maybe I'm missing something – I thought there was a letter I believe it was brought up at the last meeting – what happens if the letter disappears and I thought you said – Mr. Smith - well if it does then we would have to come back here – Mr. Costa - and now your testifying that it's in perpetuity. Mr. Costa - Is there a Resolution, is it under the authority of the statute you cited that gives you the authority to bind the State in perpetuity? Mr. Barrett – that's up to the Commission (inaudible) is to coordinate all the parcels down there. Mr. Costa – again I'm not an attorney but I've just been around you guys for so many years - but there has to be some type of law – in order to bind – then again maybe it's different the property that is owned by the State of New Jersey wouldn't it have to go to the State House Commission for the ultimate order or would you be subject to any of that. Mr. Barrett – The statute gives the Commission the authority – Mr. Costa – to bind the land. Mr. Barrett – yeah Mr. Costa – bind it in perpetuity? Mr. Barrett – so the State of New Jersey with this statute eliminating the Commission yes because that is what would have to happen. Mr. Costa – okay so what you're telling us is that you have the authority to bind that property in perpetuity – that's what you said. Mr. Smith - I was asked before the proposal to have the 31 spaces that would be made available so that was not an issue with the Resolution I was merely trying to clarify the role the Historic New Bridge Landing Park Commission. The Bergen County Historical Society first got involved here in River Edge in the 1920's Mr. Costa cuts in (inaudible) Mr. Smith – yeah but the comment you made referring that its one hand washing the other type of deal being President and Chairman – you know I'm volunteering doing all of this, I'm not getting a salary, I have a family – (Chairman Arakelian steps in) Chairman Arakelian – I don't think he's questioning that I think he's questing – Mr. Costa – all I'm questioning is - now Chairman Arakelian – what is the mechanism that this parking becomes part to the Society's approval in perpetuity? Your answer to me was – it is. So, Mr. Costa is just asking what mechanism made that. Mr. Smith – it was purchased for the usage of the Historic New Bridge Landing when the Bergen County Historical Society is running the events. Chairman Arakelian – would it be proper for the Historical Society to ask for an easement – Mr. Costa – All I'm saying is that based on the last meeting all I said was if you cannot get this you may possibly need a variance why not just ask for a variance? But if you're telling me that you can do this in perpetuity and then all of the sudden you can't and you somehow lose this parking arrangement

you're going to be back here – why come back? Mr. Costa says something under his breathe (inaudible). Ms. Nabbie – Mr. Barrett you and I had this discussion I think it behooves the applicant to do some type of written agreement with regard to the parking and I think that, that makes sense. I don't know if you need time to talk to your client about that rather than making it – Mr. Barrett – that's fine. Ms. Nabbie – between Mr. Costa and myself and your approval. So again, if you give us approval it will be subject to an Agreement between the Commission and the Historical Society subject to the review of your attorney and engineer. Chairman Arakelian – Mr. Mehrman - I know you're about to jump out of your seat so I'm going to give you the floor.

Mr. Mehrman – just on this topic we asked the last time to see the document by which you people are using that parking lot. Mr. Barrett – and I submitted a letter from the Commission – Mr. Mehrman to Ms. Nabbie – did you receive a letter? Ms. Nabbie – I received (Mr. Mehrman cuts in) just a basic question here – is there a document after listening to Mr. Smith he's talking about forever alright – show us a document that says that let's see it. Mr. Barrett – it was submitted. Mr. Mehrman – let's see that. Ms. Nabbie – did you submit that the the land use secretary? Mr. Barrett – I'm not sure. Mayor Mignone – can I ask a question? If the legislature created Historic New Bridge Historic Park there has to be a survey or something that shows the limits of the project – is that correct? And this land would be shown as part of the park – is that not correct? And the statute gave the commission authority to administer the park – Mr. Smith – correct – Mayor Mignone so the only way that you would lose your authority would be if they eliminated the park? Mr. Smith – correct. Mayor Mignone – I don't understand what the issue is here – Mr. Mehrman – this is nothing. Mr. Barret (inaudible) Mr. Mehrman – excuse me- Mr. Barrett – did you listen to what the Mayor just said? Mr. Mehrman – yes. Mr. Mehrman – I'm waiting for an answer from him. Mayor Mignone – this parcel is part of the park created by the legislature, the Legislature gave the Commission the authority to administer the park, so the only way that they would lose authority to administer the parking would be if the legislature eliminated the park – I just think the language of the Resolution has to say something to the effect that of the parking gets taken away either through eminent domain or an act of the legislature or whatever the Commission is incumbent to find onsite parking or something like that but that's it. You're not going to get the governing legislature to come back until we give the Commission the authority to monitor the parking. I don't know what the Board is specifically looking for in that regard. Mr. Mehrman – I'm looking for a guarantee that the commuters have a place to park. So, if there is a document that created the parking – then give us a copy of that. Mr. Barrett – that was the statute that was cited. Mr. Mehrman – the letter you gave me does not say that. Mr. Barrett – you asked for a document – Mr. Mehrman – right – Mr. Barrett and it was the statute that was cited. If you want a copy of the statute, I'll send you a copy of the statute. Mr. Mehrman – send it to the Board. Mayor Mignone – can't there be language in the Resolution that we're restricting that area for parking and it can't be use for anything else – Ms. Nabbie – here's what I recommend and I can work through this with counsel - is that we draft an agreement counsel wherein you cite the statute and you and I can work on it together and determine the amount of parking spaces, there should be a schedule or an exhibit appended right to that document and that should be submitted to the Board. Mr. Barrett – that's fine – Ms. Nabbie - showing the 31 spaces. That's typically how it's done. If the Board is okay with that, that would be my suggestion. Mr. Mehrman – we have to have something binding here so that's what you are going to work on.

Mr. Costa – basically if you are going to build this size building the requirement is 31 parking spaces for this size structure, that's it it's that simple. There's no three coconuts and a marble, there's no smoke and mirrors so, it's either one of two things - either you have the parking or you don't have the parking. If you don't have the parking, you need a variance. If you have the parking – Mayor Mignone – if they have the parking it could be taken away by the legislature or taken away by the County of Bergen or the Borough of River Edge through eminent domain if that were the case – Mr. Costa – and welcome back here – Mayor Mignone – yes. Mr. Costa – if they can't get the parking then what happens? You lose your CO? You tear down the building? That's the next step – I don't – Mayor Mignone – they need to designate an area on site that would be designated for future parking if that were to be necessary. Mr. Costa – and that's all I'm trying to say. I'm not trying to accuse you of anything – it's very simple and really that's what it comes down to. Chairman Arakelian – so you want to try to incorporate a variance now, so you don't have to deal with that parking issue and come back? Mr. Costa – of course, you're going to have to find parking some place. Whether it's the abandoned PSE&G site in the back which I don't know what they are going to do there, but you are going to have to find parking if you lose this parking. Chairman Arakelian – I just can't imagine, I probably will not be here by that time, demanding that you rip down the building. Mayor Mignone – you also had an agreement with transit to use the parking over there – did you not? Mr. Smith – that's correct. Mayor Mignone – I'm sure you can produce a document showing that you have done that from time to time. Mr. Barrett – right that was the first time I mentioned that, that when there is a very large event, we use not only the transit lot but also the Borough's with permission. Mayor Mignone – if that was your sole source of parking you would have to put restrictions on time and use – Mr. Barrett –of course – Mayor Mignone – so that's pretty straight forward. Chairman Arakelian – we all want what you want. We all want something to be proud of, we want something that's going to be safe for the people and we want some place for them to park. We all want what you want. Mr. Costa - your taking about a 2, 000 square foot building we're not talking about – Mr. Mehrman – so let's - Mr. Costa – just let me finish. Let them (interrupted by Chairman Arakelian) Chairman Arakelian – I think that Ms. Nabbie and your attorney are going to work on something that makes sense. If not, we'll have to bring it back here again. Make it subject to and if it's not going to work or if they can't make it work then they'll have to come back. The shovel is not going into the ground any time soon. Mr. Barrett – I don't foresee a problem we believe the Commissions purpose is to enhance the entire property. Chairman Arakelian – that's what we all want. Ms. Nabbie – just one point, Mr. Mehrman, in order to address your concern, it would be my recommendation if this Board were inclined to grant this application this evening, that, that agreement be present to this Board for review before the Resolution is adopted. Mr. Mehrman – agreed - Ms. Nabbie – and I would like Mr. Costa to look at it as well on accounts that we may need a metes and bounds description of the parking area. Chairman Arakelian – are you in agreement counselor? Mr. Barrett – would it suffice just to block and lot. Chairman Arakelian – no. Ms. Nabbie – I would think that we would want some schedules attached to that. One of them being the legal description and the other would be a depiction of the parking area and the 31 spaces in question. Mr. Barrett - a legal description may exist. I need to get a copy of the deed for that parcel. Ms. Nabbie – we'll work it out and just before we move on – that's exhibit A4 not A3. Thank you.

Chairman Arakelian – before I go back to the Board, does your client have anything else he would like to testify to at this point? Or his engineer? Mr. Barrett – no certainly he's available to answer questions – we also have our traffic expert and landscape architect. Chairman Arakelian – okay so moving right along, Mr. Mehrman back to you. Mr. Mehrman - you answered what I was going to ask. I have a lot of questions – Ryan – nothing at this time. Mayor – no. (Chairman went around the dais without saying names and everyone responded no). At this point I like to entertain a motion to open to the public. Mayor Mignone – so moved. Mr. Mehrman – second. All in favor – aye. Any opposed an abstained? Okay so we're opening to the public just on this testimony from these two gentlemen. If anybody has any questions raise your hand and you can come up. Any questions – comments, councilwoman – nope – okay. Motion to close to the public – Mr. Mehrman - second (?) All in favor – aye. Any opposed any abstained? Okay – call you next witness there.

Mr. Barrett – at this point – do you have more questions for Mr. Grisewood Mr. Mehrman? Mr. Merhman – I have further questions on the parking. We were just discussing the validity of it basically. I'll give you the question now since he's here – Mr. Barrett – I don't know if he'll be able to answer it – Mr. Mehrman – well I think he can because he authored the drawing. We requested the last time the layout of the parking and you shook your head in agreement, right now all I see on the drawing is a note saying – restripe the lot. That doesn't give us a lay-out, that doesn't give us the ability to see where the handicapped parking is, or does it give the ability of full review of that parking lot. Mr. Grisewood – we did not amend the plans to include a striping plan for the lot because we had testimony that there were 63 parking spaces and our understanding of the discussions was that the parking lot should be restriped in its existing configuration and that's where we're at. Mr. Merhman – the questions was made, and you decided you didn't want – Mr. Grisewood – no sir I apologize, I must have misunderstood – Mr. Mehrman – okay – so you'll provide that still? Mr. Grisewood – I'm sorry – Mr. Mehrman – will the applicant still provide a plan of the parking lot with the striping and the handicapped requirements shown including the signage and everything else? We don't know what your layout is. Mr. Grisewood – we can submit a drawing that shows what's out there today based on Google imaginary or whatever – yes of the existing (inaudible) but at least my understanding was what we were agreeing to do was to restripe the existing configuration no other changes were necessary. Mr. Merhman – alright let's look at this. If you want to present a plan by marking up a Google or whatever and altering it to show the striping where its visible where you propose or plan on putting the handicapped parking. Mr. Grisewood – we are not proposing moving the handicapped parking spaces – Mr. Mehrman (speaking over Mr. Grisewood can't hear the professional) – Mr. Mehrman – yes. What I'm saying is your submittal should be showing those items. Mr. Barrett – you got it – it shows the parking on site, the handicapped spots are on site – Mr. Mehrman – is it on paper? Mr. Barrett – yes, it's on the plans. Mr. Mehrman – it's an ariel photo (Mr. Barrett inaudible) Mr. Mehrman – no I'm talking about across the street. Mr. Barrett – we're not proposing any handicapped spots on that lot. Mr. Mehrman – okay nevertheless I'm still looking for a plan across the street. I want to see what you're doing. Mr. Barrett – we're not doing anything – it exists. Chairman Arakelian – one second Ms. Nabbie you want to chime in? Ms. Nabbie – I tend to take copious notes so Mr. Mehrman did make that request on May 1st so what I have here is Mr. Mehrman wants striping on the adjacent lot shown and the ADA spaces. Mr. Barret – wants striping? Ms. Nabbie – on the adjacent lot to be shown and the ADA spaces – Mr. Barret – okay – Ms. Nabbie – I believe that, that is the follow

up to your initial request? Mr. Mehrman – yes, I haven't seen it. Mr. Barrett – so you want us to show the striping on what exists across the street? Mr. Mehrman – yes that's what you are going to replace you told me. Mr. Barrett – we're not replacing – Mr. Mehrman – no you're going to restripe it. Replace was in reference to the paint lines. Mr. Barrett – I was there today the paint lines are still there – Mr. Mehrman – barely visible. Mr. Barret – that's fine but they're clearly visible, each and every one of them because I was there physically today. Mr. Mehrman – give me some proof (I have no idea who is speaking at this point -everyone is interjecting I believe it's Mr. Costa) wouldn't that be included in whatever parking agreement we are talking about? Ms. Nabbie – well that's what I suggested to counsel is that we have – Mr. Costa – so if we're going to have a description – (Mr. Mehrman & Mr. Costa speaking at the same time) Mr. Mehrman – so if you are going to have a description show a piece of paper with – Mayor Mignone – showing the striping as it is – Chairman Arakelian – and make it subject to – Mayor Mignone – right. Mayor Mignone – just make it clear showing the ingress and egress. Chairman Arakelian to Mr. Mehrman – you're okay with that making it subject to? Mr. Mehrman – yes – that's exactly how I want it Chairman Arakelian – anybody else on the Board have any questions for these two witnesses? Okay – we're good? Next.

Mr. Mehrman – is the architect testifying on the signage also since you have him there? Mr. Barrett – yes. So, can we cover that Mr. Chairman since we have him here? Chairman Arakelian – yes – we should. Mr. Mehrman – alright. Chairman Arakelian – you can stay up, come on up here. Mr. Smith he was running. (laughter).

Ms. Nabbie – you swear the testimony you are about to give is the truth, the whole truth and nothing but the truth? Witness - I do. Ms. Nabbie -Please state your name for the record. Eugene Dassing Project Manager at G3 Architecture Interiors Planning. Ms. Nabbie – what is your business address sir? Mr. Dassing, 669 River Drive, Elmwood Park, New Jersey. Ms. Nabbie – counselor you just handed out a document mark that as A5 and the witness will identify the document. Mr. Dassing – this is a design board entitled Bergen County Historical Society Museum and event building. It is very similar to the one I presented at the previous meeting. This document has been modified from the previous meeting only to show the new signage component as requested. So after discussing with our clients we determined that a simple applied sign to the building was really all we we're looking to do so the signage you can see at the top center drawing which is entitled “South Elevation” drawing No. 03 its very simple – Kevin Wright Museum. It's an applied sign one foot high applied directly to the building. In the exterior rendering on the top right of the plan, drawing number 07, it might be a little bit hard to make out on this print, but it is also shown above the door of the building. The sign itself, I believe is about 10 feet above grade give or take and after having reviewed the River Edge Zoning Ordinance I believe that it is in compliance with (inaudible) ordinance. Chairman Arakelian – is it going to be lighted. Mr. Dassing– No it's not going to be illuminated No illumination internally or externally. Mr. Mehrman – are they raised letters. Mr. Dassing – they are raised letters – Mr. Mehrman – roughly how high are the letters- Mr. Dassing- 1 inch 1 ½ – Mr. Mehrman – height – Mr. Dassing – they're a foot high and about an 1” to a 1 1/2” inch deep - Mr. Mehrman – and you specified the square footage. Mr. Dassing – I did it's going to be on the order of about 18 square feet. Mr. Mehrman -do you know the color? Mr. Dassing – white. Chairman Arakelian – Tom – Mr. Behrens – Well I'm seeing

this for the first time, it does seem to be in scale with the building. It doesn't seem to be overly large. In terms of what's permitted or not again, the sign is in the unmarked zone that doesn't have any specific perimeters, so I think the Board has some flexibility on determining whether or not the sign fits on this particular location. Mr. Dassing I believe we followed the commercial section of the ordinance. Chairman Arakelian – Mr. Costa do you have anything? Mr. Costa – no not regarding the sign – to me it looks small on paper. Chairman Arakelian – Ryan – no I think the sign looks nice – Mr. Merhman – I'm fine with what he presented – Mayor – no problem – Mr. Grasso – I'm good – Mr. Krey (nods). At this point I'm going to request a motion to open to the public. Mayor – yes – second (?) Aye - Any opposed any abstained? At this point as far as the testimony from this gentleman goes does anybody have any questions? Seeing no questions – motion to close to the public? Mayor – Second – Mr. Mehrman – all in favor – aye – any opposed any abstained?

Counselor- Mr. Barrett I have my traffic guy if you need him. Mr. Costa – no again I think it's up to the Board – there was a lot of going back and forth at the last meeting – take the ADA spaces out of the front, but the ADA spaces back I the front – why we should do it – why shouldn't do it. Chairman Arakelian – we have a traffic expert correct? Ms. Barrette – yes. Chairman Arakelian – well let's get him up here and let's talk about this a little bit. It's your first time - no.

Ms. Nabbie let's just swear him in again. Do you swear that the testimony you are about to give the truth, the whole truth and nothing but the truth? Witness yes – Ms. Nabbie – please state your name for the record. Jay Troutman – Mr. Barrett (inaudible) Mr. Krey shuffling plans) having conversation regarding the location of the handicapped spots. Mr. Troutman – yes we did. Mr. Barrett – (inaudible) Mr. Troutman – our conclusion was that those spots need to remain on site to be in the safest location achievable and the safest achievable location and the safest location for the spots achievable on the property directly proximate to access to the building. Chairman Arakelian – that was easy. While he's here are you also here to testify on the crosswalk at all? Mr. Troutman – I think that Mr. Grisewood handled that. That was designed and discussed as three-way stop intersection so now you can in introduce the crosswalk – Chairman Arakelian – so as a traffic engineer how do you feel about that? Have you been down there on the site? Mr. Troutman – yes – Mr. Arakelian – you followed that traffic pattern – Mr. Troutman – yes, I have. Mr. Arakelian – what do you think about that? Mr. Troutman – the only way to have that crosswalk is to stop that jug handle so as long as that is allowed that crosswalk can exist. Chairman Arakelian – what do you think about that as a professional? Mr. Troutman – in my professional opinion as a three-way stop that crosswalk will work – yes. Chairman Arakelian – okay. Mayor Mignone – I have a question – last time we spoke about having flashers or something like that and having that incorporated onto the plan. Mr. Troutman – I do not recall that discussion about flashers – Mayor Mignone – we need to consider that – the more visibility there the better. Chairman Arakelian – I can't even begin to say my reservations of putting a crosswalk on that jug handle. However, unless you are going to build a bridge, I don't know how else to fix this. Mr. Barrett – there was previous testimony that there is an existing crosswalk – Chairman Arakelian – I heard it, but I don't think anybody has ever used it. Again, the traffic that goes through that jug handle 3,4, 5:00 in the afternoon is almost equal to what is on Route 4. It scares the heck out of me, that's why I wanted your opinion because you're the professional not myself, so if you're comfortable with it I'm going

to go to Mr. Costa in a minute. Again, I don't know another way to do it, but if you can incorporate the Mayor's ideas into that – whatever safety precautions we can put there including what I thought that if you had an event agree to have a crossing guard there because it scares the heck out of me. Mayor Mignone – there was also testimony last time about hours of operation and the events and typically not having them on Wednesday afternoon – Chairman Arakelian – you never know, they might. Mayor Mignone – it might but I think typically these hours are off peak. Mr. Gibbons – I agree with that as well. As someone who has driven that jug handle as well my entire life I know that there is no stop sign there and I just go and people who are going to be driving through there are just going to go and yes it may not happen at 5:00 but people still go through there on a regular basis at 12. So some sort of lighting, flashers, man with flag all day long, whatever we can do to make that – Chairman Arakelian – I would ask that if you had any special events there that you would agree to put a crossing guard in place or you could hire one of our cops or one of our reserves. I know that, that is a possibility. They are used in other parts of town. Quite honestly out of everything on this project that is the one thing that scares the heck out of me. The rest of project I love. It's much better than a junk yard. But that crossing area there, I wish we could move it down 10 feet, but we can't, and I know nobody would use it. So if you would agree to, especially on special events to have a crossing guard there, however you have to do it – call down to the County the Sheriff – they will send you somebody out that would make me feel a lot better. Mr. Smith – if I can respond – Chairman Arakelian – of course that is why wanted you up here –

Mr. Smith – it's great that you mentioned the junk yard each July we have a new tradition in River Edge – our vintage baseball game which occurs in the meadow. The first time we had the game we had vendors to make deliveries and they were say oh is that for the junk yard but when you go down there you will see River Edge isn't known for a junk yard anymore it's a beautiful meadow so this July 13th we have our vintage baseball game, we are actually a team from River Edge we will be competing the New Bridge Enterprise Club it actually existed here. They will be utilizing that crosswalk; they will be crossing at the light. The Bergen County Historical Society is in the process of contracting with individuals to handle parking and directing people on where to cross and at all large events we do have – Chairman Arakelian – I have no doubt that safety is going to be paramount and I just wanted to reiterate and by the way that junk yard and duct tape is what got me back and forth to work when I was in my late teens. Anything on the left here? Mr. Krey – yeah is there any impediment in putting flashers up? Mr. Barrett - I believe it would be up to the County. Chairman Arakelian - I am sure when you repeat the testimony that was done up here I am sure that they will be more amenable. They are very good down there and they listen to the town. Mr. Barrett – (inaudible) Ms. Nabbie – that was my comment is what if the County says no to the stop sign? What can we do at that point? Mr. Barrett (inaudible) again I guess we will have to have a system the reserve or something to literally stop the traffic. Chairman Arakelian – Mr. Mehrman – yes – Chairman Arakelian – you're putting your glasses on. Mr. Mehrman – from a traffic engineering standpoint it sounds like you are going to put a flashing stop sign there. Mr. Troutman – there has been discussion, I don't know if we would do that but we would request that the County do that. Mr. Mehrman - (? someone inaudible) is only going to review what you give him. So why don't you put the flasher on the drawing and let the County say no? Mr. Barret – we can do that – Mr. Mehrman – please. Now the question I really have is there any other signage or devices that you can install prior to that stop sign to get the oncoming traffic advanced warning.

In other words then the stop sign doesn't become a sudden surprise. Chairman Arakelian – maybe a rumblestrip – Mr. Mehrman – any other devices. Mr. Troutman – you can do a stop ahead warning sign, you can also do a double stop. Mr. Mehrman – can you review that and alter the plan? Mr. Troutman – yes. Now we're getting somewhere. Chairman Arakelian – or make it subject to. Mr. Mehrman – can we go to the lighting on that crosswalk or do you want to do something else. Mr. Barrett – something about the light – Mr. Mehrman – but you now have a drawing that shows it. Mr. Barrett – do you have questions – Mr. Mehrman – yes – Mr. Barrett- if you have a question we have an answer. Mr. Troutman – the streetlight has always been there. Mr. Mehrman – that's correct. You now show it and you show your foot (?) levels – who could address those? Chairman Arakelian – let's finish on traffic first and then we'll get to lighting. Mr. Gibbons – again my comment from before was not a lighted stop sign it was more of a flashing something – it's coming, because coming around that corner – Chairman Arakelian – I think rumble strips are a good idea. Any combination of lighting things up, rumble strips – I just know driving through that intersection – I know I am not stopping because I don't have to and thousands of other people as well so – something lit up before you get there, rumble strip stop sign I would suggest all of them. Chairman Arakelian – we have to reteach these people. Mr. Gibbons – absolutely it only takes one person going through the first time and hit someone. The more we can do the better. Chairman Arakelian – we know you will do your best. Okay at this point I'm going to open to the public. Mayor Mignone – Second (?) all in favor – aye. Any opposed and abstained?

Okay this is strictly on what was testified which is the traffic pattern and the parking. Anyone have any questions? Come on up. My name is Christine George, my address 291 Van Saun Drive in River Edge. I just wanted to address a comment that was made that nobody uses the crosswalk. Testifying as a resident of River Edge who has attended these events, I use the crosswalk and I have witnessed other people using the crosswalk. Also as the current secretary of the Bergen County Historical Society I have worked the admissions table and have observed people walking from the parking lot using the crosswalk and then going from the corner to the site, so people are observing that. I do agree that the cars - that is an issue but I also think that it's an overall River Edge issue of just general speeding which I don't think is an area we should be targeted with over everything else. Chairman Arakelian – I was the one who made the statement and I wasn't trying to target as traffic but it's a problem it's a very heavily traveled area and certainly there should be some concern for the pedestrian especially with the increased traffic. As far as what I said about nobody uses it – I'll amend that to say I've seen that some people use it. Is that better. Ms. George – yes – thank you. Chairman Arakelian – Anybody else have anything.

Good evening. My name is Deborah Powell. I live in town at 69 Christine Avenue, River Edge. The site is – you know I'm down there every day, I work all of the events – I have never seen an incident at the site with parking, people do regularly use the crosswalk, people do cut through the lot and that's not necessarily the Historical Society's issue that the commuters that are coming from the train station are cutting through there and heading across the bridge to Teaneck. So, we can't control that as a Society event with addressing the pedestrian issue there. That's a whole separate thing. The town should be thinking about that. That said, I can also say I've seen people cutting across six lanes at the River Edge train station to get east where the apartments are. So that seems like a much more dangerous situation that these people are not walking to the crosswalk but

they are cutting through. I think adding three stops now is a lot and an impediment. Chairman Arakelian – how is that an impediment? Ms. Powell – because people are already using the crosswalk and now, they're going to have a second crosswalk and now they're going to have a stop at the jug handle – so that's three stops right? A stop at the jug handle, then they are going to come around the corner and then there's the crosswalk they have to stop there right – Chairman Arakelian – you don't want them to cross at the crosswalk? Ms. Powell – and that at the second crosswalk there's a light there's a stop there – Chairman Arakelian – I don't understand your – am I missing something I'm kind of confused on what your trying to tell us. Ms. Powell – it's just a lot of activity in stopping and starting. Chairman Arakelian – it's a lot of activity period especially when you have an event there. I've been there for events. I live in town too. My only concern is to make it safe. I'm not trying to impede this project in any way. My statement was only to try to make it as safe as possible and with 23 years sitting on the dais here I have a pretty good handle on what goes on in the town – Ms. Powell – right now there's a crosswalk from the parking lot – Chairman Arakelian – where – Ms. Powell – to the dumpster how is that allowed to be designed and that's not us – Chairman Arakelian – I don't even know how far that goes back - Mr. Costa – I think that's where the crosswalk needs to happen – it needs to go across there – it needs to be a handicap ramp at the intersection where the dumpster is and then cross to you guys. That's how it should be done. The problem is the parking is disjointed from the site. The parking is an island whether you want to realize it or not – whether you agree with or not. The parking for the site is an island. My years ago, I did 13 plans to eliminate the jug handle to give you guys the property and vacate all the roads down there and you guys would have had your own separate parking and for whatever reason it never happened. Here we are today 2019, the parking is still an island, you want to build structures and I understand it but regardless you need to get from point A to point B – Chairman Arakelian – safely. Mr. Costa – I don't think you're going to cross there, I think you have to come across the jug handle put the stop there where the dumpster, have your handicap ramp at the location and then come across the street – an again I said it earlier you put a truck template on the plan that shows he truck coming down Main Street putting it on reverse and then backing into your site. I don't think that works. But we have the traffic engineer up now, so I'd like to listen to him because why are we even backing into the site? Pull in – if you have to back out your backing out onto road that has no traffic now your stopping on a road that has all the traffic. Chairman Arakelian – is there anything else you wanted to add Ms. Powell? Thank you very much. Mr. Troutman – I reviewed that truck turn – Chairman Arakelian – Oh wait I'm sorry let him – let him – because this was all part of that conversation – let him answer. Mr. Troutman – do you want to hear from me on the truck plan? Chairman Arakelian -no let's wait on the truck plan – is there anything you wanted to add to what Ms. Powell had to say? Mr. Troutman – no sir. Chairman Arakelian – anyone else that would like to speak – seeing no one else I'd like to make a motion to close to the public – Mayor Mignone so moved, second Mr. Mehrman, second. Chairman Arakelian – now we can discuss the truck turnabout.

Mr. Troutman - I reviewed the truck plan and the section of Main Street where that would take place is extremely light on travel, there are numerous plentiful gaps for that truck turn to happen. I just asked my client how often you have a truck actually doing that – once a year. There's not a

truck in the operation. If that truck was coming everyday like at a supermarket you might have a different situation. To get a truck to back out of there once a year on a lightly traveled street – Mr. Costa – I just have to understand this because I know I will use this in the future when our paths will cross. So, your telling me we're going to pull a truck down Main Street, put it in reverse, back up on the opposite side and back into the site and your considering okay and that's how it should be done? Mr. Troutman – for one truck a year – yes. Mr. Costa – one truck a year? Mr. Troutman – yes. Chairman Arakelian – why can't you pull straight in and turn around and come back out? We're talking about a box truck we're not talking about a trailer. Why can't he pull straight in, come in around the front where this is paved here and then back up and then come back out again? Mr. Troutman – that's achievable as well we have a plan showing this maneuver as well. Chairman Arakelian – my ability of backing that truck in especially if it was during the day and understand it just going to be to deliver tents or tables for a special event but I don't see an issue with turning around he should be able to turn around. Rob – so are you good now? So, we're going to pull it in, turn it around and then come back out. Mr. Costa – right now this is on the plan, the document that's on the board is documented – Chairman Arakelian– so can we amend it to not having it back in - Mr. Costa – either eliminate – but I don't know how the Board can condone it. My professional decision it's not safe. When you go home tonight go down your street, go past your house and back into – Chairman Arakelian – I do it every day. I do. Mr. Costa – on the opposite side of the street? When you go home tonight tomorrow morning past your house on the opposite side of your house and back into your driveway. Chairman Arakelian – so can we amend – Mr. Costa – when you pull into the lot there's a service area – the service- area is asphalt pavement and then gravel – ok so that's where the trucks are going to be coming – correct? Just so the Board is aware that's where the trucks are going to be backing into - Chairman Arakelian – do you find a problem with that? Mr. Costa – they're not going to rake it or maintain it. I'm just saying it for the Board's edification. Chairman Arakelian – I'm sure this property can be well maintained. Okay let's move forward. Mr. Mehrman – let's conclude it what was decided to be done? Mr. Troutman – we're going to do a plan with the truck going forward. Mr. Mehrman – okay so you're going to amend that plan – and when you amend that plan your also going to come up with the extra traffic devices and whatever. Chairman Arakelian – anyone else on the Board have any questions for this witness? So let's open again to the public – Motion – Mayor Mignone – so moved – Chairman Arakelian – second Mr. Gibbons(?) all in favor – aye – any opposed any abstained? Okay this is just on the truck coming in and out of the parking lot. Does anyone have any questions? Councilwoman? Motion to close? Mayor Mignone - so moved – Second (?) all in favor – aye. Any opposed any abstained? Okay, so next what do we got. Mr. Barrett – Nothing – Chairman Arakelian – that's it? Summation? Mr. Barrett – you have to recognize that – Chairman Arakelian – we have a question on the street lighting. Mr. Barrett – what's the question. Mr. Mehrman – explain to me what you are using to illuminate this intersection. Mr. Grisewood – the existing street light (inaudible) fixture (inaudible) what we molded for 150 watt induction fixture that's what's there today. I can't guarantee it functioning properly – I don't know that but that's what we used to model – Mr. Mehrman – Based on that the way read your lighting with candles- you're coming up with a quarter to a half a foot candle with that crosswalk area. Mr. Grisewood – yes that's the existing lighting. Mr. Mehrman - is it your testimony that you're going to leave it that way at that level? Mr. Grisewood – we have no control over that – that is existing – it's a situation

– Mayor Mignone – we have to ask PSE&G to put additional street lighting – we can request it and see what happens. Mr. Mehrman – and what level would you request? Mr. Grisewood – they had two versions of an induction fixture – they have 150 or 250 so we would ask them to put the 250 up and model that and show you what the results would be. We can only request it – Mr. Costa - it's a municipal fixture – the Borough has to accept it. Mr. Mehrman – if the Borough accepts it does that mean the Borough pays for that lighting? Ms. Costa – the Borough has to pay for it. Mr. Mehrman - okay you the applicant are going to agree to request that of PSE&G and the Borough it looks like – how do we request that to the Borough? Mayor Mignone - I would suggest you call our Borough Administrator we've done this in the past with other locations. Mr. Mehrman – so the applicant will do that. Ms. Nabbie – Mr. Mehrman what we can also do is make it a condition of approval and what I will then do is once the Board adopts the memorializing Resolution send a copy over to your administrator identifying that condition. Mr. Mehrman – okay – because I definitely think this walk unless it heavily lighted or brighter– Mayor Mignone – it's an existing condition that we want to improve – Mr. Mehrman – that's correct. Okay that was my concern. Mayor Mignone – that was a valid question. Going back to Mr. Costa's concern regarding the gravel area – is a functional or aesthetic reason as to why we can't we put something more solid than the gravel at that location. Mr. Grisewood – it was in connection with consultation with the Historical Society we wanted to keep the materials on site as close to the buildings as authentic historically (two people talking at once) – Mayor Mignone - can we get some more alternatives that may be a more permanent surface. Mr. Grisewood – we will have to discuss it with the Historical Society. Mayor Mignone – and the last question I have is that I had asked was and it was not incumbent upon the applicant – but I had asked that this be circulated amongst the Fire Department and I don't know if it ever was. Ms. Nabbe - it's an item that the Board mentioned – Mayor Mignone – it's going to have to go for fire review and it can be made subject to, but if they come back with a significant change of site plan, then you would have to come back. I don't really anticipate that, but it's something that we really need to do. Chairman Arakelian – They're typically copied on the plan from what I know – Mayor Mignone – I know I just don't know if they did or not. Chairman Arakelian – okay we'll make it a condition we'll contact the Fire Chief and go over it with him – I don't see anything here, but it should be – Mayor Mignone – (inaudible). Chairman Arakelian – is that acceptable? Mr. Barrett – yes. Chairman Arakelian– Okay – any thing else that you want to say? Okay – we are going to open to the public one more time. Mayor Mignone – So moved – Mr. Mehrman – Second – Chairman Arakelian – All in favor – aye. Okay at this point we will hear comments on anything you heard tonight about this project or any questions at all that have to do with the project. Does anybody have any questions, comments, concerns? Someone from the audience (she is off screen) from what I understand the request has to go into the town to ask for the street lighting to be upped to 250 – is that correct? Chairman Arakelian – yes. Audience member – so would that be conditional, is there a guarantee that the town is going to say yes to that – Chairman Arakelian – It's not conditional to the town saying yes or no its conditional that they have to ask. Audience member – okay. Chairman Arakelian – anybody else? Mayor Mignone – sometimes extra street lights are not desired particularly by people who live in close proximity to the intersection, so you might get some people who live in the apartments who may not want extra lighting, we've had that happen so – so then the Council would have weigh in and make a decision on something like that. Chairman Arakelian – okay I'll entertain a motion to

close to the public – Mayor Mignone – motion to close – Mr. Mehrman – second, Chairman Arakelian – all in favor – aye – any opposed any abstained?

Chairman Arakelian - Okay final comments. I'll start with Ryan and we'll work our way towards me. Mr. Gibbons – no not at this time I think it's going to be a project that is beneficial to our town and as long as the safety concerns and our other concerns are covered, I think it's going to be a benefit to the area. Chairman Arakelian - Mr. Mehrman – I have a list here of things that still require being done. I feel that they should be done before we take a vote on this application. There's the parking agreement that is going to be worked on, the additional signage in the crossing, by the traffic engineer and that amended stop the traffic engineer is going to amend his plans for the truck turn around, we still have the sanitary sewer agreement that's in limbo right now or being developed which is probably more proper and the lighting. I would suggest that the lighting be shown on the drawing with the foot candles for the proposed fixture and if you want to put a note on it – subject to approval by the Borough or something like that just so that we can review what the lighting level is. Chairman Arakelian – I believe that all of those items can probably be addressed subject to Mr. Mehrman and they'll have to do it or they'll have to come back and tell us why they didn't do it. Mr. Mehrman – alright – if you want to do it that way let's just give preliminary approval until they're done with the A and B they apparently still have to go to the County and some other State commissions for approvals and they might make changes and let's do it all at once - if we give them preliminary approval we still have control of this application for their changes – Mayor Mignone – they'd have to come back either way - Mr. Barrett – if the County makes changes we always have to come back to the Board for your approval – Mayor Mignone – the County won't act on it until they approval first. Mr. Mehrman – so we give them preliminary approval (Mayor and Mr. Mehrman speaking among themselves) – Mr. Mehrman – I'm not I'm – go ahead. Mr. Costa – I understand what you want and the easiest thing is, if you do the approve it tonight prior to the adoption or the Resolution or memorialization, the plans have to be here, if they're not here you postpone it for another thirty days. Chairman Arakelian – Counselor – I see a yes from the Chairman. Ms. Nabbie – Tom I think your client agreed to that earlier tonight that we have to have the revised plans - Mr. Barrett – I just ask that they give us enough time. Chairman Arakelian – Mr. Mehrman – are you okay with that? Mayor Mignone – we just need it before we vote on it. Nothing said we are going to vote on it this evening its whenever you get your plans in. So if you get your plans in by the next meeting we would vote on it then – if you don't have them in (interruption) Mr. Barrett – I don't know how long it will take Ms. Nabbie to do the Resolution so we know exactly – Mr. Nabbie – let's put it this way we have forty-five days right – Mr. Barrett – right – Ms. Nabbie if you can get the plans to me and the Board within two weeks – is that feasible? Because if not, if you can't get it to us within two or three weeks what I would ask the Board is that you extend the time for the Resolution to be adopted. Mr. Costa – what is our calendar for the summer anyway – Mr. Mehrman – July 4th – Mr. Costa only one meeting in July – Chairman Arakelian – usually only one in July and one in August (battering) – Chairman Arakelian – as long as they can take this to the County with the approval given I don't think we are holding them up at all because I don't see us scuffling this until sometime next year – correct? Mr. Costa – Because your Board attorney is very astute with the statute – Chairman Arakelian – She's very astute – Mr. Costa – very astute – then the applicant can file suit on the Board and compel the Board – Ms. Nabbie – to do the Resolution if it is not memorialized

– Chairman Arakelian – so I’m of the opinion that if we move forward that if there is an affirmative motion for approval we should make it subject to and that way we give the applicant the ability to go to the County and to the State to get the approvals they need and by that time - they also have a very astute attorney who will get us whatever we need so we can finally memorialize this – is that correct? Mayor Mignone – (something about extension of time) – Ms. Nabbie – but I believe that we have an affirmative statement from counsel that if this goes beyond the forty-five day period of time you are going to give us an extension of time. Minimum of another forty-five days? Mr. Barrett - correct. Ms. Nabbie – okay – so we have ninety days all in? Mr. Barrett – yes – Mr. Mehrman – So when do you plan to take a vote? Chairman Arakelian – tonight – we will plan on a vote tonight and then I plan on having a meeting within that ninety day window or forty-five day window – Mr. Mehrman – and the Motion and the Resolution will have all these other things for us – Chairman Arakelian – yes – Mr. Mehrman it will say that we will not sign the Resolution – we will not memorialize it until. Alright

Chairman Arakelian – I want to welcome our new Borough Administrator to the meeting. Do you have any comments – we welcome you anytime. And you were mentioned a little while ago about some lighting so they will be contacting you on that. Mayor Mignone – you can also make a request to be a member if you want to sit up here. Administrator – Mayor that’s quite alright. Chairman Arakelian – Ms. Boland – no comment; Mr. Krey – no, our professionals one last time – are you satisfied with where we are – okay and at this time I will accept a motion – Mr. Mehrman – let’s review what’s going to be included – Chairman Arakelian – she is going to read it right now. Mayor Mignone – I will make a motion that we approve this application conditioned on the conditions that our attorney will now read into the record. Chairman Arakelian – motion made by the Mayor do I have a second – Ms. Boland. Before I call a vote, we will go over the conditions.

Ms. Nabbie – These are the conditions that I took down from the May 1, 2019 meeting and tonight. The first condition - no amusement type activities are permitted on site. Condition number two – if the applicant loses the parking it will trigger a return to this Board to secure alternate parking. Condition three – there is to be a written easement agreement for the sanitary sewer which is to be submitted to the Board, Board Engineer, Board attorney for their approval prior to (inaudible) with the County of Bergen – Mr. Barrett – I’m sorry – Ms. Nabbie prior to (inaudible) with the County of Bergen – Mr. Barrett – easement – yes. I believe condition four has been satisfied. The landscaping plan has been submitted to Mr. Behrens and if he has any additional comments then the applicant will comply with those comments. The parking lot will be restriped as we discussed. The Fire department is to weigh in as to the location of the hydrants and any other concerns that the Fire Department may have pertaining to this application. The applicant should comply with the comments of the Board and the Board’s professionals and that includes Mr. Costa and Mr. Behrens. With regard to the written parking agreement that is to be submitted to the Board, Board Engineer and Board Attorney for review and approval again. Counsel we specifically agreed that there will be various exhibits to that agreement including a metes and bounds description. There should be an exhibit showing the parking layout as specifically requested by the Board and Mr. Mehrman. So just to be clear the striping on the adjacent lot is to be shown. During special events the applicant shall request the assistance of the either the police, county police or a crossing guard in order to direct traffic. The applicant will explore a flashing stop sign with the County. Those

details shall be added to the plans that will be submitted to the County for review and approval and the revised plan should be submitted to this Board also incorporating that item and as well as all other items requested by the Board this evening and its professionals. Additional stop signs should be included in the plan along with rumble strips and a light up stop sign- Mayor Mignone - and crosswalk flasher also – Ms. Nabbie – and crosswalk flashers also. I'm probably overstating it - a revised plan shall be submitted to this Board incorporating all comments including the Board's comments having to do with the box truck, all turn arounds should be on site – pull nose in and pull nose out. No backing out onto Main Street. The Board ask the applicant to look into material other than gravel and that is something that should be on the revised plan to be submitted to this Board as well for review and approval prior to the adoption of the memorializing Resolution. Mr. Costa I don't know if there is a condition on lighting for a six month look back, I don't believe that applies here. Mr. Costa - don't think so. Ms. Nabbie – the applicant will request additional lighting from PSE&G. There was discuss – Mr. Mehrman help me with this one - is it a 250 fixture – Mr. Merhman - 250 watt is that what it is – Mr. Costa – I believe that it is. Mr. Mehrman and the foot candles are associated as such on the walkway. Ms. Nabbie - I'm, sorry 250 watt – Mr. Mehrman – you used a term – professional – induction. Ms. Nabbie – just bear with me one second and the foot candle – what language? Mr. Mehrman – Indicate that the foot candle illumination as it appears on the crosswalk.

Ms. Nabbie – just to point out the Borough has to accept the additional lighting and the Borough will pay for that lighting and a Resolution will be adopted and once that is all done and the Resolution is memorialized and adopted I will send a copy to the Borough Administrator so he can deal with that issue with the governing body. Chairman Arakelian – I see a cringe from the back. Would you mind repeating the truck turning because I do believe that they do have to back out – Chairman Arakelian – no I do believe that they do have to turn around on site because they have the room. Mr. Costa – no no no – you have to back out (several people talking amongst themselves) Mr. Mehrman – but you are going to revise your plan accordingly – Mr. Barrett – yes. Ms. Nabbie - alright let's go back to that one – so the truck will back onto Main Street? Chairman Arakelian – if they don' have a choice they don' have a choice – and counselor between you and I the public, the board – the board will have an extension of time to memorialize a Resolution and the forty-five days doesn't apply in this situation because the applicant has to submit the revised plans for the County and then submit revised plans to this Board – Mr. Barret – you should go to the County before we memorialization – Ms. Nabbie – do you want them to go to the county – Chairman Arakelian – No. Ms. Nabbie - so what we'll do then is submit revised plans to the Board, let the Board review it and then we'll adopt a Resolution after that – so maximum of ninety days. Chairman Arakelian – my plan is to call for a vote within forty-five days if you're ready, if you're not ready within ninety days, a vote will be called for the Resolution – if the stuff isn't in by then it might be turned down but that is my plan.

Mr. Barrett – if I can just review with the Board the changes needed to be made to the plans before you memorialize because some of the things are after the fact. So you want the details regarding the rumble strip and the stop ect. ? Right – okay. The plans to show that the tuck will enter the site frontwards but would back out – to explore material other than gravel if we can't come up with something do we just make a note to that effect – Chairman Arakelian – the suggestion I would

make is some Belgium block that would look nice there it would keep the aesthetic up and it would be more solid. Mr. Barrett – the additional lighting subject to the approval of public service and the foot candles (everyone speaking at once) Mr. Mehrman – you are going to show it but its going to be subject to the approval of PSE&G and the Borough. Is there anything else we need to do before we get memorialized? Ms. Nabbie - the two agreements – Mr. Barrett – right I'm sorry. The parking and sewer. Mr. Merhman – you got the sewer which is a big one. Mr. Barrett – can't that be subject to as it normally is? Until we have it were not going to get a building permit. Ms. Nabbie - As the Board attorney and I can't speak for Mr. Costa on another Board that we represent we want to see those agreements before the Resolution is Memorialized. Mr. Costa – tomorrow you're call my office we are going to call the County, we are going to pull the metes and bounds for the old pizza lot and I will call Joe (inaudible). Ms. Nabbie – and I'm sorry we talked about the rumble strip the stop sign and everything else. Board members have I missed anything? Mr. Mehrman – how do we get his to the Fire Department for approval? Ms. Nabbie – can I make a suggestion? What I would suggest is have the applicant make a couple of extra sets of the plans and submit it directly it the (inaudible) with a transmittal letter and perhaps copy Mr. Costa and myself.

Chairman Arakelian – and if there are any fundamental changes, we'll deal with it. Mr. Mehrman – is there a way Mr. Costa that you nudge the Fire Department with their set of plans. Mr. Costa – no I think Mr. Alter has to send them the plans and tell them we need responses within ten days. Chairman Arakelian – (speaking to the administrator) can we count on you to work with Mr. Alter to get these to the Fire Department and let them know that they have ten days. Thank you so much sir.

Ms. Nabbie – so the plans will be submitted to the land use secretary and he will – Mayor Mignone and he will request that they respond back in ten days. Chairman Arakelian - if there is an issue we'll let you know. Mayor Mignone – and if they have any immediate concerns, we can call Mr. Costa and set up a meeting if they have to. Ms. Nabbie – okay. Ms. Nabbie – make that number 14. (Someone is saying something about planning Board meeting) Chairman Arakelian – they're not all like this. I can tell you about 95% percent of the time in the last twenty-three years that I have been here the applicants have left with smiles on their faces. Chairman Arakelian – I'm going to call a vote. Ms. Nabbie – yes I'm just writing down some notes for Ed that there are conditions – Mr. Mehrman – I thought you weren't going to have a vote until – Chairman Arakelian – no we are voting now – subject to. Ms. Nabbie we have a motion and a second – Mr. Arakelian– yes, Ms. Boland, yes, Mr. Grasso, yes – Mr. Krey – yes, Mr. Caslin is absent, Mayor Mignone – yes and Mr. Gibbons, yes. Chairman Arakelian – you forgot Mr. Mehrman. Ms. Nabbe – did I forget Mr., Mehrman? Mr. Mehrman – I didn't say yes yet – I wholeheartedly approve on the historical Society's mission – I find this a very difficult application and I'm looking forward to meeting all of the conditions and it's based on meeting all of those conditions where I cast a positive vote. Chairman Arakelin – they said they would. Mr. Mehrman – so I vote yes based on that. Chairman Arakelian – the motion passes – congratulations. I will echo what Mr. Mehrman said – It's a difficult site – we all know that but it's also a beautiful addition to the Borough, its something the people of River Edge will enjoy for many years to come and we thank you for bringing it forward and working hard to do it. We hope tonight wasn't too painstaking and we look forward to the

grand opening and a big party. We might even fly the mayor back here. I would entertain a motion to adjourn – Mayor Mignone – Second (?) any opposed any abstained? Meeting adjourned.