LAWRENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT Wednesday, September 29, 2021

Re: Premier Dental Arts

Transcription of audio-recorded hearing, via Zoom, on the above date.

APPEARANCES:

Christina Hultholm, Chairman Charles Lavine, Vice Chairman Joseph Blaney Joseph Forte Sheila Grant Jeffrey Johnson Olga Dember

ALSO PRESENT:

Robert Davidow Mason, Griffin & Pierson Acting Board Attorney

Brenda Kraemer, P.D., Assistant Municipal Engineer

Susan Snook, Recording Secretary

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Audio Recorded

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- 1 MS. HULTHOLM: Perhaps while we're waiting,
- 2 maybe we could swear in the witnesses who are going
- 3 to testify tonight?
- 4 MR. KENNEDY: Sure. That sounds like a
- 5 good i dea.
- 6 Robert, if you'd like to -- should we do
- 7 them all at once, or you want me to bring them on one
- 8 at a time?
- 9 MR. DAVIDOW: All at once would be ideal
- just to knock it out if that's doable.
- MR. KENNEDY: Sure. So Radwa, Jan, Trey,
- Mohammed and Paul, if you could all unmute yourselves
- and follow Robert's lead.
- JIM: Robert, I'm going to jump in, too.
- MR. DAVI DOW: Okay. Do we have any more
- board professionals on? Or is it just you, Jim?
- JIM: Well, just me and Brenda, I think.
- MR. DAVIDOW: Yeah. All right. So
- everybody raise their right hand. And do you swear
- to tell the truth, and tell the whole truth as part
- of your testimonies here tonight?
- 22 ALL WITNESSES: I do.
- MR. DAVIDOW: Thank you, all.
- MS. HULTHOLM: We'll give our board member
- one more minute. Looks like he's joining us. All

- 1 right. Note for the record that Mr. Johnson is here.
- And, Mr. Kennedy, if you'd like to kick it
- off? This is for a use and bulk variance
- 4 application, ZB-2/21, major site plan, preliminary
- 5 and final approval application for Premier Dental
- 6 Arts at 3640 Lawrence Road.
- 7 MR. KENNEDY: Thank you, Madam Chairwoman.
- 8 Members of the Board, the Board staff and
- 9 all the members of the public, I know many of whom
- are here perhaps because the applicant knocked on
- 11 your door and talked to you, first I want to -- I
- want to thank you all for being here this evening.
- want to thank the Township for setting up this
- meeting this way. I know there's a lot of interest
- in this application, and I'm pleased that it can be
- done in this way so that we can all participate
- safely during this time. I'm very appreciative of
- that, especially Ms. Kraemer for putting that
- 19 together.
- 20 My name is Ryan Kennedy. I'm an attorney
- 21 at Stevens & Lee on Princeton Pike here in
- Lawrenceville. I'm here on behalf of my client, Dr.
- Radwa Saad, who is seeking this Board's approval.
- 24 And I'll note that there are seven board members
- 25 here. The type of variance that we need does require

- five votes, so I appreciate that we have a full
- 2 house, so to speak.
- But she's here to seek your approval to
- 4 reuse a building on the corner of Princeton Pike and
- 5 Route 206. This building -- I think perhaps many of
- 6 you, as I am familiar with it from driving by or from
- its prior owner, you'll hear that it's been used as a
- 8 home, but a home chiropractic office. You might be
- 9 familiar, and you'll see a lot of, you know,
- information here tonight about its condition. You'll
- 11 hear about Radwa, her practice and with an emphasis
- on small. She runs a small boutique dental practice
- that is her not just say "motto," but "mantra" is not
- to see many patients.
- Her presence in the neighborhood will
- greatly beautify a site that needs some help. Fences
- falling down, a big commercial sign right on an
- important corner across from the Lawrence Hopewell
- 19 Trail. She's excited to have all of that go. She's
- 20 excited that her landscape architect has put together
- a plan where, frankly, what we understand to be kind
- of an important view shed along 206 will not just be
- preserved, but enhanced. Things that should not be
- in that right-of-way, like a decrepit fence and a
- sign, will be removed, and replaced with landscaping

- so that we -- the applicant's intention is that
- there's nothing here in the reuse of this home for
- 3 her practice switching from chiropracty to -- to her
- 4 small dental practice, that there's nothing that will
- 5 be seen from the road and that the board could be
- 6 comfortable with the small scale of her practice,
- 7 that it won't be intrusive on the neighborhood.
- 8 We believe that we're able to comply with
- 9 all of the comments that the board professionals had.
- 10 A lot of them were quite good, especially the green
- team, as far as locating some of the items,
- additional plantings and -- and, frankly, a bike
- 13 rack. It would -- I'd be remiss to remind everyone
- that this is right next to Lawrence Hopewell Trail.
- There actually are some transportation accesses here
- to this site. And an applicant, you know, whose
- 17 children go to the Chapin School around the corner
- might even be able to take advantage of that to and
- 19 from events there at -- at the school around the
- 20 corner.
- She is a member of this community, a
- supporter of many organizations and events in
- Lawrenceville. And you'll hear that many of her
- patients are from this area. And that's who she
- looks to serve. She's quite an advocate for

- 1 community and care of this community. And so she'll
- 2 be our first witness.
- We'll also have our engineer to talk about
- 4 the site. In addition to the variance, this is a
- 5 site plan, though not much is changing. But you'll
- 6 get to peek a little bit behind the fence and the
- 7 trees to see what was there and what was left by the
- prior owner to be cleaned up.
- 9 You'll hear from our landscape architect to
- talk about where the plantings are, where we can
- supplement things so that things really can't be seen
- from the street and how we'll be able to improve, you
- know, to a layperson like myself, is a corner in need
- of some help.
- You'll hear from our architect about the
- reuse of this building and how it's being set up.
- And then, finally, from our planner about
- the criteria for the variances you'll be asked to
- grant tonight.
- Hopefully, we get through all of that.
- know, again, there's a lot of interest here. And
- again, I know many of them are here -- these are
- 23 names that I recognize. You know, many applicants
- kind of try to sneak one by the goalie. This is an
- applicant who's part of this community and knocked on

- a lot of doors. Positive or not, I think many people
- were appreciative of it. But we'll hear from a lot
- of them tonight
- 4 And we're appreciative of all of the
- 5 comments we've already received and thoughts that we
- 6 can incorporation into the project, and support,
- whether it's positive or negative.
- 8 So with that, I'd like to ask our applicant
- 9 to unmute herself, and then just for the board
- 10 attorney, one housekeeping item. We've kind of
- 11 clipped plans and things into one exhibit. So if
- it's okay, I'll share my screen, and -- and mark it
- as -- as A-1. But for simplicity, they're just all
- numbered pages, if that's okay.
- MR. DAVIDOW: Yeah. That's fine. We can
- just mark it all as A-1 if they're together.
- 17 I would just -- I'd also like to remind
- everybody that entering comments into the chat is not
- part of the record, the official record. Just so
- everybody is aware in both the public and with the
- 21 board.
- 22 (Applicant's exhibits marked Exhibit A-1)
- MR. KENNEDY: Thank you so much. And with
- that, I'd like to introduce our applicant. I know
- she has a few moderately kind of prepared remarks

- before we start taking you through the site and her
- 2 practice. But I'll let her introduce herself to the
- board and to those of you who are here tonight that
- 4 didn't meet her through a doorbell chime.
- 5 DR. SAAD: Hello, everybody. Dear esteemed
- 6 board members and people of Lawrenceville, first, I
- 7 would like to thank you all for the opportunity to be
- 8 here tonight and for the time that was dedicated.
- 9 I'm really excited to be part of the Lawrenceville
- community and I'm very, very happy to be here.
- 11 So, next ...
- MR. KENNEDY: Dr. Saad, you can just go
- through your statement. But I'll just ask if you'll
- point out, obviously, to orient the board, I know I
- described it as on the corner of -- here this map
- says Trenton-Princeton Road -- I think many of us
- know that as Route 206, and Province Line Road. But
- this is the property that's shaded here on the left.
- 19 And then on the right, that's kind of an aerial map
- that shows Bristol Myers Squibb and some of the other
- 21 surrounding properties.
- 22 Is that right?
- DR. SAAD: Yes. Correct. Correct.
- 24 So I am a mother of two beautiful kids who
- 25 attend at Chapin School in Lawrenceville. I'm a wife

- of a professor of computer science at Rutgers
- 2 University and the director of the art and artificial
- intelligence lab at Rutgers. And I'm a cat mom, too.
- But who am I, really? I've always believed
- 5 in community work and it's strong effect on building
- 6 a better future for the next generations.
- 7 You can move on to the next one, Ryan,
- 8 please?
- 9 So at a young age, I was involved in
- volunteering with the ICRC, which is International
- 11 Committee of the Red Cross. I traveled globally, as
- well as attending many leadership youth programs
- around the world, and also expeditions to Africa.
- This helped me to network with a lot of friends
- around the globe even until now. So you can see here
- 16 I met a lot of people. We did a lot of projects.
- 17 I'm still young, as you can -- yeah.
- 18 You can move to the next one.
- 19 And this is also in Japan. This is where
- the Japanese garden comes from. That was the most
- beautiful thing I've ever seen. And this is with the
- 22 Minister of Youth in Kenya.
- Here in New Jersey, I'm still committed to
- community work. So on a county level, I'm currently
- the president elect of Mercer Dental Society, and on

- a state level, I am also the Champion of Action with
- the New Jersey Dental Association.
- I still continue to support the local
- 4 community, like sponsoring and joining the food truck
- 5 festival that was at Mercer Park where we did free
- 6 dental checkups and exams and increased awareness of
- 7 the oral hygiene. And I also reached out to Kids
- 8 Daycare in Mercer County to teach the kids about oral
- 9 hygi ene and proper nutrition.
- 10 About Lawrence, I'm a -- I'm a gold sponsor
- of the Lawrence Education Foundation. I'm also very
- happy to be sponsoring this fall festival with
- Lawrenceville Main Street, and I also sponsored a few
- 14 Chapin School auctions and also helped a lot in their
- events.
- 16 I will still continue to support our local
- community, whatever the outcome of tonight might be
- because I really believe in the strength of a
- 19 community.
- Now, a lot of people asked me, why
- specifically this location. Around 30 -- my office
- right now is on the border of Hamilton and
- Lawrenceville. So around 33 of my patients basically
- 24 actually live in Lawrenceville. When I saw this
- property as listing as a medical office, I really

- totally fell in love with the trees and the lush
- 2 green. I love trees. I want you all to know that I
- have no intentions at all to change any of the
- 4 landscape, nor the footprints.
- Now, about our hours of operations. So we
- 6 work really four days a week around eight hours a
- day, every other Saturday for five hours. We -- you
- 8 know, we still have to be with the families.
- 9 I also like to add to our calendar a
- 10 Lawrence Day which would consist -- it's one day a
- 11 year to offer free dental exams, x-rays, checkups,
- small fillings, extractions, to uninsured residents
- of Lawrenceville.
- Now, about me a little bit. So what do l
- do? Why am I a little bit kind of different from
- other dental offices?
- So I'm a general dentist with over 20 years
- of experience. I hold a dental license in both the
- 19 USA and Canada. I won a lot of awards back in
- school. I was on the dean's honor list. But I'm
- 21 also -- I'm a small-woman-owned dental business
- owner.
- I always loved the art and the science
- behind dentistry. And this is the reason I like to
- create smiles by promoting better oral hygiene,

- improved function, increased aesthetics. So my
- 2 practice is focuses more on cosmetic, restorative and
- implant dentistry. I also hold a master's degree in
- 4 implant dentistry and I'm working on my
- 5 (i ndi scerni bl e).
- 6 My office is four miles away, and it's a
- 5 small boutique state of the art, like really state of
- 8 the art high-tech dental office. We're fully
- 9 digital. We use a lot of 3D technology in the
- office. So that allows me to deliver same-day
- porcelain crowns, same-day veneers, porcelain bridges
- to the patients, same-day implants placement. It
- could be very efficient, but also I need time for
- that. And that's the reason I spend more, you know,
- quality time with the patient. I spend, like, three,
- four hours with one patient because -- especially if
- 17 I'm doing like a smile makeover.
- People said, she's going to knock down the
- building, she's going to put a commercial. On the
- 20 contrary. Totally -- it's the wrong idea. I really
- want to add a zen Japanese garden with a koi fish
- pond. I want to add more native perennials, shrubs.
- 23 And I'm totally actually aware -- more than willing
- to share the beautiful garden if called upon by the
- Township to hold some community events there off

- 1 working hours.
- I totally believe if you can allow me to
- beautify this property, it would add a tremendous
- 4 market value to the neighborhood in particular, but,
- 5 also, to the Lawrenceville community in general.
- 6 Lawrenceville deserves to have a better-looking
- 7 property in this important area, and I am here to
- 8 make this happen, if you would allow me.
- 9 Thank you very much.
- MR. KENNEDY: So, Radwa, a few more kind of
- followup questions here, if I can figure out how to
- go backwards in our slide show.
- 13 One, so the board is going to be asked to
- grant what's called a use variance, which would allow
- use in a zone that otherwise would not permit it.
- And important to that is to understand the scale and
- intensity of your use of the site.
- So you've given us a lot of that
- information about the hours already. But I'm going
- to go through a couple of things with you just so
- 21 that the board can understand and put into context,
- you know, the small number of patients and how things
- would operate.
- So how many patients per day are you
- expecting to limit yourself to here at your office --

- DR. SAAD: I would say, maximum, it's going
- to be around 18. I have one hygienist. So she sees
- one patient every hour or an hour and a half. So
- 4 that makes, if we work like eight hours a day, so she
- 5 sees around between seven to eight, unless if there
- 6 are no-shows.
- We try to actually see the patient in
- 8 hygiene and to do dental work on the same day to kind
- 9 of reduce their visits to the office, to make it more
- efficient for them and for us, as well. So a lot of
- patients, if they're coming, for example, to do like
- a crown, I need two hours. They need to see the
- hygienist as well. So we try to kind of basically
- merge both my work and her work together in the same
- 15 time.
- But, also, because I have the technology,
- so I tend to spend more time. I don't do like -- I
- mean, of course, I do basic dentistry. But I do more
- of like artistic, like I really love that. I love to
- create smiles. You can see that. These patients
- were actually treated and these were fixed on the
- same day because I have the technology. I have a 3D
- 23 milling machine that can make the crowns on the spot
- when you're sitting. But that needs time. I have to
- design the case first.

- 1 The first case, the one, you know -- this
- 2 case, it took me four hours to prepare the case and
- another four hours, because I have to meld them. So
- 4 that takes time. The patient is sitting in the
- 5 chair. They don't go anywhere. They sit in the
- 6 chair. I need time.
- 7 So as I said, the maximum is around 18
- 8 patients a day.
- 9 MR. KENNEDY: Got it.
- And what we're looking at on the screen
- 11 here, those are the amounts of times that take --
- that are required for some of these more elaborate
- 13 procedures?
- DR. SAAD: Yes.
- MR. KENNEDY: And so, you know, for a board
- member, a member of the public who, you know, is used
- to maybe going in for a quick checkup and expecting,
- well, gosh, there's seven seats here and maybe seven
- dentists and I'm only here for a half hour, you know,
- doing some quick multiplication in their head,
- they're thinking a lot of patients could come
- through.
- Is that -- is that what your practice is?
- 24 DR. SAAD: No. Not at all. So. I'm a
- boutique dental office. I'm an only dentist there.

- There's no other dentist with me. So I am the only
- dentist. I have a hygienist. We're eight in total
- 3 because I work with two assistants. We have like a
- 4 couple in the front and one floater that helps with
- 5 sterilization. So we're like really eight employees
- 6 in total.
- 7 But I like to have more than one chair
- because I love -- I move. I move a lot, actually.
- 9 Like, they, like, oh, what did you drink this
- morning, we need some of this. I love coffee, too.
- So -- but I tend to spend more time. And
- 12 also, because of the current situation, we try to --
- you do understand we're still in COVID. So I -- I
- really work by CDC regulations. So I still have to
- fog the rooms. We have to wipe, re-wipe, triple wipe
- the rooms. So that takes, you know, time. So I need
- more room because I need to kind of spread a little
- bit more than just -- I have right now four
- operatories, four rooms. But I need to spread a
- 20 little bit more because I also -- also when I put
- patients, I put them in every other room, not right
- next to each other. I mean, we have separations and
- everything. But just kind of more of a room, if that
- 24 makes more sense.
- MR. KENNEDY: It does. And, you know, I'm

- sure some of the board members might have questions
- about that. But I just want to try to get as much
- out as possible so people can understand that when
- 4 you reuse this house as -- for your boutique
- 5 practice, what that means. And, you know, a lot of
- 6 people could come in and say, well, it's only going
- 7 to be 17 -- or this -- 18 patients a day and only a
- few days a week, and we get that, but, you know, if,
- 9 really, this is a half-hour treatment and there's
- seven chairs, how does that -- how does that work?
- 11 You know, I just want to make sure that we hear, you
- 12 know, what you actually do, the limitations, that
- it's just you and perhaps limitations we'd be
- agreeable to confirm, not just with testimony, but
- perhaps with conditions, about the level of your
- practice and -- and the amount, you know, that it
- might be impactful on -- on the community, which is
- what the board's decision will be here tonight.
- DR. SAAD: Yeah. Like, if I have a big
- case, some actually (indiscernible) can tell you. If
- I have one case, I would stay the whole day with one
- patient. And they can tell you that. Because I
- really need -- if I have to finish one big case, I
- will just close my schedule literally for one
- patient. And I've done it before. And they can tell

- 1 you this.
- They can also tell you how I operate. I'm
- one person. My kids think I'm a super mom, but I'm
- 4 still one person. I'm not bionic. And I need to
- 5 preserve my energy for the next 20, 25 years. So I
- 6 can't go -- I can't, I really can't. And I have very
- 7 high standards also in dentistry. That's why I
- 8 don't, like -- I'm not going to get an associate,
- 9 just period. I do my own work. And the level of
- 10 comfort, how I do things, I reached it after years
- and years and years of experience.
- So what I do, I do it artistically. I like
- 13 -- I love it. As I said, I love to create smiles.
- The tears that I see in my patients' faces after we
- put like -- it's unbelievable. It's unbelievable.
- Some patients, they can tell you that, too, today.
- MR. KENNEDY: Well, I appreciate that.
- 18 Thank you, Doctor.
- 19 Again, you know, so it's just you, one
- dentist, one hygienist, and that's where it's going
- to stay. So, you know, there's some thought about,
- well, this perhaps is the door opening to a larger
- 23 medical office or a larger practice. Our testimony
- tonight will be that it's just limited to this, and
- we would certainly agree to stipulations or

- 1 conditions to confirm that --
- DR. SAAD: Yes.
- 3 MR. KENNEDY: -- that this house, if it
- 4 were to be allowed to be reused for this limited
- 5 practice, would really be limited to this particular
- 6 dentist style of practice, and that probably means
- that when you go to sell this, that someone's
- 8 probably going to need to turn it back into a house
- 9 because a lot of people practice like -- and I don't
- want this to be a commercial about your dentistry
- tonight, but I understand not a lot of people
- 12 practice the way you do --
- DR. SAAD: No.
- 14 THE CLERK: -- and with this
- 15 (indiscernible) --
- DR. SAAD: No. We're very like -- yeah.
- Because the equipment that I have, too, they're --
- they're very high tech. You need a lot of, like --
- 19 you need to have a lot of patients to get to work
- with them. It took me like six months, and I'm
- 21 pretty computer savvy, but it took me six months to
- 22 actually feel comfortable. And I took tons of
- continuing education just to know how to use them.
- So, yeah. We're very limited. Like the kind of
- dentist that do -- you know, that do that kind of

- digital dentistry, we're very limited. I think in
- our, like, whole area, you can hardly find anybody
- 3 like that, like -- I mean, I'm not bragging, but I
- 4 mean, it is the truth.
- 5 MR. KENNEDY: Well, you can probably tell
- from my smile that I'm not a patient. I just met you
- 7 this summer.
- But -- so I'm going to next ask you a
- 9 series of questions about the site. I know you've
- purchased it and done a lot of investigating about it
- and are quite familiar with it. And, again, I
- myself, and I think the board are likely very
- familiar from driving by, but we can take a deeper
- di ve here.
- DR. SAAD: Uh-huh.
- MR. KENNEDY: So this next slide here --
- maybe you can just very quickly describe the
- surroundings. That green little pin I think is your
- 19 property. But, you know, tell us --
- DR. SAAD: Yes.
- MR. KENNEDY: -- what we're looking at
- 22 around here.
- DR. SAAD: So, I mean, I see here Bristol
- Myers Squibb is here. I see, you know, some
- neighbors. Hello, guys, if you're here. I know some

- of them are here. And, yeah, like my kids -- my
- 2 kids' school is like right there, too. So they can
- 3 literally walk. I have some friends, also, and some
- 4 patients from Lawrenceville School and from Chapin
- 5 School and from Hun School. And a lot of my
- 6 patients, they work at Bristol Myers Squibb as well.
- 7 So here we go.
- 8 MR. KENNEDY: Okay. Next -- so now I think
- 9 we're looking at an aerial view of the site. You
- 10 know, maybe starting with the Province Line Road side
- here, what are we looking at? What is this thing on
- 12 the bottom here?
- DR. SAAD: This is the pool. And it's in a
- very, very, very bad condition. The trees and the
- plants, they grew actually from the bottom up. It's
- totally neglected. It looks awful. It's like --
- 17 like, yeah. It's -- it needs a lot of rehab.
- So when I saw it, I was like, oh, my God,
- this area is amazing, like the property itself, it's
- just it's -- the trees are amazing. And I started to
- 21 -- like, I have a vision. So I started to think, oh,
- 22 my God, if you're sitting there, you're facing the
- trees, you're facing this, and then you see the pool,
- that doesn't work. And I remember my days back in
- Japan, the first thing that really caught my eyes

- were the koi -- the koi fish. It was amazing. And I
- want to put like a -- I always wanted actually to
- have a pond. So I want to put like the small
- 4 statues, beautify this pool. This pool has to go. I
- just need to put some big koi fish there and put a
- 6 lot of plants, put a lot of, like, the black-eyed
- Susie, some knockout roses, something pretty there.
- 8 It needs to have this. And I want to -- if the
- 9 Township would allow me like a small tiny Japanese
- bridge, something small, little statutes here and
- 11 there.
- But, yeah, this place needs a lot of work,
- 13 a lot of work.
- MR. KENNEDY: And that relation to nature
- and, you know -- is something that you're -- excites
- you about your practice.
- 17 DR. SAAD: Of course.
- MR. KENNEDY: And I'm Lucky. Some members
- of my family get quite nervous when they go to the
- 20 dentist. I'm a little braver than some of my --
- 21 those in my family.
- But is -- maybe explain to the board how
- 23 that relates to your practice and the (indiscernible)
- 24 __
- DR. SAAD: Of course. A lot of the

- patients are -- my patients, they are very anxious.
- 2 And I get it. I understand. I have my own fears. I
- have, you know, some procedures that I don't like.
- 4 But there is a very nice deck there that if you
- 5 actually go, you check in. Right now, when we check
- in, they call and they said, okay, we're -- so if we
- 7 put like a couple chairs just before you go into, and
- 8 the chairs -- the deck is actually in the back. So
- 9 it's overlooking -- it's overlooking the beautiful
- garden that I want to put in there. They can just
- 11 relax.
- Now, we use a lot of, like, spa-like
- feeling inside our current office. So we do, like,
- scented candles. We put, like, music. We put, like
- 15 -- we have the TV with the nice spa music on it. So
- if you're sitting and there is a big window and you
- are overlooking this, and the trees are around you,
- how would you feel? You tell me. It's just going to
- basically make you super calm.
- Then, my hygienist also certified in
- 21 Oraspa. So she literally can do the oral hygiene
- while she's doing facial massage. So it's just -- it
- puts the patient in a total state of mind, which I
- want to provide that to my patients.
- MR. KENNEDY: So this next slide, we're

- 1 looking at another view of the current site. I'll be
- 2 honest with you. I know this is a home here. But
- 3 there seems to be quite a lot of pavement and parking
- 4 areas. That's all existing now?
- 5 DR. SAAD: Yes. Yeah. Dr. -- I mean, Dr.
- 6 Maffei, when I met him at the beginning, I ask him --
- 7 I ask him specifically, do you think, you know, this
- 8 can -- you know, he used to be the mayor. He was a
- 9 councilman. So I asked him. And, you know, Mrs.
- Maffei, she was also in the township, and I asked
- them both, do you think, you know, this can be
- 12 approved. And he told me absolutely. And I said --
- MR. KENNEDY: He doesn't get a vote. But
- 14 we'll talk about --
- DR. SAAD: He doesn't get a vote. But I'm
- going to say what he told me.
- MR. KENNEDY: Well, let's focus on what --
- what's there and --
- DR. SAAD: Well, yes.
- MR. KENNEDY: -- (indiscernible) --
- 21 DR. SAAD: So this is what is -- this is
- 22 already existing there. Yes.
- MR. KENNEDY: Got it.
- The next couple slides we're going to start
- getting into and drilling down a little bit further.

- ¹ All right.
- 2 So this is zoomed in. Help me out here.
- What are we looking at now? What are these things on
- 4 the left?
- 5 DR. SAAD: Well, these stuff are the
- 6 landscaper. So Dr. Maffei allowed a landscaper to
- stay there to kind of help, you know, cutting, you
- 8 know -- cutting his grass and stuff while he stays
- 9 there, basically. I mean, I spoke to him. And he
- 10 know that, you know, once we get the zoning, that I
- just told him to just -- you know, until we get
- things situated. But he's going to move.
- MR. KENNEDY: So as part of your
- application, your plans for this property, that I
- guess abandoned pool gets beautified into a koi pond.
- 16 That looks like a sea trailer or truck trailer and --
- DR. SAAD: Yeah. It's a trailer and --
- 18 yeah.
- MR. KENNEDY: -- (indiscernible) --
- DR. SAAD: And then there are, like, l
- don't know, the stuff that you use to -- for the
- snowplowing or something.
- 23 MR. KENNEDY: Got it. So that -- that's
- 24 all --
- DR. SAAD: That's all (indiscernible).

- 1 MR. KENNEDY: -- that's all things that are
- on the property now, but of course, you'll be
- 3 removing all of that.
- 4 DR. SAAD: Yes.
- 5 MR. KENNEDY: This next is little zoomed in
- 6 of the corner of 206. What are we looking at here?
- 7 DR. SAAD: That's -- this is the famous
- 8 fence as per one of the very sweet lady I met
- 9 yesterday, the famous fence that everybody knows, who
- everybody who takes Province Line or 206, they know
- this fence. I'm going to get rid of that fence.
- 12 It's -- I think it's a really bad-looking eyesore
- fence. The area doesn't need this. If it was -- if
- 14 -- you know, if it's something nice, then yes. But
- this is just -- yeah. We're going to get rid of this
- and we're going to put some nice flowers.
- 17 MR. KENNEDY: And how about this? So I
- guess here's the fence here. That looks like a sign
- 19 from a commercial building. What are we looking at
- 20 here?
- DR. SAAD: Yes. This is Dr. Maffei's sign.
- 22 And, yeah, I'm going to get rid of this, too. It's
- 23 not supposed to be there.
- MR. KENNEDY: And then again, more -- so
- we're looking at I guess the signs that he used for

- 1 his business. And maybe you can take a minute to
- 2 talk a little bit, you know, first, about what, you
- know, your -- what you've observed and what the use
- of this site has been, and then the -- a little bit
- on the condition that it was left in for you that
- 6 you'll be changing.
- 7 DR. SAAD: So I'm going to basically -- my
- 8 plan, get rid of the fence. And we're going to put
- 9 more flowers around the parking area. And I just
- want to add more shrubs. I love trees. I love
- 11 green. And I love colors, as you can see.
- MR. KENNEDY: So -- but in addition to I
- guess the -- those trailers and landscaping equipment
- that was all left behind, there were other materials
- from his -- from the chiropractor -- chiropracty
- 16 busi ness.
- 17 DR. SAAD: Yes.
- MR. KENNEDY: Can you go into that in some
- 19 detail?
- DR. SAAD: A lot. A lot. Do you want me
- to say everything in detail?
- MR. KENNEDY: If you could. If you could.
- Unfortunately, yeah.
- DR. SAAD: Because it was a little
- 25 traumatizing.

- So I allow them -- after the closing, I
- 2 allow them to stay an extra month just to pack up and
- 3 stuff. And the day when they, you know, supposed to
- 4 leave, I try -- we tried to call to make sure, you
- 5 know, they're leaving or what's happening. No
- 6 answer. Tried to text. No answer. I called the
- 7 realtor. No answer. Nobody knew what was going on.
- 8 So I went the following day. And here I
- 9 am, I'm knocking on the door. The cars were not
- there. But they had a big trailer sitting there in
- the drive -- like, in the parking area. So I'm
- 12 knocking, I'm knocking. Nobody. And I started to
- get worried. So I start -- I tried to open the door.
- 14 The door was left unlocked. And everything was left
- inside. They were supposed to leave the property
- broom-cleaned. Everything was left inside. And I'm
- talking 40 years of hoarding was left inside.
- MR. KENNEDY: Well, that may be -- that's
- 19 unfortunate.
- DR. SAAD: Sorry.
- MR. KENNEDY: But -- but I'm thinking items
- from the business. So we're looking at a
- 23 (indiscernible) --
- DR. SAAD: So the business, there were --
- MR. KENNEDY: -- this was used as a

- 1 chiropractic business.
- DR. SAAD: Yes. So there was -- okay. In
- the basement, there was a room with two big x-ray
- 4 machines. Then there was -- in the basement also
- 5 there was three massage -- they look like -- they big
- 6 chiropractor chairs.
- 7 And then, in the sunroom, the one in the
- 8 back, there were four massage -- the chiropractor
- 9 chairs. Then in -- so there are supposed to be three
- 10 bedrooms there. Two of them were bedrooms. A third
- one had also some equipment there, chiropractor
- equipment, like signs and stuff like -- I didn't know
- what were they. But they looked like, you know --
- they were stuff like spines and stuff like that.
- 15 That was pretty much in the whole house.
- The only areas that were -- there was
- nothing from the chiropractor business was the two
- bedrooms, two bedrooms and the living room and the
- dining room and the kitchen.
- MR. KENNEDY: And based on, you know, you,
- you know, being kind of the holdover landlord and the
- diligence you did in purchasing the property, what
- can you tell the board about what was happening there
- when you purchased it? What type of business
- operations were happening here?

- DR. SAAD: What he told me?
- 2 MR. KENNEDY: Well, what -- from your --
- from your experience and research and what you
- 4 observed.
- 5 DR. SAAD: I mean -- I mean, there was --
- 6 it was pretty much everywhere. The chiropractor
- stuff was everywhere. It was not just in the
- 8 basement. No. There was stuff in the sunroom.
- There was stuff in the other bedroom. Then when I
- spoke to him -- because I was still, you know, like,
- okay, are we going to really be able to, you know, do
- 12 the dental office. He goes, I -- he told me
- specifically, I used to work from 6 a.m. to midnight,
- and I used to see 80 patients a day. And I said, 80,
- like eight zero, and he said yes. And I'm like, oh,
- gosh, I wish I had, like, that kind of strength,
- because I hardly see that kind of patients. I don't
- 18 -- like, I'm a dentist. We spend time with patients.
- MR. KENNEDY: And how many, again, patients
- a day are you planning to see?
- DR. SAAD: I see 18 if I'm lucky enough,
- 22 like, yeah. If -- like with that kind of work that I
- do, I spend a lot of time with each patient because I
- 24 have -- you know, I still to preserve my back, too,
- 25 from work. Yeah.

- MR. KENNEDY: And I guess moving -- you
- know, you mentioned the koi pond and the pool. So
- 3 tell me what we're looking at here.
- DR. SAAD: So this is the situation. You
- 5 can actually see the trees if you -- you can actually
- 6 see the trees coming from within the pool. And the
- 7 whole area -- like seriously. The whole are is
- 8 destroyed. All around it, it's destroyed. There is
- 9 a liner. It's destroyed. The trees are coming
- through the liner. And the other one is the one how
- 11 I want it to be with koi fish, the orange, the big
- orange and yellow ones.
- MR. KENNEDY: And that's something that the
- 14 -- your patients will be able to kind of look out on
- this site while they're -- they're having their
- procedures done, and, hopefully relax --
- DR. SAAD: I'm telling them now, and they
- are just -- they are thrilled with the idea. They're
- thrilled. They know how I operate. They know how I
- do stuff. So they're like, oh, my God, we can't
- wait, that would be awesome. Just to come and sit
- 22 there, wait for your dental -- you know, for your
- dental appointment until you go in and you're sitting
- in the chair with the big window, and you're
- overlooking this. It's amazing. With a little bit

- of scented oil here and there and nice music. It's -
- 2 I think that would be it. I think we're going to
- be featured everywhere, not just in New Jersey.
- 4 MR. KENNEDY: Thank you.
- 5 Madam Chairwoman, I was thinking of going
- to our engineer next. His testimony is not
- 7 particularly long. Would you like me to continue or
- 8 make the applicant available for questions now?
- 9 MS. HULTHOLM: Let's continue. And then
- after the engineer gives the testimony, we can have
- some questions.
- MR. KENNEDY: All right. So with that,
- Mohammed, if you could unmute yourself and give the -
- I will be asking to offer him as an expert engineer
- this evening for the site plan. But if you could
- give the board the benefit of your experience so I
- 17 could make that request.
- MR. EL-HAWWAT: Sure. My name is Mohammed
- 19 El-Hawwat. I'm a licensed New Jersey professional
- engineer, and as well as seven other states. I
- received a bachelor's degree in civil engineering and
- 22 a master's degree in civil engineering from NJIT, New
- Jersey Institute of Technology.
- I'm a principal of MEH Consulting
- Engineers, 825 Bloomfield Avenue, Verona, New Jersey.

- 1 I testified in front of many municipalities in New
- 2 Jersey and New York, Connecticut, Pennsylvania and
- Maryland, as well as Planning Board of Lawrence
- 4 Township.
- 5 MR. KENNEDY: Thank you, Mohammed.
- 6 Madam Chairwoman, I'm happy to have him
- 7 continue, but I know he has testified before Lawrence
- 8 boards before. I'd like to offer him as an expert
- 9 engineer this evening.
- MS. HULTHOLM: Yes. Thank you.
- MR. KENNEDY: Thank you.
- So, Mohammed, if we could just quickly, you
- 13 know, go through -- again, I think that we saw this
- map before. But tell us what we're looking at as far
- as the zone and location of the site and, you know,
- some of the particulars, to start.
- MR. EL-HAWWAT: Sure. The applicant is
- seeking preliminary and final site plan approval to
- convert the existing single-family home with existing
- 20 occupational and medical use into a dental practice.
- The property is known as Lot 1, Block 6701 in the EP-
- 22 1 zone, Environmental Protection 1.
- The total area of the site is 3.261 acres.
- The property is located at the southwest corner of
- 25 Route 206 and Princeton Province Lane Road. Bordered

- on the east by Province Line Road, on the west by
- 2 Route 206, on the south by Lots 2 and 81 in Block
- 3 6701.
- The property is presently improved with a
- 5 single-family home with occupational medical use and
- 6 associated parking and driveways both off 206 and
- 7 Province Line Lane Road.
- 8 The applicant is proposing to convert the
- 9 single-family home with the professional use and
- 10 medical use into a dental office facility. The
- applicant is proposing to improve the property,
- including but not limited to providing a new public
- water hookup to the house, to the facility, a new
- (indiscernible) enclosure, additional buffering and
- 15 Landscaping, conversion of swimming pool into koi
- fish pond, existing parking lot improvement to
- provide a total of 15 parking spaces, including one
- handicap-accessible space with a concrete ramp into
- the building.
- The proposal was to have 17, but the
- tribune, the council and the Township staff, we have
- 22 a layout shows that are going to reduce the parking
- spaces into 15 maximum, move the dumpster away from
- the front-yard setback into beyond the front-yard
- setback. This is the revised drawing that's shown on

- the screen where located of the (indiscernible).
- 2 So, basically, we have eight parking spaces
- on the north side and then we got seven on -- next to
- 4 the building, three at the south and four at the
- 5 west. One of the street parking is a handicap-
- 6 accessible spot which has access to the building
- 7 through a new concrete ramp.
- 8 So the applicant is propose to remove
- 9 existing sign on the site. There's one sign at the
- 10 corner of 206 and Province Line Road, as well as on
- the entrance from 206. The applicant propose to
- 12 remove these two -- those two signs, provide two, a
- new freestanding sign at each entrance, one off 206
- and one off Province Line Road, and also a facade
- sign on the building.
- The property as it is right now drains in a
- southerly direction with the high points located at
- the northern corner, elevation 109.5 feet, and the
- 19 I ow point located along the southern property line,
- el evation about 80. The proposed development will
- 21 not alter the drainage pattern of the site, will keep
- the same pattern.
- There is an existing septic system located
- near the southeast corner of the house and existing
- water well located at, you know, the southwest corner

- of the house as indicated on the drawing at Y2 and
- 2 Y3.
- 3 The proposed disturbed area of this
- development will be 4,393 square feet, which is less
- 5 than 5,000 square feet.
- 6 Based on the stormwater analysis for the
- 7 pre and post-development, there will be a de minimis
- increase in the runoff, the stormwater
- 9 (indiscernible). For the ten-year storm is about
- . 072 CFS and the hundred-year storm is 0.1 CFS.
- 11 There will be no detriment in fact to the neighbor,
- nor the surrounding streets.
- Basically, that's what we are proposing.
- 14 And . . .
- MR. KENNEDY: Thank you, Mohammed. So just
- a couple of questions for you. I know that there
- were some comments from -- from staff and some of the
- advisory boards. One I think you mentioned. Just
- want to highlight this.
- There was some concern with the potable
- water well and perhaps the proximity to the septic.
- 22 Did I hear you correctly that the -- the applicant
- will be connecting the property to the public water
- 24 system --
- MR. EL-HAWWAT: Correct.

- MR. KENNEDY: Alleviating that concern?
- MR. EL-HAWWAT: Yes. And that water will
- 3 be under Province Line Road. It's New Jersey
- 4 American Water Company. And my understanding that
- 5 they are willing to provide potable water to the
- 6 facility. Most likely, the location would be south
- of the driveway off Province Line Road.
- 8 MR. KENNEDY: Now, we noticed for several
- 9 bulk variances, and I believe our planner will speak
- about this later tonight. But is there -- is there a
- significance to or a difference in this zone to
- properties that are on public water or sewer in terms
- of the bulk schedule that's significant or worth
- noting before -- before Paul talks about it later?
- MR. EL-HAWWAT: Yes. Having providing a
- potable water to the facility. The total area is
- 17 less (indiscernible) acres. But providing potable
- water to the facility, then we are to follow the
- three-acre zoning requirement which is 12 percent
- impervious. And by reducing the number of parking
- spaces, relocating the dumpster from where it is --
- where it was proposed into the current proposed place
- shown on the screen, we were able to bring the
- impervious coverage to 11.35 percent, which is under
- 25 12.

- Also, as part of the proposal, we are
- 2 proposing to remove the concrete pad as well as the
- metal container south of the driveway of Province
- 4 Li ne Road.
- 5 MR. KENNEDY: Now, I see on this diagram a
- few kind of truck motions. I know that for this type
- of use, the Township will -- you know, the taxpayers
- 8 don't pay for trash pickup. So -- and you did design
- 9 and relocate a refuge location.
- 10 Are there any issues in your mind from a
- site plan perspective to surfacing that location as
- 12 access, that type of thing?
- MR. EL-HAWWAT: It's -- it's an adequate
- access to pick up the dumpster from the enclosure.
- Basically what they do, they roll it out of the
- enclosure to front of the truck, unload it, bring it
- 17 -- roll it back to its place and (indiscernible). So
- there's really no need for the truck to maneuver
- onsite. It just goes straight next to the dumpster,
- they roll it out and load it, and then roll it back
- to its place.
- MR. KENNEDY: Excellent.
- The -- there were a few other comments.
- Were there any other comments that -- received from
- the professionals that you feel that we were either

- unable to address or unable to stipulate to as
- 2 conditions to revise after approval?
- MR. EL-HAWWAT: No. I don't see really
- 4 anything that's impossible. There's few things that
- we have to change: The sign for the handicap which
- 6 we can do, and the calculation for the sanitary
- sewer, which basically based, you know, on the number
- of (indiscernible) people or square footage. And
- 9 both of them are defined (indiscernible) my
- understand that existing is 1,000 gallon, which will
- be more than sufficient, even though it's in need of
- repair or replacement. But nevertheless, a thousand-
- gallon will take care of this (indiscernible).
- MR. KENNEDY: Now, I'm going to -- there's
- a few questions I'm perhaps going to ask that are
- maybe your area, maybe our landscape architect, but l
- want to ask them maybe a couple times so I don't
- forget to get it out there.
- 19 Along the back of the property, there's
- currently a deer fence. Is that correct?
- MR. EL-HAWWAT: That's correct.
- MR. KENNEDY: Now, one of the professionals
- of the Town suggested, though it's quite wooded back
- there, upgrading that to a privacy fence.
- Is that something that the applicant is

- 1 agreeable to?
- MR. EL-HAWWAT: I think that's -- that's
- 3 the (indiscernible). Yes.
- 4 MR. KENNEDY: And -- and apologies. I'll
- 5 ask you this one. It just saves me from going back
- 6 to the applicant.
- But there is a sunroom here. Is that to be
- 8 used for the applicant's office? Is that your
- 9 understanding?
- MR. EL-HAWWAT: It's not really going to be
- used for dental examination, but I think it's -- it's
- for the incidental use of the office.
- MR. KENNEDY: Sure. Like that will have
- her desk, so to speak?
- MR. EL-HAWWAT: Right.
- MR. KENNEDY: Got it. Thank you.
- Madam Chairwoman, I don't have any more
- direct questions for our civil engineer.
- MS. HULTHOLM: Okay. I'm just looking at
- the time. It's eight o'clock. And how many more
- witnesses are you planning to call?
- MR. KENNEDY: We have three more. But,
- again, I think they'll all be in the time frame of
- about what our civil engineer was. Maybe the
- engineer -- I'd love it if our planner would keep to

- 1 that time frame. I know, you know, planning
- testimony tends to be a little longer.
- But our architect and Landscape architect
- 4 would be quite quick, probably the ten-to-fifteen-
- 5 minute range total.
- 6 MS. HULTHOLM: Okay. Well, let's start
- 7 right now with any questions from the board
- 8 professionals, and then we'll ask board members to
- 9 have questions and we'll see what time it is. But I
- think then it might be good to just get through the
- 11 witnesses, if we can, because it will give us a
- broader picture in terms of questions from the
- public. They'll have all the information from the
- wi tnesses.

15

- So if any of the board professionals like
- to unmute themselves, feel free.
- MS. KRAEMER: Okay.
- 19 UNI DENTIFIED BOARD MEMBER: Madam Chair?
- 20 Oh, Brenda, go ahead.
- MS. KRAEMER: I'm sorry. Okay. I'll
- 22 start.
- I heard that the number of parking spaces
- will be reduced to 15. And then you talked about the
- use of the sunroom being office.

- So was the sunroom included in the parking
- 2 cal cul ati on?
- 3 MR. EL-HAWWAT: We base it on the number of
- 4 employees, the number of cars for parking, and the
- 5 square footage of 3,000 square feet. Based on 3,000
- 6 square feet office -- I mean, building area.
- 7 MS. KRAEMER: So does that include the
- 8 sunroom?
- 9 MR. EL-HAWWAT: I believe so, yes. Let me
- double check that. I think it was.
- MS. KRAEMER: Okay. And then you said that
- the dumpster will be a roll-out dumpster so that the
- truck does not have to pull in and pick it up; it
- will be rolled out by the dentist or an associate?
- MR. EL-HAWWAT: That's correct. That's
- 16 correct.
- MS. KRAEMER: Okay. The septic field will
- be replaced. Is that correct?
- 19 MR. EL-HAWWAT: This is my understanding,
- yes. It will be -- be replaced.
- MS. KRAEMER: Okay. That would require the
- permits from the Health Department, as you are aware.
- Do you know where the public water
- connection is in Province Line Road? Specifically,
- you know, how many feet away from the property?

- MR. EL-HAWWAT: I'm not really aware of
- what it is right now, but my understanding that the
- owner was in contact with the New Jersey American
- 4 Water Company and they told her that they are willing
- to provide services to the -- water to the facility.
- 6 MS. KRAEMER: Okay. A separate road-
- opening permit would be necessary for that work.
- 8 MR. EL-HAWWAT: Yeah.
- 9 MS. KRAEMER: And then the privacy fence
- along the rear. Can you describe that? I just
- didn't get to take adequate notes on that.
- MR. EL-HAWWAT: Which fence? I'm sorry?
- MS. KRAEMER: The privacy fence along the
- rear. Can you explain that again?
- MR. KENNEDY: I think -- Mohammed, this is
- the one that was suggested perhaps by the Township's
- 17 planner in discussions in the last day or so as a --
- so I don't know that we actually -- maybe you did
- figure out what it could be, but I think that's a
- responsive stipulation. I'm happy to -- at the
- board's or professional's discretion, have that be
- whatever material is the most appropriate.
- MS. KRAEMER: Okay. If that came from Mr.
- 24 Kyle's (phonetic) report, then I will defer to him on
- that one.

- 1 I don't have any other questions at this
- 2 time. Thank you.
- 3 MS. HULTHOLM: Thank you.
- 4 MR. L'AMOREAUX: Madam Chair --
- 5 UNI DENTIFIED BOARD MEMBER: Go ahead, Jeff.
- 7 Chair, Jeff L'Amoreaux from Arora & Associates,
- 8 traffic engineering consultant to the Township.
- 9 Just one point. In my memo of September
- 15th, Point Number 2, about left turns exiting onto
- 11 Route 206. And they were shown as being prohibited.
- 12 I'd like to ask the engineer to explain to the board,
- if you could, sir, what is the status of any work
- with an NJ DOT right-of-way, and do you have a permit
- that you have to get? And if so, what's going on
- 16 with that?
- MR. EL-HAWWAT: We have filed with the NJ
- DOT for letter of (indiscernible) interest. And they
- give us that based on the existing driveway of 206
- and the -- the fact that we are not going to change
- 21 anything on that -- anything on the right-of-way,
- 22 also the driveway. So based on this information,
- they told us that, you know, we don't need to --
- we'll be grandfathered for the driveway off 206.
- As far as the no-left-turn sign, really, is

- basically for safety. We don't want anybody to stand
- in the driveway and wait for them to make a left
- 3 turn. It's easier to make a right turn. They could
- 4 certainly continue into Province Line Lane -- Drive -
- 5 Road, and they continue wherever they need to go.
- 6 We just are limiting the people to stand in the
- 7 driveway and try to make a left turn. So make it
- easier, safer for everybody (indiscernible). And
- 9 (i ndi scerni bl e).
- MR. L'AMOREAUX: Okay. Thank you.
- 11 Madam Chair, I have no further questions.
- MS. HULTHOLM: Thank you.
- UNIDENTIFIED: Just a couple, if you don't
- mind.
- The frequency of delivery vehicles and
- trash pickups, do we have an idea of that? I'm sure
- there's a lot of, you know, FedEx, UPS-type
- deliveries.
- What's the frequency of the trash pickup in
- any given week? Do you know that?
- MR. EL-HAWWAT: I'm not aware. Maybe the
- 22 owner could --
- UNIDENTIFIED: I just saw the applicant
- 24 hold up two fingers, so I'm assuming trash is twice a
- week? Okay.

- And then in terms of delivery vehicles to
- 2 the site, what's a typical day entail? Do you have,
- you know, UPS, FedEx-type deliveries?
- 4 MR. EL-HAWWAT: That's (indiscernible) what
- 5 we anticipated on that site. (Indiscernible) maybe
- 6 Amazon or FedEx.
- 7 UNI DENTIFIED: Yeah, but nothing out of the
- 8 ordinary? In other words, it's not going to be, you
- 9 know, 10 delivery vehicles a day showing up at the
- 10 si te?
- MR. EL-HAWWAT: No. There will not. No.
- 12 UNI DENTIFIED: Okay. Could we talk about
- the existing lighting on the site? I know that, you
- know, when I was out at the site, I saw there's a lot
- of -- kind of a mix of lighting. There's a couple of
- 16 light posts that are more residential-style fixtures.
- But there's some more commercial lighting on the site
- as well, some shoe box lights that, you know, look
- 19 like they're high-pressure sodium or metal halide.
- What's the intent with the lighting? Are
- we going to leave it as existing, or, you know, can
- you talk about that a little bit?
- MR. EL-HAWWAT: Yes. My understanding from
- the owner that we are going to revisit the lighting
- 25 (indiscernible) onsite. We will modify them to fit

- 1 her needs and also to make it more appealing to her
- 2 clients as well as to the town. So the existing
- 3 high-intensity light fixtures would be removed and
- 4 replaced with more lighting that will meet the code.
- 5 UNIDENTIFIED: Okay. One comment I had in
- my letter is Number 4 on Page 9 was related to
- 7 perhaps establishing some site easements at the
- 8 driveway locations. I mean, both of these roadways
- 9 are pretty busy, particularly during rush hour. And
- 10 I noted on the engineering plan it said, site
- 11 triangle distance. It just wasn't clear to me if
- that was the actual line of sight, or if that was the
- 13 limit of the easement.
- MR. EL-HAWWAT: That's actually the limit
- of sight -- line of sight. There is really no
- easement (indiscernible) because everything falls
- within the right-of-way.
- 18 UNI DENTIFIED: It does. Okay.
- Sorry. Bear with me one second.
- The only other comment I had, so it's
- interesting. Just for the board's information. So
- with the connection to public water, that actually
- changes the consideration for the minimum lot area
- required as well as the impervious coverage. So once
- 25 the property is connected to public water, the

- 1 minimum lot size goes to three acres, and then
- they're actually allowed 12 percent impervious
- 3 coverage. I think the testimony was that it's going
- 4 to be reduced to 11.35 percent. So that would
- 5 eliminate the need for that impervious coverage
- 6 vari ance.
- 7 MR. EL-HAWWAT: Correct.
- 8 UNIDENTIFIED: Okay. Madam Chair, that's
- 9 all I had. Thank you.
- 10 MS. HULTHOLM: Thank you.
- 11 Members of the board, if you have any
- 12 questions? Mr. Johnson?
- MR. JOHNSON: Yeah. I've got two. One is
- just to remind -- I know this was said, and I
- apologize for not listening carefully.
- But how many -- how many parking spaces
- will remain after the work is done?
- MR. EL-HAWWAT: Well, currently, there's
- eight parking spaces. And we are adding seven more.
- 20 So it will be --
- MR. JOHNSON: Oh, you're adding seven.
- 22 Okay. So it's not remain. It's there will be a
- total of 15 where now there are only --
- MR. EL-HAWWAT: Correct.
- MR. JOHNSON: Okay. All right. Then my

- 1 second question is to Dr. Saad.
- 2 Over how many -- do you have an idea at the
- moment of how long you intend to operate this
- 4 practice at this location, over how many years?
- 5 DR. SAAD: Until I retire, like 20, 25
- 6 years.
- 7 MR. JOHNSON: Twenty, 25. Okay. Thank you
- 8 much.
- 9 MS. HULTHOLM: Thank you.
- MR. EL-HAWWAT: Just one thing I would like
- to clarify here. The car parking requirements was
- based on 3,000 square feet of building area. If we
- are to add the sunroom, then we adding about 340
- square feet, and that give us a required parking
- spaces of 17 instead of 15. I just calculated.
- Because the original design was to provide parking
- spaces for the house itself, or the building itself.
- Now, the building is 3,000, but the -- the sunroom is
- about 381, 82 square feet. So 382 times five, that
- would give us -- that's about 17 parking spaces if
- we're to add the sunroom.
- So back again, if indeed the sunroom is
- part of the practice, then we need two more parking
- spaces. Just want (indiscernible). (Indiscernible)
- the 12 percent.

- 1 MS. HULTHOLM: So it's still under 12
- percent even if the two extra parking spaces are
- added back to the plan?
- 4 MR. EL-HAWWAT: We're back to what was
- 5 submitted, basically.
- 6 MS. HULTHOLM: Thank you.
- 7 Other members of the board? Mr. Lavine?
- 8 MR. LAVINE: I had a question on the
- 9 utilities. There definitely will be water hookup. I
- have -- is that in writing? Is there a definite, you
- 11 know, commitment on that? Number one.
- 12 And, number two, I heard you say something
- about the sewage and the sewage tank. I know this --
- 14 I read the report that the sewage system is in poor
- condition. What will happen with that?
- MR. KENNEDY: Mohammed, maybe you can
- answer that. I mean, I'll say we'll certainly
- stipulate to the water connection as a requirement,
- and, also, that the sewer would be as a condition
- remedied under our engineer's watchful eye. But I'll
- let him speak to that. We'll certainly agree to both
- of those things. I know he has some work to do on
- final design, which is a little difficult when, you
- know, we're not sure whether she can move in or not.
- But we certainly agree to both of those things. And,

- 1 Mohammed, if there's anything you'd like to add to
- 2 that?
- 3 MR. EL-HAWWAT: Yes. Absolutely. We have
- 4 to revisit the condition of the septic system and
- 5 make sure that it will be function for the facility
- 6 and also to the satisfaction and approval of the
- 7 Township, the health department.
- 8 As far as the water connection, obviously
- 9 there's going to be an application through New Jersey
- 10 American Water Company. And we'll provide that, and
- then we'll take that up (indiscernible). So that
- definitely could be a condition of approval.
- MR. LAVINE: Okay. So then you might have
- to replace the -- the sewage tank or whatever you
- want to call it. But that would be something that
- the applicant would do as part of the project?
- 17 MR. EL-HAWWAT: Correct.
- MR. LAVINE: You don't know that yet, then?
- 19 MR. EL-HAWWAT: Yeah.
- MR. KENNEDY: Unfortunately, it seems
- likely that she'll have to. We have wishful thinking
- that it could be repaired, I think, and not replaced
- at a probably exorbitant expense. But, yes, she
- understands that. And we'll have to bring that up to
- functioning to the Township's standards.

- 1 MR. LAVINE: Thank you.
- 2 MS. HULTHOLM: I think that one of the
- questions in Ms. Kraemer's report was also a question
- 4 about the sunroom. And if it's not being converted
- to medical use in the future, is that an acceptable
- 6 condition for the applicant? So we understand that
- it may be used as an accessory use, like an office.
- 8 But --
- 9 MR. KENNEDY: Yes. Yes. You know, the --
- the testified limits of where this will be and what
- she'll be doing, we're certainly good -- absolutely
- good with those conditions, and that's one of them.
- 13 It's really -- that will not be an active medical
- space. However you'd like to phrase that condition,
- that's something we're agreeable with.
- MS. HULTHOLM: All right. Thank you.
- 17 Other members of the board, do you have
- 18 questi ons?
- 19 UNI DENTIFIED: I do not, Chair. Thank you.
- MS. HULTHOLM: Uh-huh.
- MS. DEMBER: I had a question for Dr. Saad.
- I have a question about the number of treatment rooms
- that you're expecting. I'm not sure that with the
- number of patients you were saying you were going to
- see, which was I think you said 18, quite matches up

- with the number of treatment rooms that you're going
- 2 to have.
- 3 So could you elaborate on that a little
- 4 further?
- 5 DR. SAAD: Because my time in the office is
- 6 limited -- I only have eight hours -- I cannot see
- 7 more than that amount of patients per day.
- 8 MS. DEMBER: Right. I think -- I think --
- 9 what I meant was why seven treatment rooms, then, if
- you are seeing the 18 -- only 18 patients a day?
- 11 DR. SAAD: Because remember I said we do
- 12 the -- we spend more time with patients. So in order
- for me -- let's say the hygienist, she sees like
- seven or eight. In order for me to do a procedure
- that's three hours with one patient, then I can have
- one patient here, and then I can start with another
- patient in the other room. But it's not going to be
- more than that. You know what I mean?
- MS. DEMBER: Okay. So you're expecting to
- 20 have quite a number of people. Okay. Thank you.
- 21 DR. SAAD: No. Not more than the 18.
- MS. DEMBER: Not more than the 18. Okay.
- DR. SAAD: Not more than the 18.
- MS. DEMBER: Okay.
- MS. HULTHOLM: To follow on Ms. Dember's

- point a little bit, so 18 is the maximum for the day.
- 2 But do you expect it to be a normal
- occurrence that you would have seven patients
- 4 physically in the building at the same time?
- 5 DR. SAAD: Absolutely not. That's not
- 6 going to happen because I'm one person and I have one
- 7 -- absolutely not. That's out of the question.
- 8 Yeah.
- 9 MS. HULTHOLM: Thank you.
- Any other members of the board before we
- 11 move on?
- MR. JOHNSON: I'm sorry. I do actually
- 13 have a --
- 14 UNI DENTIFIED BOARD MEMBER: Go ahead, Jeff.
- MR. JOHNSON: You want me to go first?
- 16 UNI DENTI FI ED BOARD MEMBER: Yeah. Go
- 17 ahead.
- MR. JOHNSON: Okay. I thought -- I guess
- this is a similar line of questioning. So seven
- 20 patients maximum. Why 15 parking spaces? Why do you
- 21 need that many parking spaces for -- I mean, I --
- when I go to the dentist, I mean, it's maximum like
- 23 one --
- DR. SAAD: Because we have staff, too.
- MR. JOHNSON: -- (indiscernible) for me,

- and even sometimes I've got my kids with me.
- 2 DR. SAAD: We have staff.
- 3 MR. JOHNSON: Okay.
- DR. SAAD: We have, like, eight people.
- 5 MR. JOHNSON: But you just said your -- I
- 6 thought you just -- I thought you just said, though,
- 7 that your -- so you've got one staff member for every
- patient who might be in there?
- 9 DR. SAAD: No. I have -- no, no.
- I have two assistants. I have two part-
- 11 time hygienists. They alternate days. I have me,
- myself. And then I have an office manager, and I
- have a receptionist and I have a floater.
- MR. KENNEDY: So, Dr. Saad, maybe just to
- follow up on Mr. Johnson's question, then. It
- actually would be possible, though, for each one of
- those people to be there at the same time and there
- would be enough parking spaces for that. I mean, it
- 19 was designed --
- DR. SAAD: Yes.
- MR. KENNEDY: And -- but that you do not
- 22 expect to actually use it to that amount --
- DR. SAAD: No.
- MR. KENNEDY: -- it's not really possible,
- 25 so the --

- DR. SAAD: No.
- 2 MR. KENNEDY: -- the parking requirements
- under the code kind of suggest that that's the number
- 4 to use. Is that correct?
- 5 DR. SAAD: Yes.
- 6 MR. KENNEDY: Would you be able to live
- 7 with fewer spaces if -- if needed?
- 8 DR. SAAD: What does that mean?
- 9 MR. KENNEDY: Well, I mean, if it were 14
- spaces, is there -- would that still work for you,
- 11 for your operations?
- DR. SAAD: It would still work for me.
- 13 Yeah.
- MR. KENNEDY: Okay. So that number, that
- 15 15, didn't come from you. It really came --
- DR. SAAD: No.
- MR. KENNEDY: -- from calculating it
- 18 (indiscernible) --
- 19 DR. SAAD: Whatever numbers you said. I
- 20 don't -- yeah.
- MR. KENNEDY: Okay.
- MS. HULTHOLM: Mr. Lavine, I believe you
- 23 had a question?
- 24 MR. LAVINE: Yes. I still have a lot of
- problems with the number of treatment rooms. And,

- unfortunately, over the last decade or so, I've had a
- 2 lot of dental work. I've been to endodontist,
- 3 periodontist, oral surgeon. I go to what I'm going
- 4 to call a boutique dentist whose office is in
- 5 Lawrenceville. She's on Franklin. She's on Franklin
- 6 Corner Road. And I know their arrangements and, you
- 7 know, their patients. And I actually asked two of
- 8 them the -- about this when this project broke, seven
- 9 treatment rooms, and I -- I can picture the
- operation. It was to the endodontist, a couple --
- two months ago for work, and I know what she did and
- 12 I watched and I -- and I looked. And I have a lot of
- problems with the seven rooms. I don't know whether
- this is the right time or whether this is the time.
- But would the applicant -- could the
- applicant live with fewer rooms? Because that would
- then -- fewer rooms would then cap the office -- I'm
- thinking into the future also about a multi-dentist -
- multi-dentist use for this building because I could
- see two or three dentists operating out of -- out of
- seven rooms if there's future use. I don't know how
- other people feel, but that's my -- that's, you know,
- where I'm coming from on the seven rooms.
- MR. KENNEDY: So I'll let the applicant
- respond, Mr. Lavine. And thank you. That -- I mean,

- 1 that is a -- that is a fair comment. You know, her
- 2 practice and the fact that she's just one person
- 3 restricts her use of the property. And we'd
- 4 certainly be willing to have a decision, you know,
- 5 that -- or stipulations that would keep a second
- 6 dentist -- you know, it would restrict her from
- 7 selling or changing her practice.
- 8 But she's seeking this approval for her
- 9 limited use and would be willing to both stipulate or
- to conditions to that effect. We can perhaps after
- the -- we get through all the testimony, we can -- we
- could discuss and see if physically reducing the
- number of rooms -- you know, it reflects her -- it
- reduces her flexibility in the way that she
- practices. Perhaps there will be other testimony
- that makes you more comfortable beyond the
- 17 stipulations. But point well understood. And
- perhaps later in the evening after more things come
- out that could either be discussed or -- or cemented
- more in a way that makes you comfortable. Because,
- you know, we certainly see --
- MR. LAVINE: I understand (indiscernible) -
- 23 –
- MR. KENNEDY: -- you know, someone with
- 25 four dentists and seven chairs could come and do

- something very different here. And we want to make
- it absolutely clear that that will never happen on
- this corner. It will be one with a very sparse
- 4 practice. And whatever we can do to make everyone
- 5 comfortable that that's the case, that's the plan.
- 6 So, but -- so I appreciate that. Those
- 7 comments are, you know, the same things we were
- 8 thinking, to be honest with you, Mr. Lavine. Thank
- 9 you.
- MS. HULTHOLM: Thank you.
- Any other members of the board? If not, it
- 12 looks like we have a hand raised among the public.
- Again, a reminder, you'll be
- (indiscernible) right now. You'll be asked to
- unmute. You should -- you'll need to state your name
- and your street address for the record, and then ask
- a question. The question should be about the
- testimony that has been given here tonight. If you
- have questions related to planning or to other
- testimony that is coming, I'm going to ask you to
- 21 hold those questions until those witnesses have had a
- chance to testify.
- But if there is questions about the
- particular testimony that was given by either of the
- 25 two witnesses called so far, you're welcome to ask

- 1 those now.
- 2 So Mr. Johnson is going to start. If you
- 3 could just let us know who you're unmuting. And,
- 4 again, state your name and your address for the
- 5 record.
- 6 MR. JOHNSON: Madam Chair, I'm about to
- 7 unmute John Sheel (phonetic). And I'm having some
- 8 trouble here.
- 9 MS. HULTHOLM: Mr. Sheel, it looks like
- you're unmuted.
- MR. SHEEL: I'm unmuted. Yeah. I just
- (indiscernible) patient of Dr. Saad's, and my wife
- sent me to Dr. Saad to have my smile done for my
- daughter's wedding. And I was -- I had a 1 p.m.
- appointment, and -- and she was still doing her magic
- on me at 7:30 p.m. So I took up a chair for six and
- 17 a half hours. So, you know, when -- I just wanted to
- support her when she says -- when she was describing
- 19 her practice --
- MS. HULTHOLM: Mr. Sheel, I'm sorry to
- interrupt you.
- MR. JOHNSON: Sir, yeah. Okay.
- MS. HULTHOLM: I appreciate your comment.
- 24 But this is the time for questions only. And there
- will be an opportunity if you'd like to -- to make a

- statement related to this application at the end.
- MR. SHEEL: All right. I'll hang up.
- MS. HULTHOLM: Thank you so much.
- 4 MR. SHEEL: Sure.
- 5 MR. JOHNSON: Okay. I am moving on to
- 6 unmute Rakesh Patel.
- 7 MR. PATEL: Yes. Good evening.
- 8 MR. JOHNSON: And I believe
- 9 (indiscernible).
- MS. HULTHOLM: Good evening. Go ahead.
- MR. JOHNSON: Okay. Go ahead.
- MS. HULTHOLM: And if you could just state
- your name and your address for the record?
- MR. PATEL: Yeah. Rakesh Patel. My
- address is 1745 Lawrence Road, Lawrenceville, New
- 16 Jersey, 08648.
- MS. HULTHOLM: Thank you.
- MR. PATEL: And I don't have a question
- 19 right now. But I can, you know -- I'm --
- MS. HULTHOLM: Okay. So I'd encourage you
- to raise your hand at the end when there's time for
- 22 public statements.
- MR. PATEL: Okay. No problem. Thank you.
- MS. HULTHOLM: Thank you.
- MR. JOHNSON: Okay. I'm moving on to allow

- 1 Evelyn Gill to talk. And I believe I have unmuted
- 2 her.
- 3 MS. HULTHOLM: Ms. Gill, you are still
- 4 muted.
- 5 MR. JOHNSON: Evelyn Gill?
- 6 MS. GILL: Okay. Am I unmuted now?
- 7 MS. HULTHOLM: Yes. You're unmuted. If
- you could just state your name and address for the
- 9 record, please?
- MS. GILL: Oh. Evelyn Gill, 4440 Province
- Line Road. I am the back lot neighbor. I will have
- 12 a statement later.
- But my question is, for the first time
- tonight and in all my readings, this idea of a
- privacy fence came up. And it was stated as the back
- of the property, which would mean my property. And
- 17 I'm not sure what that's all about, as the last time
- it was -- it's going to be trees and bushes.
- So I'm wondering if I could have a little
- more of an explanation of what privacy fence you're
- 21 now talking about at the back of the property. First
- I thought it was at the side, but then someone said
- it was the back.
- Thank you.
- MS. HULTHOLM: Thank you.

- MR. KENNEDY: So I'll perhaps direct this -
- and maybe this will be better for the landscape
- architect and when the planner speak later in this
- 4 evening. But there was a comment in the planning
- 5 report from Mr. Kyle that we received last week that
- 6 suggested this. The applicant is willing to do
- 7 really whatever it takes to make that back be
- 8 invisible. And we are agreeable with his idea. But
- 9 that doesn't mean that that's what the board has to
- suggest. There's a combination of additional
- 11 plantings and -- and possibly replacing the fence.
- The applicant is really willing to do whatever the
- planner from the Township and the landscape engineers
- 14 -- or, excuse me, landscape architect believe is
- possible or appropriate.
- So at the moment, nothing specific has been
- designed. That was really just the applicant
- agreeing with the suggestion, or tentatively agreeing
- with the suggestion that the Township's planner had
- 20 made.
- MS. HULTHOLM: Thank you.
- MR. JOHNSON: Okay. It looks like John
- Sheel, your hand is up. I thought I put it down.
- 24 But if you have a question, I'm going to unmute your
- mic again.

- 1 MR. SHEEL: No, I'm sorry. I thought I put
- 2 it down, also. No. I'll wait.
- 3 MR. JOHNSON: Okay. No problem.
- 4 Okay. So then we've got Mark Hamrick. And
- 5 I have clicked, allow to talk.
- 6 Go ahead, Mark Hamrick. You may unmute.
- 7 MS. HULTHOLM: And, again, if you could
- state your name and your address for the record,
- 9 please? You are still muted.
- MS. GILL: This is Evelyn Gill. And I
- would just say that just came up on my screen to
- unmute. So maybe there's some sort of ...
- MR. HAMRICK: All right. Can you hear me
- 14 now?
- MS. HULTHOLM: Yes. We can hear you.
- MR. HAMRICK: Okay. All right. I'm Mark
- Hamrick, 3620 Lawrenceville Road. I'm the neighbor
- with Dave. He has been a good friend and a mayor,
- and unfortunately in this neighborhood, with the
- deserted -- deserted just so bad across from Dave,
- Dave's place is just about as bad.
- 22 Then on the corner to --
- MS. HULTHOLM: Mr. Hamrick, I'm sorry to
- interrupt you. But I just want to ensure -- remind
- you that this is the time for questions. So I just

- want to make sure that you're going to have a
- question for one of the two witnesses that have gone
- 3 so far. And certainly there will be time at the end
- 4 to make a statement.
- 5 MR. HAMRICK: All right. Well, the only
- 6 thing I'll say is the place is a -- this area is a
- 7 dump. And so I think any improvements with this
- 8 dental would be a big thing.
- 9 MS. HULTHOLM: Thank you, Mr. Hamrick
- 10 Okay. It looks like we have a few more
- people, Mr. Johnson?
- MR. JOHNSON: Yes. I can see -- it looks
- 13 like a Dana Earlbocker (phonetic). And I have
- activated your microphone.
- MS. EARLBOCKER: Okay. Can you hear me
- 16 now?
- MS. HULTHOLM: We can hear you. If you
- could just give your name and address for the record,
- 19 pl ease.
- MS. EARLBOCKER: Okay, good. Sure. My
- 21 name is Dana Earlbocker. I live at 10
- (indiscernible) Court in Lawrenceville.
- MS. HULTHOLM: Thank you.
- MS. EARLBOCKER: My question is for Dr.
- Saad -- how do you pronounce your name again? I'm

- 1 sorry, Doctor.
- DR. SAAD: It's Saad.
- 3 MS. EARLBOCKER: Saad. Okay. Good. Thank
- 4 you. By the way, you do sound like a lovely person -
- 5 _
- 6 DR. SAAD: Thank you.
- 7 MS. EARLBOCKER: -- and with a good
- 8 business plan.
- 9 But what I wanted to ask you is two
- 10 questions. Did you purchase the property, you know -
- you know, I mean, it's in your -- it's totally,
- it's not under contract, it's actually purchased?
- Was that in July of this year?
- DR. SAAD: Yes. Correct.
- MS. EARLBOCKER: Okay. When you purchased
- the property, were you aware that it was a property
- 17 that was located in a historic district -- historic
- 18 districts?
- 19 DR. SAAD: No.
- MS. EARLBOCKER: Okay. Those were my only
- 21 questions for now. Thank you, Doctor.
- DR. SAAD: Thank you.
- MS. HULTHOLM: Thank you.
- MR. JOHNSON: Okay. We have -- next hand
- up is Felicia DeVincenzi. And Felicia, I have

- 1 activated your microphone. Please go ahead and feel
- 2 free to unmute yourself.
- MS. DE VINCENZI: Thank you.
- 4 MS. HULTHOLM: Could you just state your
- 5 name --
- 6 MS. DE VINCENZI: Yes. Felicia DeVincenzi.
- 7 I live at 21 Springwood Drive in Lawrenceville. So I
- 8 have a question for Dr. Saad.
- 9 Do you intend to live at this property?
- 10 Or, if not, what will be your legal residence?
- DR. SAAD: I wish I could, but they can't
- 12 allow me to extend or build or anything because it's
- an EP-1 zoning area. I wish. It's lovely there.
- But, yeah. It's just going to be for the
- dental office. Maybe after I retire, actually, I
- would just transform it into residence. We'll see.
- MS. DE VINCENZI: At present -- well, you
- bought it as a residential property, zoned
- residential property, correct?
- DR. SAAD: It was zoned as a medical --
- 21 like the -- okay. It was zoned as an EP-1, which is
- 22 (indiscernible) protected. The listing was as a
- 23 medical office. And this is how I got there. This
- is how I found it.
- 25 MS. DE VINCENZI: So is some -- could

- someone on the board confirm? Is it zoned
- residential? Some of us need to have clarity on what
- 3 that property is -- was originally zoned for. Not
- for its use by Dr. Maffei, which we understand. But
- 5 is it a residential -- is it currently in a
- 6 residential zone?
- 7 MR. KENNEDY: Maybe if I could direct that
- 8 to our engineer? Could you just let the questioner
- 9 know what zone this is? I believe it's EP-1.
- 10 Mohammed, are you still there?
- MS. DE VINCENZI: I think you're on mute.
- MR. EL-HAWWAT: It is EP-1 zone.
- MR. JOHNSON: Could we explain to the
- person who's asking the question what EP-1 is, what
- 15 that means?
- MR. EL-HAWWAT: There's a restriction of
- what can be done on the EP-1 zone. I have to pull
- out from the ordinance. But --
- MR. KENNEDY: Maybe I'll suggest that, you
- know, we'll have planning testimony on that later.
- MS. DE VINCENZI: Okay.
- MR. KENNEDY: And maybe that would be a
- better question for (indiscernible) planner.
- MS. DE VINCENZI: Okay. And then -- yeah.
- I had one other question. And I think this would be

- ¹ for you, Dr. Saad.
- 2 So you did a great job explaining your
- business model and your boutique approach. And, you
- 4 know, everyone appreciates your expertise.
- 5 But what would prevent you in a few years
- 6 from changing your business model, perhaps having a
- partner, or beginning to break up your services so
- they wouldn't be all-inclusive in one, you know,
- 9 eight-hour day, but treating more people in one day
- and perhaps with additional partners or providing
- services for other people on your property? What
- would prevent your change in business model in the
- future that would increase the volume of activity on
- that project -- on the property?
- DR. SAAD: That's a very good question.
- 16 And I thank you for that.
- 17 I have been doing dentistry for 20 years.
- I don't do partnership. It doesn't work for me.
- 19 That model does not work for me. And I tried a
- couple of associates in my current practice. Did not
- work because I do dentistry in a very high standard,
- so I kind of stopped this totally and I said, never
- 23 agai n.
- Now, about the number of patients. You
- 25 know, I'm not getting any younger. Of course I'll

- always be 21, but I'm not getting any younger. And I
- understand that. So I know for a fact that I'm going
- to always be aware basically how I function. That's
- 4 number one.
- 5 Number two, believe it or not, when I -- I
- do quadrant dentistry, which means if a patient comes
- and they have, like, fillings, I don't do one filling
- at a time. I'd rather just do the one side or even
- 9 the whole mouth. It's better for them. It's easier
- for me. I -- you know, I don't like to -- actually,
- 11 I hate, like, seeing a million -- I don't do that. I
- did it years ago, but I don't do this anymore. You
- know when you kind of -- you become more established
- and you kind of pick and choose what you want to do?
- That's exactly what I'm doing now. And right now,
- what I really love is doing the smile makeovers. It
- makes more sense to me and to the patients,
- especially if they come in for the cleaning and then
- they come for the treatment right after. It makes
- more sense for them and for me.
- MR. KENNEDY: Let me also add to that that
- there was an offer, and there will be continue to be
- offers of stipulations and conditions where
- ultimately what is testified to here tonight about
- Dr. Saad's practice, combined with reasonable

- conditions that the board puts on it, would legally
- 2 restrict to kind of lock her in to -- to those
- 3 thi ngs.
- 4 So, for example, if the board were to put a
- 5 condition on the number of patients, for example, if
- 6 she were to change her business plan -- it sounds
- 7 like she's -- doesn't want to do that and that's not
- 8 her intention. But if she were to want to do that,
- 9 she'd have to come back to this board to seek relief
- from that condition to see more patients or to -- to
- 11 change one of those restrictions.
- So, you know, it's -- and I know it's a
- 13 little difficult because it's -- we're not
- necessarily -- you know, she seems quite trustworthy
- and I hope everyone agrees that she is, that she'll
- do these things. But there -- I just want to make it
- 17 clear that we're willing to agree to a series of
- conditions that would essentially legally restrict
- the property from expanding beyond what the board is
- comfortable with, if they were to approve this this
- eveni ng.
- MS. HULTHOLM: Thank you. It looks like we
- have three more people right now that have their
- 24 hands rai sed.
- MR. JOHNSON: Yeah. Madam Chair, next in

- 1 line is Doug Duda. And I am activating his
- 2 microphone at the moment.
- 3 So, Mr. Duda, you may unmute your
- 4 mi crophone.
- 5 MR. DUDA: Are you able to hear me?
- 6 MS. HULTHOLM: We can hear you loud and
- 7 clear. If you could just state your name and address
- 8 for the record, please?
- 9 MR. DUDA: Doug Duda, C20 Carver Place in
- Lawrenceville, New Jersey, formerly owner of 3501
- 11 Lawrenceville Road, not very far away from the
- property we're talking about.
- Thank you very much, Mr. Kennedy, for your
- explanation about how far and no further whatever
- restrictions and -- or allowances are made for Dr.
- Saad would carry in the event that -- and Dr. Saad, I
- know it's a joking phrase, but, you know, if you were
- hit by a bus, you know, what happens next? And in
- property law, it's all about people being hit by
- 20 busses, I -- I hesitate to say.
- So the other questions that I have really
- 22 are I guess for the Township. Has there been, or is
- there required to be an assessment of the impact on
- the historic designation of the Kings Highway for
- 25 federal and state purposes on this, or -- or any

- other, you know, variance that changes the character
- 2 historically from residential property, farm
- properties, et cetera, to commercial properties, and
- 4 that would put that designation at risk?
- 5 MS. HULTHOLM: Thank you.
- 6 Dr. Saad, would you like to start with the
- 7 question directed at you?
- 8 DR. SAAD: So my only answer is, we are not
- 9 turning the property into commercial. This is not a
- 10 commercial transaction. This is just a variance
- 11 limited only to a dental office.
- MR. DUDA: Are you living there?
- DR. SAAD: No.
- MR. DUDA: Well, then, it's commercial. So
- iust so we have our --
- DR. SAAD: It's not commercial.
- MR. DUDA: -- our terms straight. There's
- commerce and there's residence. And so this is
- commercial. I mean, unless you're not charging for
- your services, this is -- this is commercial.
- 21 MS. HULTHOLM: So I think that the question
- that Mr. Duda directed to Dr. Saad was related to
- what happens after -- you know, if something were to
- happen to you and for any reason, you could no longer
- practice. I think that I and some of the other

- 1 members of the board are looking and saying, well,
- what happens -- maybe this will be a suitable use for
- your practice and the way you practice, but what
- 4 happens to this property if we grant this variance
- 5 going forward?
- 6 DR. SAAD: Afterwards, I'm hoping my little
- 7 son will be a dentist at one point. I'm hoping. I'm
- 8 relying on that. He's --
- 9 MR. DUDA: I endorse that.
- DR. SAAD: Yeah.
- MR. KENNEDY: Perhaps I can -- again, this
- 12 -- some of this is questions for the applicant. Some
- of this is, you know, I guess the nature of
- stipulations we would agree to and perhaps some of it
- is interpretation of how these approvals run with the
- 16 land. But I'll give it a try.
- You know, I hesitate to, you know, knock on
- wood, talk about the hit-by-the-bus situation. This
- 19 -- I think you'll hear later this is on a bus line,
- 20 by the way. There's a stop near there, so that's
- possi bl e.
- But the limitations would apply to the
- 23 I and. So it may be an unfortunate situation where
- this property, as configured for this applicant, may
- 25 not be useful to really anyone other than as a house

- again, and that anyone else with a different plan
- would have to come back to this board asking for
- 3 similar, if not more difficult to receive relief if
- 4 it's a different configuration, patient load, style,
- 5 number of people there, would require relief from
- 6 this board.
- 7 So unfortunately for her estate-planning
- purposes, it may make the property let's say
- 9 difficult to sell, but, you know, almost requiring it
- to be converted back. While there's -- it's not
- personal to her or her ownership that it would kind
- of lapse when she sold it. It would run with the
- 13 land technically. But with the type of restrictions
- that I suspect this board will want to impose, it
- almost would be. That anyone -- unless it's -- she
- sells her practice to someone or gives it to her son
- and he operates it exactly, or very close to the way
- that she's proposing or agreeing to operate it here
- tonight, that no one else would be able to use that
- as a medical office, certainly not to expand it, and
- 21 -- or not any other, quote, "commercial use." You
- 22 know, from a zoning perspective, this is not -- this
- property's not being -- the request for the use
- variance is very specific to what she's asking. It's
- not asking for a light switch to be turned or that

- any other, quote, "commercial use" would be
- 2 permitted. Really, it would be limited to what she's
- requesting for her practice with those conditions.
- 4 So, I mean, I don't mean to be silly by
- saying a Burger King, you know, that's a commercial
- use. That -- no other type of use would be permitted
- without a future owner coming back to this board and
- 8 asking for it specifically. I know there's -- again,
- 9 there's some subtle differences between commercial,
- 10 like she's accepting money, and commercial zoning.
- 11 This is not a re-zoning of the property so much as it
- would be -- the request from the applicant is to
- allow this very specific type of practice with these
- very specific conditions to be allowed at this
- building as it's designed here. And if she were to
- be hit by a bus, the next folks, or her estate,
- whoever buys it from her will be stuck with that or -
- or do something else that's allowable under the
- zoning. You know, I mean, the lot is too small for a
- school, but there's a list you'll hear later on
- tonight of what other things could be done in this
- zone, and the owner would be restricted to those
- thi ngs.
- MS. HULTHOLM: Thank you.
- UNI DENTIFIED BOARD MEMBER: Madam Chair, I

- don't want to derail the discussion, but something
- that I'm reading in Mr. Kraemer's report as the
- Township engineer here, doesn't jive with what I just
- 4 heard from Mr. Kennedy. And I'm reading a line right
- 5 from Page 1 of Ms. Kraemer's memo. The last line on
- 6 the page says:
- 7 "If the use variance is granted, any future
- 8 owner would be able to operate a medical office."
- 9 How do I reconcile what I just heard with
- 10 that statement?
- MR. KENNEDY: I'm certainly happy to
- 12 address that. I'm sure the board's attorney would as
- well.
- My first shot would be that I think we're
- in agreement in that, yes, a future owner would be
- able to use it, but that the restrictions that this
- board would impose would run with the land. And
- would assume, frankly, that some of those
- restrictions would -- would be quite specific, and
- that (indiscernible) it would seem unlikely to me
- 21 that this board -- I mean, we would accept it, of
- course, but that the request is not to allow it to be
- any type of medical office for any type of medical
- use. And my expectation, and the request from us
- would be a use variance for an extremely narrow and

- specific type of use as proposed, rather than, you
- 2 know, almost re-zoning the property for a medical
- office. That would certainly not be our request.
- 4 MR. DAVIDOW: I agree with Mr. Kennedy's
- 5 assessment of the limitations and restrictions that
- can be put on the property. It certainly is up to
- the board to put those types of restrictions on. But
- 8 it can be as broad or specific as you are looking to
- 9 have them.
- MR. KYLE: And I think -- just to jump in,
- if I could, for one second, Madam Chair. So I think,
- 12 you know, you're -- you're hearing very specific
- testimony about a particular use. And if the board
- were to approve that use, it can only be something
- that is exactly that. It could be another dentist.
- But I think it's reasonable, based on the testimony
- that we've heard, if the board wanted to restrict it
- to, you know, a single dentist, I think that would be
- reasonable because certainly some of the board
- members have hinted that, you know, if there were
- 21 additional dentists, that might change the intensity
- of the use and you might feel differently about the
- 23 negative criteria in that case.
- So I think as we listen to the testimony, I
- think we could certainly keep this approval, should

- the board grant it, very narrow, and if anybody in
- the future wanted to reuse this that wasn't this
- exactly -- these exact characteristics, they would
- 4 have to return to this board for additional relief.
- 5 And I think that it's reasonable for that to run with
- 6 it. You know, certainly, that will be in the record.
- 7 There's other ways that we can document those
- 8 conditions as well, you know, either through the deed
- 9 or, you know, there's a variety of ways that we can
- kind of put that into the public record other than
- the board's decision. And you can keep it as narrow
- as you feel is necessary to address the negative
- criteria concerns with impact to surrounding
- properties, traffic, you know, things like that.
- MS. HULTHOLM: Thank you, Mr. Kyle.
- MR. JOHNSON: Next hand rai sed, Madam
- 17 Chair, is Dana Earlbocker again. So I'm going to
- 18 click, allow to talk.
- 19 MS. EARLBOCKER: I actually didn't -- I
- 20 didn't mean to. If I did, I'm very sorry. I didn't
- 21 mean to click on that.
- MR. JOHNSON: That's all right.
- MS. EARLBOCKER: Not right now. I have a
- comment later, but I'm not -- I don't have another
- 25 question right now.

- MR. JOHNSON: Quite all right. Thank you
- 2 much. Okay. So I'll lower that hand and disable
- 3 talking.
- 4 And then I'm reading next -- and, again,
- 5 I'm having trouble reading the user name, but it
- 6 starts with Elaine. And I am activating the
- 7 mi crophone. You may unmute.
- 8 MS. ATHANASSIADES: I did. Hi. This is
- 9 Elaine Athanassiades, 4436 Province Line Road.
- 10 I'm concerned about the traffic. And I
- wanted to ask about how that's going to impact on
- 12 Province Line Road. There hasn't been any discussion
- on traffic. I don't know if that's meant to come
- after this part of the presentation. It's a very,
- very busy road. It's a thirty-five-mile-an-hour
- 16 road. And this is just going to add to the whole
- 17 traffic. And I haven't heard anything to say how
- this is going to impact on the traffic.
- MS. HULTHOLM: Mr. Kennedy, do you have a
- traffic engineer who will be giving testimony?
- 21 MR. KENNEDY: We do not. I can direct it
- 22 perhaps to our site engineer from the safety
- perspective. But, you know, as far as the, you know,
- the State DOT approval, for example, it's almost
- considered a -- you have a traffic consultant.

- don't want to pretend to be one. But the letter of
- 2 no interest had a cap on number of trips, which is
- based on the -- you know, essentially, the number of
- 4 employees. And from the State's perspective, it's
- 5 quite low. But I don't mean to -- you know,
- 6 obviously, I'm characterizing that.
- Mohammed, do you have anything you want to
- 8 add from a safety or site layout or traffic
- 9 perspective, how those work and who -- what agencies
- 10 have authority over that?
- MR. EL-HAWWAT: Yeah. The only thing is
- that the traffic consultant advises that if we were
- to strike the left turn away from what's existing,
- that would definitely improve the safety of the
- patients coming in and out. So having the no-left-
- turn on both entrances or exits, that will definitely
- improve the situation. So (indiscernible) to put in
- the driveway and find the -- you know, the right
- moment to make a left. So, this way, they only --
- only go right and does not really impact the traffic
- (i ndi scerni bl e).
- MS. HULTHOLM: Thank you.
- Mr. Johnson, who's up next?
- 24 MR. JOHNSON: We have Mr. Rakesh Patel.
- 25 His hand is raised again. I thought I had put that

- down, but we'll see if it's intentional. Activated
- 2 the mic.
- 3 MR. PATEL: Yes. So I have a question for
- 4 Township. Right? This property was used as a
- 5 chiropractor medical use for years. Nobody has any
- 6 question. And then this can be for a (indiscernible)
- you know. And there were
- 8 never any issue about, you know -- I live here in
- 9 Lawrence Township for last 30 years. And I -- I
- thought that Lawrence Township is friendly for
- businesses, you know? It should be a business-
- friendly. And day-by-day since last 30 years, our
- population has grown 30 -- almost two to three times.
- So why we are putting restrictions on the
- businesses? And she's (indiscernible) chiropractor.
- She's just going to use as a dental. Number of
- 17 customers are going to be reduced from 80 to 18. So
- why we are giving any logical explanation from the
- 19 Township why we are giving hard time to the
- 20 professional dentist?
- MS. HULTHOLM: Thank you, Mr. Patel.
- 22 It would be -- Mr. Kennedy, I believe you
- said that your planner would provide testimony
- related to what the current EP-1 zone, what uses are
- currently allowed, and therefore, describing the

- 1 relief that the applicant's requesting related to
- 2 that?
- MR. KENNEDY: That's correct. If I could
- 4 also add, Madam Chairwoman, just that -- just the
- 5 nature of this application is for a use variance.
- 6 I'll just simplify it. That's the request. This is
- 7 not a request to extend a preexisting nonconforming
- 8 use. I don't know if we'd be successful in that or
- 9 what. But that's not the nature of the application.
- 10 And while I'll appreciate the question, I
- would say that the -- that the Township has been very
- 12 helpful in guiding this process as they do, and just
- share my appreciation for the professionals. I know
- it's -- sometimes during this processes, it may look
- 15 like unnecessary negativity. But just from the
- applicant's perspective, that's certainly not it.
- 17 And I think the question -- the information he's
- thinking about might be appropriate in a similar type
- of application for a preexisting nonconforming use
- certificate or something like that. But that's not
- the application tonight. This is for a use variance.
- MS. HULTHOLM: Thank you.
- Looks like we have one more person in the
- queue for now, and then we'll move on to the next
- witness.

- 1 MR. JOHNSON: Yeah. This is Doug Duda
- 2 again. And I am activating his microphone.
- MR. DUDA: Yeah. I have a quick question
- 4 about traffic. And just so I understand, there
- 5 hasn't been an impact study on traffic. Maybe there
- 6 has been. In terms of the historic issue about the
- 7 Kings Highway, there would be a huge advantage to
- 8 have all of the traffic happening not on 206, but on
- 9 Quaker Bridge Road. And is that, according to the
- engineer, something that's within the realm of
- reality or fantasy to have all of the egress and
- ingress happening from -- from, you know, not -- not
- on a historically designated road?
- Thank you.
- MR. KENNEDY: I suppose our engineer could
- 16 -- could testify. But, certainly, the request I
- guess, and especially from DOT's perspective, is just
- to keep the driveways as they are because that is the
- 19 -- not to say the simplest, but from a regulatory
- 20 perspective, that is almost necessary.
- But let me -- I'll punt to Mohammed and see
- if he -- you know, what the almost de minimis amount
- of traffic coming from 18 users kind of spread over
- the day, if that could be handled just on Province
- 25 Line Road based on the location of where that

- 1 entrance is to the traffic light from a turning
- 2 perspective, if you have an opinion on that. And
- you're muted for that opinion. And still muted.
- 4 MR. EL-HAWWAT: Now?
- 5 MR. KENNEDY: Yes.
- 6 MR. EL-HAWWAT: As I said, there's three --
- sorry, safer to have (indiscernible) drivers come
- into the property so there will be no congestion on
- 9 the street. (Indiscernible) and also it's easier to
- 10 Leave the site having two access from the site. So
- that's -- that's really my opinion.
- MR. KENNEDY: I don't know if we're able to
- answer the question about the Kings Highway
- designation or the impact on that.
- MR. EL-HAWWAT: I'm not really a traffic
- engineer, but that's -- that's (indiscernible).
- MR. L'AMOREAUX: Madam Chair, if I could.
- 18 Jeff L'Amoreaux. Good evening.
- MS. HULTHOLM: (Indi scerni bl e)
- MR. L'AMOREAUX: One of the things about
- 21 having the two driveways is if there gets to be an
- issue, I think with the volume of traffic that we
- have, which is going to be very light, you could
- simply close one. There are some options that we
- have. Just wanted to remind everyone of that, and

- that it's a very light amount of traffic. We're
- 2 primarily concerned about safety in this case.
- Thank you.
- 4 MS. HULTHOLM: Thank you.
- 5 So, Mr. Kennedy, I think that it makes
- 6 sense to move on to try to get through more of your
- 7 witnesses this evening. And there will be more
- 8 people who have questions of them. And looking at
- 9 the time -- and I know that Mr. Kennedy knows that
- our board has a rule of keeping meetings to end by 10
- p.m. So it may be the case that we need to extend
- this application to another meeting. So let's all
- keep that in mind in terms of how many witnesses we
- can get through tonight and if we can get through all
- of them or not, certainly allowing time for
- 16 questi ons.
- MR. KENNEDY: I appreciate that, Madam
- 18 Chair.
- 19 And with that, I'll ask Jan, our landscape
- engineer, to come up to the podium and give the board
- quickly, in the interest of -- you know, even if we
- don't get through everything tonight, I'd like to
- really make sure we get an opportunity for -- you
- 24 know, a lot of people from the public got -- came out
- tonight, and I'd love to get back to that so that no

- one had a wasted trip this evening. So, Jan, if you
- 2 could, give -- state your name for the record and
- give your experience and credentials so that I can
- 4 offer you as a -- an expert in landscape
- 5 archi tecture.
- 6 MS. RAFEL: Sure. My name is Jan Saltiel
- 7 Rafel. I'm principal of Edgewater Design Located in
- 8 East Orange, New Jersey. I've been -- started this
- 9 practice about 30 years ago and had worked
- previously, another seven years, in the New
- 11 Jersey/New York Metropolitan area. I've served as an
- expert witness in many towns in New Jersey, and I'm
- 13 licensed in New Jersey, New York and Pennsylvania.
- So is that good?
- MR. KENNEDY: Thank you. I hope so.
- MS. HULTHOLM: Yes. Thank you.
- MR. KENNEDY: Thank you. All right.
- So, Jan, you were retained by -- for this
- application. And I know a lot of things have changed
- since you did your initial plan, the removal of a
- 21 fence, removal of a -- kind of an ugly sign.
- But why don't you start just generally with
- what exists on the site and what you have planned?
- And then, maybe after that, you can get into your
- discussions with Mr. Kyle, the Town's planner, and

- 1 his suggestions.
- MS. RAFEL: Sure. Sure. So as you've seen
- from all the aerial views, there's lots and lots of
- 4 trees scattered around the property, most of them
- 5 very mature trees. They're a mixture of oak and
- 6 black locust and Norway spruce and magnolia,
- 7 mul berry, pine, arborvitae, Japanese maple, a real --
- a very large variety of trees scattered throughout
- 9 the property. And with a particular density along
- the edges of the property, particularly along Trenton
- 11 Princeton Road and along Province Line Road. It's a
- much denser planting, as well as along the westerly
- property line. There's -- it's a heavier amount of
- 14 trees throughout there.
- So there are some incredible tree specimens
- within this property, and there's some trees that are
- in fair condition. But, generally, I would say most
- of the trees are in good condition. And, again, most
- of them are what I would consider mature trees. So
- they're, you know, quite large, you know, over 15
- 21 feet or so, 20 feet.
- 22 What we've proposed -- what was presented
- to us from the Town, I guess the planner, was to
- buffer the property lines along the westerly side.
- 25 And we tried to do that with a mix of deciduous and

- 1 evergreen trees and shrubs. Looking at, you know,
- what they had suggested with a mix of large and
- medium trees, which would be like a typical shade
- 4 tree. A medium tree might be a flowering tree. And
- then an under-story of, you know, different kinds of
- 6 shrubs.
- Now, all of the plantings that we've
- 8 proposed are native to the northeast, and a few
- 9 native to North America. But they're all native --
- considered native species. And there's a good reason
- for that, because they tend to be hardier, and also -
- you know, we also -- there's a deer issue in New
- Jersey, general everywhere. So, you know, we look at
- plants that can, you know, deal with -- or deer -- we
- call deer tolerant, as well.
- So again, the planting that we focused on
- initially was along that westerly side. And as you
- can see in the rendering, the circles with just the
- dots are existing trees. So along that westerly
- side, many of those trees have quite large canopies.
- 21 So in those areas, it would be very difficult to
- 22 plant large trees or large evergreen trees next to
- those trees because the canopy extends. So we
- located the -- the different types of evergreens,
- which include pine and I think a green giant type

- arborvitae which is more deer tolerant in between
- those trees where we could space them, where there
- was more space. And then we used the under-planting
- 4 of those trees to use shrubs like inkberry, which
- 5 again, is an evergreen native shrub.
- 6 We also planted with a little bit more
- ornamental planting around the parking lot area.
- 8 Again, there's existing trees, as you can see, around
- 9 that parking area. So we worked around that, and
- then tried to screen -- you know, not a heavy screen,
- but a more lower screen that would hide the cars,
- but, also, we layered it with perennials, native
- perennials so that there's some more color, there's
- some more flowers, you know, more ornamental kind of
- as you enter towards the building.
- MR. KENNEDY: Thank you.
- 17 You know, I believe you had a discussion
- with the Town's planner possibly about a fence,
- possibly about some additional planting or screening
- either along the streets to supplement things or
- 21 around the parking.
- 22 Did you design -- I know this rendering
- 23 predates the trash enclosure being moved --
- MS. RAFEL: Right.
- MR. KENNEDY: -- towards Province Line

- 1 Road. But will those be fully screened with
- 2 plantings? Is that correct?
- 3 MS. RAFEL: Yeah. Absolutely. And, you
- 4 know, I think as you -- as you know, anybody that's
- 5 driven along Trenton -- Trenton Princeton Road and
- 6 Province Line Road, there's large masses of
- 7 arborvitae. And if you look closely, it looks like
- 8 the deer has browsed them. And there's some openings
- 9 in there. So, you know, once that fence came down,
- we would take a closer look, but absolutely provide
- more planting along the road, again, with, you know,
- very hardy native types of shrubbery, providing lots
- of seasonal color, and supplementing, you know, all
- the good trees that are there.
- MR. KENNEDY: So I'm going to take you on I
- guess -- take us a little photo tour of some of these
- views. Maybe you could tell us a few things about
- either what's going to go in these areas, what could
- go, and what -- what's happening.
- So I think this is a photo that you took of
- 21 the back of the property. Is that right? Or
- 22 (indiscernible) --
- MS. RAFEL: That's along the westerly side.
- Yeah. Where that -- so that -- that shows you the
- density of planting along that property line. You

- 1 know, there's a very large spruce. I know there's a
- pine there, as well. In the forefront, there's a
- 3 cedar, you know, a very mature cedar. There's lots
- 4 of different locusts there. But it's -- it's very
- 5 mature growth all along there.
- 6 So, you know, we really wanted to work with
- 7 all the good trees that were there and, you know,
- 8 kind of plug in where it was more open to put, you
- 9 know, evergreen screening in there.
- MR. KENNEDY: And so between the plants
- 11 that the applicant will put in and what's there, it -
- this would be a very heavily screened area?
- MS. RAFEL: Very heavily screened, yeah.
- And, also, you know, we also remember we want to
- allow room for these things to grow. You know, when
- 16 -- many times people plant, it tends to be very
- heavy, and they grow into each other. So we want to
- 18 -- you know, the more room -- you know, the maturity
- of the plant, we want to maximize so that, you know,
- it gives it the best chance to survive and look good
- 21 over time.
- MR. KENNEDY: And to the extent that
- there's plant spacing or that more plants could be
- put in, but we're not necessarily suggesting that, is
- 25 that because the applicant doesn't want to spend the

- money or because that's your recommendation for best
- 2 (indiscernible) --
- MS. RAFEL: I -- it had nothing to do with
- 4 the money. I just -- again, it's -- it's an issue of
- 5 giving the plants room to grow. It's -- and more
- 6 importantly, there's, you know, lots of trees there
- 7 already. It didn't really make sense to me. I'd
- 8 rather use those plants where we need them to plug in
- 9 areas.
- MR. KENNEDY: Got it.
- Next here, we're going to look at another
- couple of views. I believe this is along Province
- Line Road, but perhaps looking at the -- oops,
- apologize -- looking at the back side of that tree
- line. Is that what we're looking at here?
- MS. RAFEL: I believe that where the trees
- start I think is the property, right? Is that --
- MR. KENNEDY: Yeah.
- 19 MS. RAFEL: Yeah.
- MR. KENNEDY: Now we're going to start our,
- you know, photo tour again. For those of you who are
- 22 motorists are familiar with this. But I believe this
- is Route 206 approaching the site. Is that the site
- to the right there?
- MS. RAFEL: I believe so. Yeah.

- MR. KENNEDY: And anything you want to say
- about the density of those trees? I think you can
- 3 see the fence in the foreground that might be
- 4 removed.
- 5 MS. RAFEL: Yeah. I mean, you're looking
- 6 at it from a kind of a little bit distance from
- 7 angles. So -- but behind that fence are masses of
- 8 arborvitae and I think there's maples and oaks in
- 9 there.
- 10 Yeah. You can see here the arborvitae
- behind the fence. So I think once that fence comes
- down, we have to see, you know, what we can put in.
- 13 I think, you know, as maybe an understory or to
- supplement, add layering of that plant strip.
- MR. KENNEDY: And here this is the corner
- of Province Line Road Looking towards the property.
- Anything you want to say about those trees
- that you can see in the distance?
- MS. RAFEL: They're very mature. Very
- 20 mature. Those are a lot of pines. Yeah.
- 21 MR. KENNEDY: Here I think this arrow shows
- the photo looking up. I guess someone standing on
- the Lawrence Hopewell Trail looking up towards the
- traffic light along Province Line Road. Again,
- 25 anything in particular about these trees?

- 1 MS. RAFEL: Yeah. Again, you know, you can
- 2 see the mix if deciduous and evergreen trees. But,
- again, a very mature growth.
- 4 MR. KENNEDY: Here's -- I guess this is the
- 5 gate on Province Line Road?
- 6 MS. RAFEL: Right. So you see -- you can
- 7 see that density along that fence line of mature
- 8 trees.
- 9 MR. KENNEDY: So I guess in this photo, is
- it -- you know, those things in the foreground, that
- shipping container that's going to be removed, I
- suppose even with the existing planting, it's almost
- hard to see that now, let alone with additional
- supplemental planting.
- 15 Is that right?
- MS. RAFEL: Yeah. It's -- it's quite
- dense. I mean, it's still -- you know, the property
- is -- it's very lush. And, you know, it's expansive.
- 19 So you'll see a lot of greenery. Yeah. Mature -- a
- 20 lot of mature trees along the property line.
- MR. KENNEDY: Again here, a view down 206.
- MS. RAFEL: Yeah.
- MR. KENNEDY: Anything about this view that
- will be negatively affected by what the applicant
- 25 pl ans?

- 1 MS. RAFEL: I don't think it's going to
- 2 change at all. I mean, I don't -- I don't think
- you'll see any change from this view.
- 4 MR. KENNEDY: Okay. And I guess I'll --
- 5 same question from this -- from this --
- 6 MS. RAFEL: Yeah. I -- you know, the house
- is so far back from -- from that corner, I think,
- 8 that you won't even notice anything. The building, I
- 9 should say, is far back.
- MR. KENNEDY: And the same thing goes with
- the parking area and the trash enclosures. Once
- 12 screened, those won't be --
- MS. RAFEL: Yeah. It's -- I mean, I don't
- think you're going to notice anything from here. As
- well here, either.
- MR. KENNEDY: All right. Thank you.
- 17 Madam Chair, if we want to go right into
- the architect and we'll bundle a couple people
- together, if you'd like.
- MS. HULTHOLM: Sure.
- MR. KENNEDY: All right. Trey, I believe
- you're next. If you could unmute yourself and give
- the board the benefit of your experience. And then
- you could take us through a couple of things on the
- site here of the existing building.

- 1 MR. ANDERSON: Yeah. My name's Trey
- 2 Anderson. I'm the owner and principal of the Line
- and Crown Designs (phonetic). I'm a licensed
- 4 architect in the state of New Jersey as well as three
- other states with a degree from Penn State in
- 6 archi tecture.
- 7 The goal from the building standpoint --
- 8 MR. KENNEDY: Sir, pause, Trey. One Last
- 9 just housekeeping.
- Madam Chair, if that's acceptable, I'd like
- to introduce him as an expert in architecture.
- MS. HULTHOLM: Yes. Thank you.
- MR. KENNEDY: Thank you.
- 14 Apol ogi ze, Trey. Go ahead.
- MR. ANDERSON: No, that's all right.
- MR. KENNEDY: (Indiscernible)
- MR. ANDERSON: The goal with renovating
- this building and turning it into a dentistry
- operation, a practice, is -- was to or is to maintain
- 20 the look and feel of -- of the exterior of this
- building. So, obviously, there are items that need
- to be cleaned up and rectified, some issues. But all
- in all, the thought is to maintain an exterior
- appearance, although cleaned up and new, that does
- resemble more of a boutiquey or residential feel

- while, on the interior, maximizing from a patient
- 2 standpoint the views of the exterior landscaping.
- 3 So from the -- what you see here on the
- 4 screen, those are all the existing photos of what
- we're looking at for the existing exterior. So the
- 6 thought is probably to really just clean that up.
- 7 The one, you know, change that you're going
- 8 to see is this garage here would turn into what would
- 9 be the main entrance. So right off the parking.
- 10 Go ahead.
- MR. KENNEDY: Before I get to the next
- sheet of plans, you know, there's a lot of light
- fixtures here. And we heard earlier that the
- applicant would, you know, remedy those to something
- more appropriate.
- But are these residential -- are these the
- type of light fixtures you would expect to see at a
- residential site? These look like commercial
- 19 fixtures to me.
- MR. ANDERSON: You have a combination
- thereof. So on the building -- or, actually, those
- freestanding light poles, they are a more residential
- look. They are more a residential unit.
- The ones -- there are a couple of -- of
- shoe box lights, jar lights, that are site lights

- that are commercial. Then, as well as, there are a
- lot of commercial-grade spotlights, whether they're
- metal halide or sodium, they are scattered throughout
- 4 the -- around the entire building.
- 5 So the thought process would be to remove
- those and put in something that is obviously more
- appealing and more appropriate that also does suffice
- 8 for the required foot candles at the exits and -- you
- 9 know, for egress, property egress.
- MR. KENNEDY: All right. I guess
- 11 continuing our tour of the site, anything you want to
- say about what we're seeing here with the existing
- 13 (indiscernible) --
- MR. ANDERSON: No, I mean, what you're
- seeing -- yeah, I mean, it's really culling out the
- existing light fixtures throughout the site. And
- what you're looking at from the existing and the
- lower left, the sunroom, which would basically remain
- the same as far as appearance goes. And then the
- front porch as well, which, again, the appearance of
- that would not change drastically.
- As you look -- we have the existing --
- existing plan layout of the building itself. And
- then the proposed and the work area below.
- And now, this, the -- the proposed layout,

- which shows that you would enter. Where the garage
- currently is would be converted into the waiting room
- and reception area. And then followed as, you know,
- 4 a hallway down through all of the treatment rooms
- 5 that maximize the views of that lush greenery and the
- 6 koi pond and everything through the back.
- We would provide multiple handicap
- 8 accessible restrooms. Mainly, you know, one of the
- 9 big things is the extent that the patients are there.
- 10 It is going to be assumed that they're going to have
- to use the facilities. A large imaging area due to
- the amount of work and type of work that Dr. Saad
- does.
- The other two rooms are sterilization and
- then her laboratory. We do specialize in medical
- fitouts and dental practices. And from, you know, my
- experience, this is probably the largest laboratory
- 18 I've ever done in a -- in a dentist's office. And so
- what that shows me is the amount of equipment that
- she has onsite and the amount of labor that that
- space takes up, i.e., time that patients are going to
- be in the chair in order to get that done.
- And so, I mean, that's what we're proposing
- currently. When you look at the exterior renderings,
- again, the thought is keep it more of a residential

- feel, but still meeting the requirements for ADA
- 2 accessibility. So we do have a little entrance that
- is covered where the garage currently is and right
- 4 off of the handicapped parking space. And then, as
- 5 you go around the rest of the building, it's really
- 6 cleaning up what's there and any windows that we add
- are more of a residential style or feel. And we want
- 8 to try to maintain that archetype.
- 9 MR. KENNEDY: Thank you, Trey.
- 10 Madam Chair, our next witness would be our
- 11 planner. I'm happy to get through -- get to his
- testimony and bundle questions, or if you'd like to
- direct questions for these two witnesses now. I'll
- 14 Leave that to you.
- MS. HULTHOLM: I'll ask the board
- professionals. But I would like to hear the planning
- testimony tonight because I do think that some of the
- questions from the public will be directly related to
- the planning testimony.
- 20 (Pause in proceedings)
- MS. HULTHOLM: Hearing nothing from the
- professionals, let's move on to the planner, and then
- we can go back to these recent witnesses.
- MR. KENNEDY: Thank you, Madam Chair.
- With that, I'll see Paul has already

- 1 unmuted himself. I'll ask our planner to introduce
- 2 himself and give the board -- though I think you've
- all heard his speeches before -- the benefit of his
- 4 expertise so we can have him added here as an expert
- 5 pl anner.
- 6 MR. GLEITZ: Thanks. Yeah. I'm Paul
- 7 Gleitz. I am a licensed New Jersey professional
- 8 planner. I'm also a member of the American Institute
- 9 of Certified Planners. I have a master in city
- regional planning from the Bloustein School of
- 11 Rutgers University. I'm a principal of L&G Planning.
- 12 And I've been in private practice before boards for
- 13 17 years. I act as municipal planner for one town
- now, and I've acted as a municipal planner for seven
- or eight other towns throughout the state. I've
- testified before about 60 other boards in the state.
- Locally, I've testified before (indiscernible),
- Ewing, Hamilton and Oakwell (phonetic). And,
- interestingly, I was one of the grad students who
- offered that 2002 Edgar Truston Study (phonetic)
- that's referenced in your 2006 master plan re-exam.
- So I was really pleased to see that some of our grad
- school ideas were incorporated into your official
- pl anning documents.
- So that's my -- my experience.

- 1 MR. KENNEDY: Thank you, Paul. With that,
- 2 I'd like to offer him as a expert planner, if that
- 3 pleases the board.
- 4 MS. HULTHOLM: Yes. Thank you.
- 5 MR. KENNEDY: Thank you.
- 6 MR. GLEITZ: Thanks. Do you want to go
- 7 back up to, like, Slide 2 or 3?
- 8 MR. KENNEDY: I do. Whether I can actually
- 9 do it or not is --
- MR. GLEITZ: Just because these are all
- just, you know -- there we go.
- 12 (Parties speaking simultaneously)
- MR. GLEITZ: Go up to the one where we see
- the aerial with the zoning, if you could.
- MR. KENNEDY: Apologies.
- MR. GLEITZ: So just so you know, we are
- here, as you know, for the preliminary and final site
- plan for a use variance and a bulk variance. I think
- 19 you've got a really good idea of what our project is.
- You know, we're in the EP-1 zone. It's currently a
- single-family home that had a home office of a
- chiropractic use. You've seen the floor layout.
- You've seen the site layout. You understand
- (indiscernible) and the landscaping (indiscernible)
- 25 proposed.

- 1 You've heard our commitment to connect to
- the public water supply. You know that we're doing
- the dumpster enclosure, some additional buffering and
- 4 landscaping, the koi pond. And we're -- our current
- 5 proposal is for 15 or, if necessary, 17 parking
- 6 spaces onsite.
- 7 So we're at the southwest corner of Route
- 8 206. It's a State highway. But it's also
- 9 (indiscernible) circulation plan, considered a
- secondary arterial. And Province Line Road is a
- 11 local collector road.
- We're in the EP-1 zone. And there were
- some questions about that earlier. It's designed for
- 14 low-intensity uses primarily in the northwest area of
- the municipality. Reported water yields and strata
- for septic system dictate large lot development and
- an area of little or no (indiscernible)
- infrastructure and severe environmental constraints.
- 19 There is seasonal high water tables, shallow depth of
- bedrock, steep slopes along Stony Brook. So the
- intent is to protect the environmental resources and
- quality of the area, maintain rural character and
- 23 scenic views, and -- the rural character of roads and
- scenic views. And there's also a further description
- of how it relates to the EPO zone.

- 1 Permitted uses in the zone are 2 agricultural, farmstead, single detached housing, 3 residential clustering, public parks and recreation, 4 conservation, municipal use, cemetery. Accessory 5 uses include residential swimming pools and cabanas, residential tool sheds, recreational vehicle storage, 7 outdoor recreation facilities, including tennis and 8 sports courts, offsite off (indiscernible) parking 9 and garages, decks and patios, signs, home 10 occupations, accessory apartments, according to your 11 ordinance standards, ECHO housing, and farmstead and 12 consumer crop -- crop-picking operations in 13 conjunction with an established agricultural use. 14 And there's also a number of conditional 15 uses that are anticipated to be permitted in the 16 Public and private day schools, public and zone: 17 private golf courses, farm markets, bed and breakfast 18 accommodations, travel care centers.
- 19 So, again, the site is a little -- what is 20 it, 3.2 -- a little over 3.2 acres. Now, it is not 21 located in the Lawrenceville historic district. lt's 22 in the Kings Highway district, or adjacent to --23 along that really this linear district you have 24 running along the entire 206 -- length -- well, 25 within -- in the township.

- 1 It's also -- so, you know, some of the 2 conditional uses may not meet the conditions, but 3 they're also -- I just want to say that they're 4 anticipated as being possible within the zone as 5 other types of uses besides single family. So there are some permitted uses other than single family and 7 there are conditional uses other than single family 8 anticipated, including the home office, which we know 9 was included as part of the site prior to the current 10 ownership. 11 The surrounding uses -- if you go down to 12 the next slide you'll have a better -- oh, no, go up, 13 maybe. No, never mind. 14 We've got mostly single-family homes --15 there you go -- surrounding the property. 16 about seven or eight different single-family homes 17 that have some sort of proximity to the property. 18 They -- they range in size from a little over 1.2
- And then just beyond this property within
 320 feet, you have the massive Bristol Myers Squibb
 complex at 273 acres in Zone RB-1 zone. That's a
 little over 300 feet away. Peterson's Nursery and
 Princeton Lavender are both within the same zone.

of those properties.

acres to nearly -- over seven acres in size in terms

19

20

- They're just to the north at about 415 and 780 feet
- 2 away. To the south you have the (indiscernible)
- which is in the adjacent EP-2 zone. And then beyond
- 4 that, there's Princeton Junior School, the Chapin
- 5 School, and just over the border in Princeton
- 6 Township you have the (indiscernible) Golf Center.
- 7 So along the 206 border in this area in
- 8 some of the surrounding areas, you do have some other
- 9 nonresidential uses that contribute to the mix of
- uses in the area surrounding the property in
- 11 questi on.
- So we're seeking a use variance for a
- dental practice. We've had some discussion about the
- nature of that dental practice and a discussion about
- the limits that would probably be necessary for the
- board to be comfortable under, you know, what the --
- the particular type of dental practice that's being
- proposed for the site.
- 19 And then there's another -- there's a
- single bulk variance for an accessory structure in
- the front yard, the dumpster enclosure. And so I'll
- be addressing that from the bulk variance standpoint
- 23 now towards the end of my testimony.
- I have reviewed all the master plan
- documents that are publicly available in preparation

- for this evening. So I want to pull out -- again,
- 2 planning testimony can be a little long and a little
- dry, but I want to lay out a strong foundation for
- 4 the board to consider when thinking about this site
- 5 and how it relates to your master plan documents.
- 6 The general purposes of your master plan
- 7 from '95 include harmonious and efficient allocation
- 8 arrangements of land uses, to protect property values
- 9 both in Lawrence and the surrounding municipalities
- and to preserve and enhance the character
- (indiscernible) environment through the promotion of
- 12 good design. And I think some of the elements of our
- proposal for those in terms of a good design, a
- creative design, the adaptive use of the structure
- that we're proposing here.
- Under your land use objectives, you want to
- preserve undeveloped open space, maintain ag
- activities and the rural landscape, and promote the
- vi sual enjoyment of the land. And you've heard the
- 20 testimony from the landscape architect about the --
- 21 the depth and breadth of the landscaping on the site
- 22 that kind of helps protect this -- the visual buffer
- on the site.
- We want to direct new development and
- redevelopment to places in relation to their

- 1 transportation and environmental capacities. We're
- on the State highway and a local collector road. And
- we're meeting the majority of the -- all of the bulk
- 4 requirements for the zone with the proposal.
- 5 You want to encourage a balanced mixture of
- 6 residential and nonresidential uses through planned
- development. We think this achieves that.
- 8 And we want to discourage the introduction
- 9 of incompatible land uses. Now I'm sure some of the
- folks listening tonight may think this is an
- incompatible land use. But I hope from the testimony
- 12 you've heard so far and some of the -- some land
- testimony, you'll tend to think maybe that this
- actually is a fairly compatible land use when given
- the sum total of the considerations.
- 16 Under your conservation natural features,
- 17 you want to establish controls to permit -- permitted
- disturbance of natural features including tree
- 19 clearance during land developments. No trees are
- 20 proposed for clearing for the development of this
- site. We're really not (indiscernible) the footprint
- of the building, and there's a minor expansion of the
- parking area.
- We want to preserve and recognize
- 25 (indiscernible) character of the local roadways. And

- our entire intention is to provide adequate and
- improved buffering along both road frontages for the
- 3 project.
- 4 Again, the land use element talks about
- 5 discouraging incompatible land uses, having proper
- 6 scale and design for prevailing development and
- adjacent areas. We think this proposal does just
- 8 that. It's an adaptive reuse of the structure that
- 9 will maintain the look and feel within the context of
- the surrounding properties.
- We want to direct redevelopment in relation
- to transportation environmental capacities. Again,
- we're on 206. It has -- has bus -- there are bus
- stops directly across the street from this site and
- there's also -- you know, it's part of the state
- regional and local highway system.
- 17 And, again, new (indiscernible)
- development, particularly on small tracts in
- established residential neighborhoods should be
- compatible to the character of the adjacent
- 21 preexisting development. And we think by using the
- 22 existing structure here, the existing layout of the
- site and maintaining the existing landscaping, we're
- doing just that as well.
- I reviewed your '06 re-exam and it just

- references the re-zoning of the property across the
- 2 street.
- 3 Your 2010 sustainability element has a lot
- 4 of points that I think also support the type of
- 5 proposal that we have here before the board. And,
- 6 again, some of the -- the points brought out in the
- 7 sustainability element include limiting site
- 8 disturbance during construction, can reduce topsoil
- 9 loss and erosion, unnecessary loss of trees and other
- vegetation. The most significant source of
- development potential in the township comes from
- redevelopment. That's exactly what this proposal is.
- 13 It's the redevelopment of a mori bund site.
- The most fundamental thing a New Jersey
- municipality can do to reduce energy demand and
- vehicle miles traveled is require, where appropriate,
- compact development shared by alternative forms of
- transportation.
- There is a bus stop on this line. We're on
- the Lawrence trail -- the Lawrence Hopewell Trail.
- We're going to include bike racks on the property.
- There's sidewalk access to the property. So you are
- 23 -- there are ways to get to this property without
- using an automobile to access services here.
- So, you know, policies promoting compact

- development, those shared by existing infrastructure.
- We're hooking up to the public water system here.
- And then balancing that with policies of preservation
- 4 can help continue the growth and enhancement of the
- township. And that's something that we're doing
- 6 here.
- 7 The sustainability element talks how
- 8 important it is for the Township to support the
- 9 commercial component of its neighborhoods. They
- contribute positive (indiscernible) quality of life,
- (indiscernible) cut down on vehicle miles traveled.
- Supporting small businesses which are
- 13 Located in these neighborhood centers support goals
- for economic development, and of course tax base.
- The Township can further support those goals by
- (indiscernible) land use ordinance to determine if
- expansion of home occupation is appropriate by
- supporting -- and by supporting local (indiscernible)
- 19 Local campaigns.
- So your -- the sustainability element
- talked about this concept of these smaller niche
- commercial uses embedded within the neighborhoods.
- You want to encourage density around
- existing and potential transit infrastructure. And
- there is a bus line that runs up and down

- 1 Lawrenceville Road.
- 2 We want to (indiscernible) the land use
- ordinance to increase permitted nonresidential
- 4 (indiscernible) ratios for nonresidential projects
- 5 and introduce nonresidential uses around existing and
- 6 potential transit infrastructure, such as bus stops,
- and you want to support and encourage (indiscernible)
- of locally owned and operated businesses.
- The Township should consider expanding the
- standard for home occupation (indiscernible) permit
- more than one nonresident employee.
- So, again, all of this -- all of these
- elements of your sustainability plan speak to many
- aspects of the proposal before you.
- The 2013 re-exam really didn't offer much
- in terms of guidance on this site. But it did
- discuss the difference of office types that -- and
- that you -- and offered an office -- a medical office
- definition to be added to your land use ordinance.
- Again, the circulation plan from 2019, the
- 21 (indiscernible) plan, the property in question is on
- the Lawrence Hopewell Trail. It's along a proposed
- 23 bike route. And it's at the intersection of a second
- 24 arterial at a collector road. And we will install
- bike racks on the site to encourage the use of

- alternate means of transportation to the site.
- Now, the 2020 historic preservation plan,
- 3 we know there's an interest in terms of the Kings
- 4 Highway historic district. We understand that it
- runs along 206 and New Jersey Route 27, from 206 at
- 6 Franklin Corner Road in Lawrenceville to the
- 7 intersection of 27 and Raymond Road in South
- 8 Brunswick in Franklin. We understand that this was
- on the state register in 2000, and (indiscernible)
- 10 register 2000.
- So it's an interesting type of historic
- 12 district. It's a linear historic district. This is
- 13 -- it's the byway. That's the core component of
- this. But this home is not a contributing historical
- structure. Across the street, the Bullock (phonetic)
- home, that is a whole other kettle of fish. That is
- a historic structure. And interest in that site and
- the development of that site, you know, is -- would
- go a long way towards, you know, improving this
- 20 historic district and the local historic preservation
- throughout the township.
- This site is not a contributing site. It's
- a residential home that was not part of the historic
- byway. We think our contribution is by providing
- 25 those adequate (indiscernible). As you saw from the

- slides before, the discussion with the landscape
- 2 architect, as you approach this site from different
- 3 spots along that highway, along that district, you
- 4 see big mature trees, and we're going to ensure an
- 5 under-story that properly buffers the site. You will
- 6 not be able to see or just see hints of maybe the
- 7 roof of the house and other types of things on the
- 8 site. So we're going to help preserve that corridor.
- 9 You're not going to see open lawn with a single-
- family house. You're not going to see those types of
- things. You're going to -- we're going to get rid of
- that dilapidated fence and we're going to have a
- completely (indiscernible) buffer along those -- both
- 14 frontages.
- So I'm moving on to the use variance. And
- 16 I appreciate your patience as I kind of lay down the
- planning foundations for the rest of my testimony.
- 18 As you all know, you're on the right board for these.
- 19 You've heard these before. We had to show special
- reasons for the granting of the variance. If we're
- 21 not inherently beneficial, we have to either show
- 22 undue hardship or that we are promoting the -- a use
- that promotes the general welfare and the purposes of
- zoning, and that the site is particularly suited for
- the proposed use.

- We also have this (indiscernible) quality
- of proof that we have to reconcile the idea that our
- 3 proposal is not -- is not specifically permitted
- 4 within the zoning law or ordinance. It's omitted
- 5 from those permitted uses in the district.
- 6 We also have a two-prong negative test. We
- have a positive side and we also have the negative
- 8 side. We have to look at the substantial
- 9 (indiscernible) to the public good, which is
- 10 essentially the surrounding properties, and to the
- zoning plan and zoning ordinance, which is
- essentially your master plan documents and your
- zoni ng ordi nance.
- So, again, that's what I'll be focusing on.
- So, first, I'd like to talk about the
- positive criteria. I believe that we promote the
- general welfare by promoting a Number of purposes of
- zoning under the Municipal Land Use Law. Purpose A
- is to guide the appropriate use or development of all
- lands in a manner that will promote public health,
- safety, morals and general welfare. A dental office
- 22 provides public health to the community. You heard
- about Dr. Saad's role in the community and her
- commitment to continuing to serve her community with
- the local community work and the outreach, indigent

1 care.

- 2 You've also heard testimony about 33
- percent of the patients come from Lawrenceville, 60
- 4 from Lawrence and Hamilton, and about 75 percent come
- 5 from the local communities in the area. So this is
- 6 promoting that general health to the general
- 7 population surrounding the site.
- 8 And the rehabilitation of the structure
- 9 (indiscernible) repair, removal of dilapidated
- fencing, increasing the landscaping and promoting the
- maintenance also contributes to the general welfare
- of the site, the general enjoyment of the site from
- the traveling public and the surrounding property
- owners.
- Purpose G is to provide sufficient space
- and appropriate location for a variety of uses,
- including residential, commercial and industrial
- uses, open space, public and private according to
- their respective environmental requirements, in order
- to meet the needs of all New Jersey residents. So I
- 21 think we tick off a couple of those here with this
- proposal.
- 23 Other permitted and conditional uses
- considering the zone, can't have a great
- environmental impact. This practice is monitored by

- the Board of Health and by the NJDEP. We're also
- connecting to the public water supply, changing the
- 3 zoning standards for the site, reducing the
- 4 reliability -- the reliance on groundwater for this
- 5 site.
- 6 And, also, accessory uses and structures
- 7 common to nearby residential development could also
- 8 have a greater environmental impact than those that
- 9 exist on the site.
- 10 It's an appropriate location for this use.
- So we're at the State highway and the collector road,
- adjacent to a signalized intersection providing
- (indiscernible) safe ingress/egress. We have a bus
- stop. We have a bike route adjacent to the site.
- The existing structure can accommodate the needed
- alterations without expanding the footprint. It's an
- appropriate location based on the patient population.
- And, you know, we've -- it's our understanding that
- our patient load will be much lower than the prior
- 20 home office that (indiscernible), that we're going to
- 21 be less than 20 and he was well over 50 patients per
- 22 day depending on, you know, the -- what we've learned
- over the past history of use -- use of the site.
- 24 And the dental practice provides an
- important service for New Jersey citizens, including

- 1 75 percent of the patients in surrounding areas. So
- we're serving New Jersey residents on a site that
- meets its environmental needs and its proper mix of
- 4 the types of uses anticipated by the Municipal Land
- 5 Use Law.
- 6 Purpose I is to promote a desirable visual
- 7 environment, creative development techniques, good
- 8 civic design. Again, we're rehabilitating a
- 9 structure in poor repair, removing the fencing,
- removing all the existing sign out of the
- intersection to create a more desirable visual
- 12 environment for the entire site. Conversion of the
- swimming pool to the koi pond and meditation space
- for patients is a very creative development
- technique, unique to the site. And the retention of
- the landscaping and the addition of at least 36
- trees, 75 shrubs and 150 containers improves the
- visual environment. And, again, you heard testimony
- we're also willing to supplement additionally after
- the fences come down to provide the adequate buffer
- zone along both right-of-ways.
- 22 And Purpose J is to promote the
- conservation of historic sites and districts' open
- space (indiscernible) natural resources and prevent
- urban sprawl and degradation of the environment.

- 1 This is an adaptive reuse structure maintaining
- 2 neighborhood character and preventing sprawl. It's -
- 3 a demolition of a structure would require
- 4 (indiscernible) materials to the solid waste stream.
- We're not doing that. We're retaining the majority
- 6 of the structure for this.
- And, again, I know there's concerns about
- 8 this. But we think the proper buffering and
- 9 landscaping of the Kings Highway historic district is
- going to improve the visual impact and reduce the
- impact of this non-contributing structure along the
- 12 hi ghway.
- Additionally, we promote the general
- wel fare by furthering the zoning purposes of the
- Lawrence Master Plan documents. We further two
- purposes, four land use goals, a conservation goal, a
- circulation goal and four land use objectives of the
- 18 '95 master plan, which I spoke to earlier.
- We also advance five policies and three
- recommendations of the sustainability element, which
- 21 I highlighted earlier.
- And we're willing to accommodate the proper
- buffering and landscaping in order to advance the
- purposes of the 2020 historic preservation plan.
- The site -- now I'm going to speak to

- particular suitability. It's the appropriate
- location for the use. I've mentioned this before.
- 3 Its location at this intersection of the highway and
- 4 the local arterial, the collector road, provides the
- 5 safe ingress. We have significant width of both
- 6 right-of-ways that creates additional buffering for
- 7 the neighboring properties. Providence Line Road has
- 8 a right-of-way width of approximately 66 feet, and
- 9 the Route 206 Lawrenceville Road in this area has a
- width of about 70 feet. So because we're this corner
- 11 Lot, we have this extra buffer to the adjacent
- properties on, you know, two of the sides of the
- triangle because we have this significant frontage on
- the site.
- We have the bus stop, bike route nearby,
- that will help reduce the need for vehicle travel.
- And we're an appropriate location based on the
- patient population, as you heard from before.
- The prior existing home occupational
- 20 medical use was accommodated on the property. It
- 21 already has the parking field (indiscernible)
- incorporated. It's our understanding that we'll be
- seeing less patients than were seen before for fewer
- 24 hours and fewer days of the week.
- The existing structure can accommodate the

- needed alterations without expansion of the
- footprint. And the existing lighting can be modified
- 3 as well.
- 4 And the minor increase in impervious
- 5 surface to accommodate this is really within hundreds
- 6 of square feet and, you know, less than one percent.
- And because we're hooking up to the water line and
- 8 moving into the three-acre bulk requirements, we're
- 9 below the impervious surface requirements for the
- 10 zone.
- And we've brought the lot into compliance
- in terms of lot area which I think is an important
- consideration for the board. We're bringing this lot
- better -- into better zoning compliance through this
- proposal.
- Now I have to talk about the
- 17 reconciliation. You know, and this is kind of seen
- as the heaviest lift sometimes in terms of some of
- these applications. I think -- it's my opinion, I
- think you can find that the proposal is not
- inconsistent with the master plan. It advances
- numerous goals of the master plan, the sustainability
- plan and the historic preservation plan that I've
- outlined previously.
- 25 It also advances numerous purposes of your

- 1 land use ordinance itself. Your -- the first, you
- 2 know, 12 or 15, you know, purposes of your land use
- ordinance mirror those of the Municipal Land Use Law.
- 4 So we -- since we promote A, G, I and J of the MLUL,
- we also promote A, G, I and J of your local land use
- 6 ordi nance.
- But I also think there's a number of other
- purposes in your land use ordinance that we advance
- 9 through this proposal. Not only your master plan,
- but your land use ordinance itself are advanced by
- 11 this.
- 12 Encourage within areas identified in the
- master plan of (indiscernible) land uses that
- facilitate non-vehicular pedestrian access. I think
- we have the potential here to do that, to facilitate
- non-vehicular and pedestrian access.
- 17 Encourage the redevelopment of existing
- under-utilized and abandoned lands and buildings.
- 19 That is exactly what we are doing with this proposal.
- We are redeveloping an underutilized site, seemingly
- 21 abandoned, given the current state of affairs.
- 22 Preserve and enhance historic buildings,
- places and landscapes, and encourage the maintenance
- of additional architectural forms and retain rural
- road characteristics. We think our buffering plan

- 1 meets that (indiscernible).
- 2 Promote the preservation of natural
- 3 features during land development. We are not cutting
- down a single tree during the proposal here. We are
- staying within the existing development footprint.
- 6 In fact, we're probably doubling the number of plants
- and trees on the site through this land development
- 8 process.
- 9 To promote the visual improvement of the
- township's major arterials by coordination of visual
- design, character of signage, planting of additional
- trees, requiring onsite landscaping improvements
- through the redevelopment process. That is exactly
- what we are doing with this proposal, improving major
- arterials and the street view by creating these
- adequate buffers and removing that fence out of the
- 17 right-of-way.
- Decrease the visibility and extent of
- parking lots and access driveways by (indiscernible)
- 20 parking lots (indiscernible) public and adjacent
- residences by a combination of landscaping, walls and
- fencing. Again, our parking lot will be hard to see
- from any perspective. It's in the center of the site
- 24 and it's surrounded by buffering -- buffered
- 25 Landscaping. You're not going to see some sort of

- double row of parking right off the highway. You're
- going to have to go through several layers of
- I and scaping to get to see our parking area.
- 4 Now, one land use ordinance purpose that
- was highlighted by your planner, and I think a lot of
- 6 people are going to focus on is Number Q -- Letter Q,
- which is discouraging small cell office development
- 8 outside of designated neighborhood commercial
- 9 centers. How do we address this? How do we
- 10 reconcile that?
- 11 I think it should be noted that we are --
- di scouraging is different than prohibiting. You
- know, dental offices and medical offices are
- permitted in other zones. This is not a deleterious
- or a dangerous use.
- I also think that the presence of the
- 17 Large-scale research and development site, such as
- Bristol Myers Squibb, the smaller-scale retail
- tourist destination such as Peterson's Nursery,
- 20 Bristol (indiscernible), kind of change the nature
- 21 and the character of the area enough that the
- (indiscernible) 206 corridor really is kind of a
- 23 mixed-use area. So putting this small boutique
- office in a residential structure hidden behind this
- buffering really doesn't detract from the concept of

- 1 spreading office development.
- 2 And this is the adaptive reuse of a
- 3 residential structure, not the construction of a
- 4 typical office building. We're maintaining the
- residential scale and feel, and we are enhancing the
- 6 buffering (indiscernible) parking. So I think we're
- 7 kind of addressing some of the negative aspects of,
- 8 you know, widespread office development in
- 9 residential areas by the particular design and build
- on this site.
- 11 And, again, as I said before, you know,
- 12 home occupation (indiscernible) a greater impact for
- our proposal.
- The sustainability element focused on
- (indiscernible) the advantages of reducing vehicle
- miles traveled that are addressed by the proposal.
- And as we said before, the use variance
- process allows the board to review the totality of
- 19 circumstances for a particular parcel for -- and for
- a particular use, and reconcile the intent of the
- land use goals with the ordinance provisions because
- land development is done piecemeal over time with
- various market forces at play. So the board is able
- to kind of help do some of that reconciliation
- themselves through -- through this process.

- And, again, the use variance process allows
- the board to set specific limitations and controls on
- 3 the approval of the site. You know, this is a dental
- 4 practice, boutique dental practice with a limited
- 5 number of parking spaces seeing fewer than 20
- 6 patients a day. It's a Monday-to-Thursday schedule
- with a half-day on Saturdays, and Friday for staff
- 8 only. So you can limit -- you know, that's the
- 9 proposal before you. So you can work on crafting
- 10 limitations to help reduce, again, some of the
- differences between the proposal and your ordinances
- 12 as drafted.
- 1'm getting near the end, I promise.
- 14 I'm now going to address the negative
- 15 criteria. I believe that the use variance will not
- cause a substantial detriment to the public good.
- 17 The hours of operation of the site are typical
- working hours. And the site has (indiscernible) or
- has limited activity during night and weekend hours
- when adjacent property owners expect the quiet
- enjoyment of their yards and the living areas. So
- we're busy when a lot of folks aren't home, and we're
- quiet or silent when folks are trying to be outside
- enjoying themselves.
- The presence of the large-scale research

- development site, Bristol Myers Squibb, the smaller
- 2 retail tourist destinations again have changed the
- nature of the 206 corridor a little bit, lessening
- 4 the impact overall of this proposal in comparison to,
- 5 you know, we're right adjacent to at 273 acres.
- 6 We're not in the middle of a cul-de-sac here with
- 7 surrounding residential properties.
- 8 And some of these nonresidential uses in
- 9 the vicinity within the EP-1, the EP-2, as well as
- the RD-1 zone, can have a greater impact in terms of
- noise, traffic and activity, either by time of day,
- day of the week or seasonally.
- The significant right-of-ways create
- additional buffering to help reduce the impacts on
- the si te.
- And this is the adaptive reuse of the
- structure maintains the residential feel of the
- project itself.
- 19 And, finally, focusing on the variances, in
- terms of the impact to the zone plan, we're not
- inconsistent with the master plan. I've done --
- 22 discussed at length that we are consistent with many
- of the goals of your master plan documents are
- consistent with some of the goals in your land use
- ordinance. Six other purposes of the land use -- of

- the land use ordinance are advanced by this proposal.
- 2 And I'd like to also, you know -- the
- 3 purpose of the EP-1 zone is designed for low-
- 4 intensity uses. And this is an adaptive reuse of a
- 5 residential structure with limited footprint of
- 6 disturbance. So, you know, by -- by rehabbing the
- site without going beyond the footprint of the
- 8 building is going to maintain soil health.
- 9 Connecting to the public water supply reduces the
- impact on the water table. And enhancing the
- buffering and the landscaping provides much better
- 12 stormwater management and groundwater recharge. So,
- you know, even though this is seen as a transfer from
- a residential to a commercial, but, you know,
- 15 (indiscernible). The way we're doing this is really
- meeting a lot of the intent of the EP-1 zone.
- And, further, you know, the district wants
- to protect environmental resources, maintain rural
- character of roads and scenic views. And, again,
- we're furthering the Purpose of the zone by upgrading
- those (indiscernible) buffers along both right-of-
- ways.
- And, again, connecting to the public water
- eliminates the preexisting nonconforming status as to
- lot size and to impervious coverage. The property in

- question now by requiring a hookup (indiscernible)
- water is now oversized for the lot zone -- the lot
- 3 size requirements, it has less than 12 percent lot
- 4 coverage (indiscernible). So we're actually bringing
- 5 this site further into conformance with the zone plan
- 6 by this proposal in terms of its (indiscernible).
- 7 And for the C-1 variance, we have the
- 8 accessory (indiscernible) in the front yard. I'll
- 9 quickly note that the triangular shape of the
- property with 493 feet of frontage on 206 and 500
- 11 feet of frontage on Province Line Road creates two
- 12 large front yards and two kind of coincident adjacent
- side yards of the property. There is no rear yard
- for the placement of the dumpster enclosure. The
- applicant's moved the dumpster enclosure to the only
- 16 location that's further from the adjacent residential
- properties and the Kings Highway historic district.
- And the enclosure will have buffering from the
- 19 Province Line Road frontage and with both existing
- and proposed landscaping.
- So I think you can clearly support the C-1
- variance in terms of we picked the best spot for
- 23 this. It happens to be in the front yard because
- this site is mostly front yard.
- 25 And I'll quickly note that we do need a

- Number of design waivers as proposed for the site.
- 2 You know, you've heard the 525 and 5.10. We're
- 3 seeking a partial waiver for the provisions of the
- 4 buffering between the residential and professional
- office space. You heard the discussion with the
- 6 I and scape architect that she has concerns about
- 7 survivability of the plants and the existing
- 8 landscaping is so mature, (indiscernible) sometimes
- 9 new planting less is more in terms of the existing
- vegetation on the site.
- 11 Under 527, which is your lighting
- standards, we're proposing that we upgrade those
- 13 lighting and then do field testing to ensure
- compliance. We're not seeking a waiver from the
- standards. We're simply seeking an alternate method
- to get to those lighting standards.
- 17 In terms of signage under 535(u), signage
- in the EP-1, we're needing a waiver for one
- additional freestanding sign and one facade sign.
- That additional freestanding sign is due to the fact
- that we have two frontages and two driveways, so two
- freestanding signs of modest size makes sense. You
- want to have safe, easy, identifiable access to the
- site. We don't want people slowing down and speeding
- up, especially in proximity to this traffic light.

- 1 We want clearly marked entrances.
- 2 And the facade sign, it's to tie that
- building entrance, to give it a clear entrance. The
- sign is to scale of the size and (indiscernible) of
- 5 the building. And it kind of fits in very well with
- 6 the design as proposed.
- 7 And then 538(c), we're requesting a waiver
- 8 for the dumpster enclosure. We prefer to do a board-
- 9 on-board fencing and a gate rather than the
- requirement that it be constructed with block or
- 11 masonry. And, again, we feel that because of the
- central location of the dumpster and the buffering,
- the landscaping both around and at the periphery, we
- think it makes better sense for us to do this as a
- board-on-board fence.
- So that is the sum total of my testimony.
- 17 And I appreciate your time and attention.
- MR. KENNEDY: Paul, very, very, very
- quickly, just two followup questions. One -- and I
- think you covered this, but this application here
- tonight I believe stands on its own and is not
- requesting a kind of blank check for other commercial
- uses on the site.
- 24 Could you just confirm that from a planning
- perspective, what it means to grant a use variance

- with these restrictions as opposed to, quote, "making it fully commercial or allowing other uses"?
- MR. GLEITZ: Yeah. This is not a re-zoning
- 4 of the site. This is a very particular request. I -
- 5 in my practice, both as a board planner and a
- practicing planner around the state, you know, the
- board has the latitude to very strictly define what
- 8 the use is permitted. And anything beyond that very
- 9 strict definition is a violation of the approval, and
- is subject to all zoning enforcements, and any change
- to the nature of the development of the site would
- require an expansion of a nonconforming use, another
- D variance. For this board, the same number of votes
- required, or a use variance. You know, if they
- wanted to go from one dentist to two, it would be an
- expansion. If they wanted to go from a dentist to a
- podiatrist, it would be a whole new use variance for
- that type of medical use. That's the type of
- approval we're seeking here, tied into the hours of
- operation, tied into the site plan as designed.
- 21 Again, our site suitability analysis relies
- partially on the site design. So any changes in the
- site design also impacts the suitability of the site.
- So we understand that it's all tied together and the
- board -- between the board professionals and the

- applicant's professionals, we're confident we can
- find very clear, very distinct, easily measurable
- 3 language that everyone can understand that determines
- 4 what this use is and only what this use is.
- 5 MR. KENNEDY: Thanks, Paul.
- 6 And one last final question. You mentioned
- 7 the possibly contributing structure across the
- 8 street, the Gullick house (phonetic). Does -- would
- 9 the granting of this approval in any way jeopardize
- or require that property to be converted to another
- use or lend itself to a different outcome for the use
- of that site, or does this establishment of the
- (indiscernible) benefit that from the terms of
- historic preservation of that site?
- MR. GLEITZ: I don't see any way at all
- that any action or approval on our site would have
- any impact on the adjacent site. You know, this is -
- we're seeking this use on this site with this
- buffer, with this type of use. The Gullick site was
- specifically moved out of RD-1 into EP-1 back in '06,
- or recommended that change at that time. And that --
- the zoning hasn't changed since then, is my
- understanding. And it's part of the historic
- district. It's part of a historic preservation
- element. None of that's changed by anything that

- goes on on our site. The Town's done everything it
- could, my estimation, short of buying it outright to
- do what they can to ensure the Gullick house is
- 4 preserved and maintained. And nothing we're doing on
- 5 this site -- in fact, all we're really doing is in
- 6 some ways, a little more neighborhood shaming, that
- we're cleaning up our site and you're next, might be
- 8 the kind of way that you could think about it in
- 9 terms of if that -- if there is such a thing as, you
- 10 know, the properties -- as you elevate one property,
- 11 you hope you elevate the rest.
- MR. KENNEDY: Thank you, Paul.
- 13 I know we're getting close to the hour,
- Madam Chair, where we all turn into pumpkins. But
- 15 I'll -- the extent -- our witnesses are available to
- your board and professionals and the public, however
- 17 you see fit at this point. That's our direct
- testi mony.
- MS. HULTHOLM: Okay. Well, I do see that
- among members of the public who are in attendance,
- there's at least one hand raised. So I want to be
- respectful of the fact that they have sat through an
- al most-three-hour meeting and have a chance to ask
- questions of the witnesses who just testified.
- I will say that I am fairly certain that

- our board and also our board professionals will have
- a decent number of questions, but I don't think we're
- going to get through them, plus all of the questions
- 4 from the public in six minutes. So let's in this
- 5 case turn to questions from the public. Again,
- 6 questions on the testimony that you've just heard
- 7 tonight, and then we will have a resolution at the
- end of this meeting to continue this application to a
- ⁹ future zoning board meeting.
- So with that, Mr. Johnson, if you'd like to
- recognize those in the audience who have their hands
- 12 rai sed?
- MR. JOHNSON: I have just activated the
- microphone of Annette Loveless (phonetic). Annette
- 15 Lovel ess? You may unmute.
- 16 MS. HULTHOLM: Looks like she's still
- 17 muted.
- MS. LOVELESS: Okay. Here I am.
- 19 MS. HULTHOLM: If you could just state your
- 20 name and address for the record?
- 21 MS. LOVELESS: Annette Loveless, 100 Reeder
- 22 Avenue in Lawrenceville.
- I'm trying to understand the EP-1 zone lot
- 24 area. Under E(4), other permitted uses not
- residential or agriculture, it looks to me like the

- impervious surface max is eight percent, not 12
- 2 percent.
- MR. GLEITZ: Is that question for me?
- 4 MS. LOVELESS: Yes.
- 5 MR. GLEITZ: Yeah. We're not a permitted
- 6 use of the zone. And so that typically does not
- really apply to us. There's case law that says that,
- you know, once you entertain a use variance skewing
- 9 to the bulk standards for the permitted uses doesn't
- necessarily make sense.
- What we've done is, we've done our best to
- see what the existing conditions are on the site,
- what the zoning standards are for the residential
- development in the zone, and try to stay underneath
- those. So, again, you know, it's our contention that
- by going through the costs and expense of connecting
- to the public water, that moves us into the three-
- acre zoning and that -- and, you know, the base
- zoning there, the base impervious coverage is 12
- percent, and we're not an otherwise permitted use in
- the zone. So that doesn't necessarily apply to us,
- 22 either.
- MR. JOHNSON: Okay. Madam Chair, do we
- 24 have time for another one?
- 25 MS. HULTHOLM: Yes. I think so. We have

- one hand raised right now. So I think we'll probably
- end with that one, given the time, and certainly
- invite everyone to come back for the continuation of
- 4 this application. And, certainly, there will be time
- 5 during that meeting at the end to give any
- 6 statements, testimony related to the application.
- 7 MR. JOHNSON: Okay. I have activated the
- 8 microphone of Evelyn Gill.
- 9 MS. GILL: Thank you. Out of respect for
- the board and for the applicant, I have written out
- my remarks which I will use. And I can tell you, I
- wish that the applicant speakers had done the same
- because I do think it took us right up to the end so
- that the public doesn't have time to speak.
- MS. HULTHOLM: (Indiscernible) --
- MS. GILL: My name is Evelyn Gill. I live
- 17 at 4440 Province Line Road. I received --
- MS. HULTHOLM: Ms. Gill, I just do want to
- confirm that this is the time for questions, and
- there will be time for testimony as well. So I just
- want to ensure that whatever you're going to read now
- are questions based on the testimony we heard
- toni ght.
- MS. GILL: No. I was -- I was told by the
- Township people that at the end it was statements.

- 1 And during the presentations --
- 2 MS. HULTHOLM: Yes. It --
- MS. GILL: -- were the questions.
- 4 MS. HULTHOLM: Sure. And this is still
- 5 during the presentations. The board hasn't had a
- 6 chance to ask questions of the witnesses that gave
- 7 testimony tonight. So this application will be
- 8 continuing to a future meeting at which point there
- 9 will be time for the public to ask additional
- questions and also give testimony.
- MS. GILL: And so if the -- if the public
- that's here tonight can't come, too bad for them.
- MS. HULTHOLM: It is unfortunately the
- nature of these meetings that sometimes we do not
- conclude our business in one session, whether in
- person or on Zoom.
- 17 It looks like we do have one more hand up
- from Dana Earlbocker. If you'd like to ask a
- 19 questi on?
- 20 MS. EARLBOCKER: Yes. I wanted to talk --
- 21 ask a question of our planner, Mr. Gleitz. That's
- 22 it.
- Sir, you said in the EP-1 district, you did
- specify the permitted uses, agriculture, farm,
- 25 single-family. There was no mention of commercial --

- all commercial in that permitted use. The accessory
- uses that you read off had no commercial aspects
- 3 listed in there. And the conditional uses permitted
- 4 in EP-1 do not have any of the commercial, except a
- 5 bed and breakfast or a childcare, a farm market and
- 6 maybe a golf course and a day school, I think you had
- 7 sai d.
- 8 So I'm curious as to why you believe that
- 9 with this -- these -- neither the permitted, the
- 10 accessory or the conditional would -- don't even
- mention any of these -- this kind of a project, so
- why you believe this is a good use.
- MR. GLEITZ: Well, that's the entire
- purpose of this process. The use variance process
- was designed by the state legislature and by the
- 16 Courts to allow applicants to come before the zoning
- board and make their case that their project, their
- property meets the statutory requirements for a use
- not anticipated in the zone. And there's lots of
- 20 reasons why that can be. And -- but I think when you
- 21 Look at permitted uses, there are a number. And then
- when I went through the accessory uses, there are a
- 23 number of -- home occupation is one, and under
- conditional uses, day schools, golf courses, farm
- markets, bed and breakfasts and childcare centers,

- all of those have a commercial element to them.
- 2 So the idea that this is only -- that this
- 3 zone was anticipated to only accommodate single-
- family homes and nothing but single-family homes
- wasn't really anticipated in the zone. And since
- 6 then, the master plan elements have talked about a
- 7 Lot of other good ideas under land use planning and
- 8 zoning that I think this proposal helps promote. And
- 9 the fact that there are other uses in this area also
- help lessen the impact of this one proposal.
- So that's the process we are engaged in is
- to speak to the board and tell them that we think we
- have a really good idea here and we think we have a
- really good use. We think that we've found a
- structure here that had a very similar use prior to
- and we're coming in with another use that is similar
- in nature that's going to be a really good
- productive, helpful member of the greater community.
- And we're going to accentuate the positives and we're
- going to eliminate the negatives and the impacts that
- would typically be anticipated by having a use not
- 22 anticipated being permitted in the zone.
- So that's what this process is. And I
- think we've gone through this entire hearing tonight
- trying to explain to the board why we think it's a

- good idea and why we think they should support being
- in agreement with us.
- 3 MS. HULTHOLM: Thank you.
- 4 Brenda, do we have anything scheduled for
- 5 the next regular meeting?
- 6 MS. KRAEMER: I do have an applicant
- scheduled for the October meeting. The question
- becomes who amongst the board or the applicant's team
- 9 is planning to attend the League of Municipalities
- because that will impact the quorum also.
- MS. HULTHOLM: I am planning to attend
- 12 that. Is that --
- 13 (Parties speaking simultaneously)
- MS. HULTHOLM: I don't know -- I haven't
- been before, so I don't know if they're evening
- events related -- associated with that. I'm assuming
- 17 that's --
- MR. KENNEDY: Only the fun ones. The
- 19 educational ones end.
- MS. HULTHOLM: Okay. So --
- 21 MS. KRAEMER: So I do have someone el se
- scheduled for October.
- Would the board entertain a special meeting
- in November for this application? And then I would
- just cancel the regular meeting in November.

- 1 UNIDENTIFIED: Long as it's not on the 3rd
- through the 5th which is the Township schools are off
- 3 those days.
- 4 MS. KRAEMER: What about the 10th of
- November? That is a week earlier than usual. But we
- 6 need everybody who is here tonight. We need the full
- 7 board.
- 8 MS. HULTHOLM: I would be able to make the
- 9 10th.
- 10 UNI DENTI FI ED: Brenda, we have -- our
- office represents the Pennington Planning Board, and
- that's their regular meeting night.
- MS. KRAEMER: Okay.
- MS. HULTHOLM: I guess the week after is
- 15 Thanksqi vi ng week.
- MS. KRAEMER: Right. Well, what about
- 17 October 27th, which is the fourth Wednesday? That
- means we would have a meeting on the 20th and a
- meeting on the 27th.
- UNIDENTIFIED: I know Mr. Kennedy can't
- 21 make that meeting.
- MS. KRAEMER: Okay.
- MR. KENNEDY: We would -- we certainly
- could find a way. I know Princeton meets that night,
- 25 and I think I may have five out of five applications

- on their agenda that night. But if it works for the
- Board, I could find a -- one of my colleagues,
- 3 perhaps, if that's the best option.
- 4 MS. HULTHOLM: I'm available on the 27th.
- 5 (Board members speaking)
- 6 UNIDENTIFIED: Brenda, is there any chance
- 7 -- does it need to be a Wednesday? Could it be the
- 8 26th?
- 9 MR. KENNEDY: That would certainly work for
- 10 me.
- MS. KRAEMER: So that would be Tuesday,
- 12 October 26th. How is the board for that night?
- MS. HULTHOLM: That's fine for me.
- 14 UNI DENTIFIED BOARD MEMBER: Yeah, I --
- UNIDENTIFIED BOARD MEMBER: That's fine.
- 16 UNI DENTIFIED BOARD MEMBER: Yeah. I could
- 17 -- I could make it. It wouldn't be ideal, but better
- than the 27th, though. The 27th is not good at all.
- 19 So we're going to do the 26th?
- 20 UNIDENTIFIED BOARD MEMBER: Works for me.
- MS. KRAEMER: Okay. Joe Bl aney, does that
- 22 work for you?
- MR. BLANEY: Yes.
- MS. KRAEMER: Okay. Joe Forte, I believe
- you said it works for you?

- 1 MR. FORTE: Yes. Thanks, Brenda.
- MS. KRAEMER: Okay. And Sheila and Olga,
- works for you both. Jeffrey, Christine,
- 4 (indiscernible). It seems like we have seven.
- 5 MS. HULTHOLM: Okay, great. So now I
- 6 should entertain a motion to continue this
- 7 application to the -- a special meeting on October
- 8 26th at 7 p.m.
- 9 MS. KRAEMER: Yes. It will be a virtual
- meeting. I hope that we can use the same link, but
- my office will post that on the website. And please
- feel free to contact me if you have any questions.
- 13 It will be a virtual meeting.
- MS. HULTHOLM: Okay.
- MR. KENNEDY: And just if we could confirm
- in that motion that there will be no further
- additional notice as well, if that's -- if that's the
- board's pleasure.
- MS. HULTHOLM: Yes.
- MS. KRAEMER: That would be correct, right?
- 21 Ryan, could you also provide a copy of the
- 22 PowerPoint that you used tonight --
- MR. KENNEDY: Absolutely. Yes.
- UNIDENTIFIED: -- so that we can put it on
- our website?

- And do you intend to submit any
- 2 supplemental information prior to the next meeting?
- MR. KENNEDY: At this moment, no.
- 4 Unfortunately, I was hoping we could get some of the
- 5 board comments. But at the moment, it seems like
- 6 that there wasn't anything new for us to address. So
- 7 I don't -- if that changes after we discuss the
- 8 meeting tonight, I'll let you know ASAP, Brenda. But
- 9 I don't believe that we have any new materials to
- 10 present.
- MS. KRAEMER: Okay. Thank you.
- MS. HULTHOLM: I would say the two things
- that I have written down that I'm certainly going to
- ask questions about in our next meeting are related
- to more information about the details of the facade
- sign. And then, also, I know we've been going back
- and forth about the parking and the impervious cover.
- And just thinking through whether there's some
- solutions for some of those spots to use the material
- that's somewhat more porous because it does seem from
- the testimony tonight that those extra spots are more
- to comply with the ordinance than because of
- 23 anticipated need on the site. So if there's some way
- that we can reduce the impervious cover somewhat, I
- 25 think that that would be a good direction to go.

- 1 And then, finally, I know that there's --
- there's some discussion, there was a question from
- 3 the neighbor related to the screening plan along, I
- 4 guess, the western property line. So encourage you
- to work with that neighbor to -- and the Township
- 6 professionals to come to a solution that works for
- 7 everyone.
- 8 MR. KENNEDY: Certainly agreed all around.
- 9 And I think of those three things, that the facade
- sign is a detail that we owe as a submission. So,
- Brenda, we will -- we'll get those details and submit
- 12 those. I believe the other ones will -- I hope can
- be accommodated as conditions if we are able to get
- to those rather than something that requires a
- drawing.
- MS. HULTHOLM: Thanks. So with that, did I
- hear a motion to continue this application to a
- special meeting on October 26th at 7 p.m. to be held
- via Zoom with the -- hopefully the same link, but
- otherwise, a link to be posted on the Township
- website with no requirement for further notice?
- UNIDENTIFIED BOARD MEMBER: I'll make a
- motion to continue the meeting to Tuesday evening,
- 24 the 26th, at 7 p.m.
- 25 UNI DENTIFIED BOARD MEMBER: And I'll second

1 it. 2 MS. HULTHOLM: 0kay. Thank you. 3 So do we need to do a full roll call? 4 can we just all in favor? 5 UNI DENTI FI ED: You can do an all in favor. MS. HULTHOLM: All in favor? 7 ALL BOARD MEMBERS: Aye. 8 MS. HULTHOLM: Opposed? 0kay. 9 So we will continue, then, on the 26th of 10 October. Thank you all for coming and for hanging in 11 there so late. And we will have more questions 12 surely, and more discussion in October. 13 MR. KENNEDY: Thank you very much, 14 everyone. 15 MS. HULTHOLM: Have a good night, 16 everybody. 17 UNI DENTI FI ED: Thanks, everyone. 18 (Meeting concluded) 19 **** 20 21 22 23 24

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