

***SPECIAL MEETING OF THE EATONTOWN PLANNING BOARD***  
***September 2, 2025 Minutes***

**Call to Order**

Chairman Woloshin called this in-person meeting to order at 7:05 p.m. and announced that the meeting had been advertised in accordance with the Open Public Meetings Act and that the Asbury Park Press and the Star Ledger have been notified and a copy of the agenda for this meeting had been posted on the bulletin board in Borough Hall and on the Borough website.

**Roll Call**

*Members Present:*

Chairman Woloshin  
Vice-Chairman Diedrichsen  
Mayor Talerico  
Mr. Regan  
Mr. Roth  
Mr. Alcott  
Ms. Martinock  
Ms. Buczny  
Ms. Vazquez

Absent: Ms. East

Also present: Mark Leckstein, Board Attorney; Ed Herrman, Board Engineer; Christine Bell, Board Planner; Colleen Matthews, Board Secretary

**Approval of Minutes**

Motion is made by Mayor Talerico and seconded by Mr. Roth to memorialize the August 4, 2025 minutes.

All in favor by those eligible to vote.

**Correspondence**

None

**Resolutions to be Memorialized**

PB 2024-07(-1) Netflix Phase 1A  
Amended Final Major Site Plan  
Block 301, lot 1.01 & portion of 1

PB 2023-02 0 Industrial Way West  
Request for Extension of Time

Motion is made by Mayor Talerico and seconded by Ms. Martinock to memorialize both resolutions.

Ayes: Mayor Talerico, Ms. Martinock, Ch. Woloshin, Vice-Chair Diedrichsen, Mr. Regan, Mr. Roth, Mr. Alcott, Ms. Buczny, Ms. Vazquez

Nays: None

Absent: Ms. East

## **6. New Business**

Pursuant to Resolution 199-2025 adopted by the Borough Council of the Borough of Eatontown on August 13, 2025, the Planning Board will conduct a public hearing to consider whether property designed as Block 301, portion of Lot 1 (as more specifically outlined in Figure 2 in the “Amended Area in Need of Redevelopment Study for the Former Fort Monmouth Properties in the Borough of Eatontown, New Jersey”, the “Study Area”) qualifies as a non-condemnation “area in need of redevelopment” pursuant to the criteria set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., in order to make a recommendation to the Borough Council of the Borough of Eatontown as to whether the Study Area, or any portion thereof, be determined, or not be determined, by the Borough Council as an area in need of redevelopment.

Ms. Bell, Board Planner explains that this is an amendment to the Area in Need of Redevelopment study for former Ft. Monmouth properties in the Borough of Eatontown. This amendment only looks at approximately 47 ½ acres of property that were previously located in the Borough of Oceanport but were the subject of a municipal boundary change in 2023. There is an existing Area in Need of Redevelopment study but these 47 ½ acres were not included in the study. Now we are amending that study to include these 47 ½ acres. These 47 1/2 acres meet the criteria for an area in need of redevelopment.

Chairman Woloshin asks if there is any public that wishes to ask a question or make a comment regarding this resolution. None heard.

Mayor Talerico makes a motion that the Planning Board find this area to be an area in need of redevelopment and is seconded by Mr. Roth.

Ayes: Mayor Talerico, Mr. Roth, Chairman Woloshin, Vice-Chair Diedrichsen, Mr. Regan, Mr. Alcott, Ms. Martinock, Ms. Buczny, Ms. Vazquez

Atty. Leckstein states that in anticipation of this vote, there was a resolution prepared for memorialization.

Mayor Talerico makes a motion to memorialize this resolution and is seconded by Mr. Roth.

Ayes: Mayor Talerico, Mr. Roth, Chairman Woloshin, Vice-Chair Diedrichsen, Mr. Regan, Mr. Alcott, Ms. Martinock, Ms. Buczny, Ms. Vazquez

**PB 06-2025 Netflix 1B Preliminary and Final Major Site Plan Submission** – Netflix Studios Fort Monmouth Phase 1B of the Applicant’s proposed Motion Picture, Television and Broadcast Studio Campus to be constructed on land designated as Block 301, portion of Lot 1 on the Tax Maps of the Borough of Eatontown, New Jersey.

Please see transcript of proceedings attached to and made a part of these minutes.

## **Adjournment**

Motion is made to close the meeting at 10:38 by Ms. Martinock, seconded by Ms. Buczny. All in favor.

Respectfully Submitted,

*Colleen Matthews*  
Board Secretary

TOWNSHIP OF EATONTOWN  
PLANNING BOARD  
FILE NO: PB-06-2025

IN RE: :  
NETFLIX 1B :  
BLOCK: 301 :  
LOTS: 1 :

September 2, 2025  
TRANSCRIPT OF PROCEEDINGS:

B E F O R E:  
CHAIRMAN MARK WOLOSHIN  
LISA VAZQUEZ  
DAVID ALCOTT  
MARK REGAN  
WILLIAM DIEDRICHSEN  
MAYOR ANTHONY TALERICO, JR.  
BARRY ROTH  
DEBORAH MARTINOCK  
MERISSA BUCZNY  
  
EDWARD HERRMAN, BOARD ENGINEER  
CHRISTINE BELL, BOARD PLANNER  
MARC A. LECKSTEIN, BOARD ATTORNEY  
COLLEEN MATTHEWS, BOARD SECRETARY

PRECISION REPORTING SERVICE  
908-296-8166

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

CHIESA SHAHINIAN & GIANTOMASI PC  
105 Eisenhower Parkway  
Roseland, New Jersey 07068  
BY: LISA A. JOHN-BASTA, ESQ.  
Attorney for the applicant

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1 CHAIRMAN WOLOSHIN: All, right let's go  
2 on to our new business which is Netflix 1B site plan.  
3 Come on down.  
4 MS. JOHN-BASTA: Okay, good evening board  
5 members. My name is Lisa John-Basta, I'm with the  
6 Law Firm of Chiesa, Shahinian, and Giantomasi on  
7 behalf of the applicant. The applicant is here  
8 tonight for what it is calling phase 1B of it's  
9 development site for a film studio within Eatontown.  
10 This is the largest land mass of this project that it  
11 is proposing.  
12 Tonight, we have, sorry, excuse me, we  
13 have several witnesses that we're going to be  
14 calling, we have Kenneth Falcon who is with Netflix,  
15 our representative, he is going to be going through a  
16 lot of the testimony related to the operations of the  
17 film studio as well as the architecture which he had  
18 hired the design architects. We also are calling our  
19 civil engineer, our traffic engineer, and our  
20 professional planner.  
21 MR. LECKSTEIN: And I have the following  
22 exhibits to mark in, these are pre-marked exhibits:  
23 Exhibit A-1 is going to be the  
24 application itself;  
25 Exhibit A-2, preliminary and major final

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| 16 | B-8  | Netflix resolution adopted May 19, 2025               | 9              |
| 17 | B-9  | Netflix resolution adopted tonight, September 2, 2025 | 9              |

1 site plan;  
2 Exhibit A-3 are the landscape plan;  
3 Exhibit A-4, architectural and site  
4 layout plans;  
5 Exhibit A-5 is the site survey;  
6 Exhibit A-6 is the existing monitoring  
7 well location plan;  
8 Exhibit A-7 is a storm water maintenance  
9 manual;  
10 Exhibit A-8 is the storm water management  
11 report;  
12 Exhibit A-9 is the sanitary sewer  
13 engineering report;  
14 Exhibit A-10 is the environmental impact  
15 study;  
16 Exhibit A-11 is the traffic impact study;  
17 And Exhibit A-12 is the water system  
18 engineering report.  
19 Those are the exhibits which I have  
20 pre-hearing, and we do have the following board  
21 exhibits:  
22 Exhibits B-1 will be the T&M Engineering  
23 review letter;  
24 Exhibit B-2 too is the Avakian planning  
25 review letter;

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| <p style="text-align: right;">Page 9</p> <p>1 Exhibit B-3 is the historical commission</p> <p>2 review letter;</p> <p>3 Exhibit B-4 will be the Shade Tree</p> <p>4 Commission letter;</p> <p>5 Exhibit B-5 will be the Traffic Safety</p> <p>6 Officer's letter;</p> <p>7 Exhibit B-6 will be the Fire Prevention</p> <p>8 Bureau letter;</p> <p>9 Exhibit -- I did not see, by the way,</p> <p>10 Environmental Commission, I guess they didn't review</p> <p>11 this?</p> <p>12 MAYOR TALERICO: There's a letter.</p> <p>13 MR. LECKSTEIN: There is? All right, so</p> <p>14 I missed it somehow. We'll mark that in then as</p> <p>15 Exhibit B-7 will be the Environmental Commission's</p> <p>16 letter;</p> <p>17 Exhibit B-8 will be the Netflix</p> <p>18 resolution adopted May 19, 2025, that was the initial</p> <p>19 phase;</p> <p>20 And then Exhibit B-9 will be the</p> <p>21 amendment to the Netflix resolution adopted tonight,</p> <p>22 September 2, 2025, that's the one you guys adopted.</p> <p>23 I wanted those two resolutions marked in as part of</p> <p>24 the evidence.</p> <p>25 CHAIRMAN WOLOSHIN: Lisa, can I call you</p>                                                 | <p style="text-align: right;">Page 10</p> <p>1 Lisa?</p> <p>2 MS. JOHN-BASTA: Yes.</p> <p>3 CHAIRMAN WOLOSHIN: Do we anticipate how</p> <p>4 long your testimony will be? And what I'm getting at</p> <p>5 is for all the years I've been on, we really try to</p> <p>6 cut things off at 10:30, people do get tired, people</p> <p>7 do have to work. If anyone, the board opposed that,</p> <p>8 unless you got like, oh, we have 10 minutes more</p> <p>9 testimony to go, unless anyone on the board has any</p> <p>10 different story, we will close things off at 10:30.</p> <p>11 Again, if 10:30 comes and you go oh, I got 10 minutes</p> <p>12 left, and if the board has no problem with that, we</p> <p>13 can continue.</p> <p>14 MS. JOHN-BASTA: Sure. We'll see how it</p> <p>15 goes, yes.</p> <p>16 Okay, all right and just before we start</p> <p>17 with our affirmative testimony, we did pre-mark</p> <p>18 exhibits to hopefully make this go a little bit more</p> <p>19 streamlined. But, just for the record, all the</p> <p>20 exhibits that are marked and that we're gonna be</p> <p>21 showing on the screen, they're all just colored</p> <p>22 renderings of everything that has already been filed</p> <p>23 with the board.</p> <p>24 Okay, so our first witness is Kenneth</p> <p>25 Falcon he's the senior program manager and design,</p>                                          |
| <p style="text-align: right;">Page 11</p> <p>1 for design and construction with Netflix Studios.</p> <p>2 Kenneth, how long have you been employed with</p> <p>3 Netflix?</p> <p>4 MR. LECKSTEIN: Let's just swear him in.</p> <p>5</p> <p>6 KENNETH FALCON, F-A-L-C-O-N, having first been duly</p> <p>7 sworn, testified under his oath as follows:</p> <p>8 MR. LECKSTEIN: And just state your name</p> <p>9 again for the record.</p> <p>10 MR. FALCON: Kenneth Falcon, F-A-L-C-O-N.</p> <p>11 MR. LECKSTEIN: And your affiliation with</p> <p>12 Netflix?</p> <p>13 MR. FALCON: I'm the senior program</p> <p>14 manager, global design and construction with the</p> <p>15 studios, and senior project manager for the Fort</p> <p>16 Monmouth project.</p> <p>17 MR. LECKSTEIN: Thank you. Go ahead.</p> <p>18 MS. JOHN-BASTA: And in your capacity and</p> <p>19 role at Netflix, you're familiar with the studio</p> <p>20 operations as well as what is being proposed at Fort</p> <p>21 Monmouth?</p> <p>22 MR. FALCON: Yes.</p> <p>23 MS. JOHN-BASTA: And, Kenneth, I know</p> <p>24 we're going to go through renderings and exhibits</p> <p>25 that show buildings, you did hire the design</p> | <p style="text-align: right;">Page 12</p> <p>1 professionals and architects for this project?</p> <p>2 MR. FALCON: Yes, correct.</p> <p>3 MS. JOHN-BASTA: And you're fully familiar</p> <p>4 with the architectural aspects of it?</p> <p>5 MR. FALCON: Yes, I have been in all of</p> <p>6 the meetings and guided the overall direction of the</p> <p>7 project.</p> <p>8 MS. JOHN-BASTA: And just for the board's</p> <p>9 edification, we do have the licensed architect here</p> <p>10 in case there is something very technical that you</p> <p>11 need to go over related to the plans.</p> <p>12 Okay, so Kenneth, can we just start with</p> <p>13 going through an overview as to why Netflix was</p> <p>14 attracted to this particular site?</p> <p>15 MR. FALCON: Yes, being that New Jersey is</p> <p>16 considered the birthplace of the film industry, we</p> <p>17 are excited to establish a home in this part of New</p> <p>18 Jersey, as Fort Monmouth provides a unique</p> <p>19 opportunity to not only develop a large parcel, but</p> <p>20 it close to top notch crews and talent.</p> <p>21 The site is attractive as it is a</p> <p>22 relatively contiguous site that allows us to develop</p> <p>23 a new ground Netflix Studio facility. Furthermore,</p> <p>24 the Eatontown side of the studio campus which has the</p> <p>25 bulk of the development, will have our main entrance</p> |

1 and front door and act as a primary interest with a  
2 renovated Vail Hall anchoring the south side of  
3 Avenue of Memories and a new N Plaza, our public  
4 facing outdoor gathering area to the north side of  
5 Avenue of Memories.

6 I would actually like to start showing  
7 this presentation with a computer generated  
8 flythrough of our proposed studio development as an  
9 overview before we dive into the detailed elements of  
10 the testimony of phase 1, of the phase 1B project.

11 MS. JOHN-BASTA: If it's okay, we  
12 pre-marked this as A-13.

13 MR. FALCON: I will be acting as voiceover  
14 artist 1 as we walk through the flyover. So, this  
15 shows the entire campus, phase 1B. Here we're at the  
16 corner of Avenue of Memories and Highway 35 with the  
17 public pocket park that I noted. Here's a monument  
18 sign that we will address a little bit later in the  
19 renderings. We will continue along Avenue of  
20 Memories, here is a glimpse of the N Plaza, public  
21 facing park that I mentioned with Vail Hall on the  
22 south side, fully renovated with a new landscaping,  
23 hardscape out front, and then you'll see the N Plaza  
24 which is the public facing portion outside of our  
25 main entrance across on the north side.

1 overview of the mega parcel. This, the way that we  
2 call it, is it correct that Netflix is the contract  
3 purchaser of 292 acres of land to be purchased within  
4 Fort Monmouth?

5 MR. FALCON: That is correct.

6 MS. JOHN-BASTA: And the red that is  
7 shaded on the screen, that is where the phase 1  
8 development, which was previously approved by both  
9 Eatontown and Oceanport, is that correct?

10 MR. FALCON: Correct, that is zone number  
11 4 which is in the Eatontown side and the zone number  
12 7 which is the Oceanport side.

13 MS. JOHN-BASTA: And the subject of the  
14 application, phase 1B that is shaded in yellow  
15 identified as zones 1, 2, 3, and 5 and that  
16 corresponds to the reuse plan, is that correct?

17 MR. FALCON: That's correct.

18 MS. JOHN-BASTA: And that is approximately  
19 155 acres?

20 MR. FALCON: Yes.

21 MS. JOHN-BASTA: Okay, if we can, let's  
22 start talking about phase 1 in particular which is  
23 the largest development site within phase 1B. And if  
24 you could work the board through the entrance and  
25 through the campus, please.

1 We kind of make our way through some  
2 traditional kind of pilasters, kind of see the  
3 overall production office building. We will enter  
4 through our Netflix streams and enter the main gate  
5 of the campus. As we swing around here, the  
6 production support, the production office building is  
7 right here on the right-hand side. Transfers into  
8 the campus, you will see our dual stages with the  
9 two-story production support building attached.  
10 There is a pair of these with two twin stages on the  
11 south side of the campus here. There is a specific  
12 neighborhood, neighborhood number 1. As we swing  
13 around, you will see neighborhood number 2 which has  
14 the same compliment, but the architecture streams a  
15 little differently.

16 Here we enter our executive outpost which  
17 are small offices designed to look like residential  
18 housing so we can actually do filming on the outside.  
19 We jump to the south campus which shows our base camp  
20 and ancillary parking. There is a glimpse of the  
21 JCP&L substation that's in the middle of the campus,  
22 and we end again with the monument sign at the corner  
23 of Avenue of Memories and 35.

24 MS. JOHN-BASTA: Thank you, Ken. If we  
25 can flip to A-14. Okay, Kenneth, this is a general

1 MR. FALCON: Yes, the slide exhibit A-15  
2 actually has in the red outline, the phase, the  
3 development zone number 1 and then 3 and 5 and then  
4 number 2 where Vail Hall is.

5 As we get into the detail, next slide,  
6 exhibit A-16 shows that, it shows that we're starting  
7 here at Highway 35 and Avenue of Memories. We are  
8 keeping the iconic main gates as you enter Avenue of  
9 Memories down Route 35.

10 Next slide is an aerial view, bird's eye  
11 view, Exhibit A-17 that shows our public pocket park.  
12 The pocket park immigrates the iconic gates, a storm  
13 water basin, a trellis area for this attached master  
14 trail system and the monument sign that notes Netflix  
15 as the bookend on the far west end of the campus.

16 CHAIRMAN WOLOSHIN: That's open to the  
17 public, that section?

18 MR. FALCON: That is all opened to the  
19 public, correct.

20 Exhibit A-18 here shows a more detailed  
21 blowup of a monument sign which anchors the west end  
22 of the Eatontown studio campus. It is also near, the  
23 same monument sign is mirrored at the east end of the  
24 campus next to the FMERA building in the phase 1A  
25 portion of the project.

1 Here, this view exhibit A-19 shows the  
2 view from the trellis area from the pocket park and  
3 once again this is open to the public. This is  
4 actually part of the master trail system that kind of  
5 cuts the corner of this pocket park and the storm  
6 water basin. The storm water basin as our civil  
7 engineer will testify later, will always have water  
8 in it, and we're going to accent it with a larger  
9 fountain to make it even more of a public attraction  
10 in that corner.

11 This exhibit A-20 is a very important  
12 aspect of the pocket park and will be incorporating a  
13 plaque around this trellis area that notes the  
14 history of the memorials along the Avenue of  
15 Memories. The verbiage that is going to be on the  
16 actual base of the plaque here is a replica of the  
17 highway sign that is actually on Avenue of Memories  
18 right now, this is the exact wording of the history  
19 of the 117 memorials. But what we'll be adding at  
20 the very bottom is as of a rededication date that  
21 we're looking for in the future, notes that all 117  
22 monuments will be relocated to Cowan Park at  
23 Oceanport Avenue in Oceanport, New Jersey.

24 In the next slide, A-21, while this is  
25 not in the purview of the phase 1B project, we want

1 to give you context of the memorials that we are  
2 moving. As part of the project, we will be moving  
3 memorials permanently to Cowan Park to better honor  
4 the fallen, allowing all the memorials to be honored  
5 equally with the existing flagpole in two designated  
6 memorial trees.

7 Next slide A-22, once again kind of shows  
8 a pedestrian view of the memorials on each side of  
9 the sidewalk that is existing in Cowan. We also  
10 wanted to highlight here that we heard you very  
11 clearly at the last hearing, and we have reintroduced  
12 the moments at 10 locations along the master trail  
13 system that runs parallel to Avenue of Memories here  
14 in red. They will actually tell the history of the  
15 Fort along these, along each of these iconic  
16 pilasters.

17 We chose not to, as we mentioned last  
18 time, we chose to take the moments away from the wall  
19 because the wall actually, it varies from the master  
20 trail system along the entire perimeter, along the  
21 entire perimeter of our exterior secured wall, and we  
22 want to allow the story to be interactive with, as  
23 you walk along the Avenue of Memories with the  
24 general public.

25 Next slide A-24 shows one of the

1 monuments, one of the moments along the master trail  
2 system that will have the story of the Fort on two  
3 sides as you walk across the, as you walk down Avenue  
4 of Memories along the master trail system from 35  
5 through the Eatontown side, you will actually get the  
6 history.

7 CHAIRMAN WOLOSHIN: Will it be stone?  
8 MR. FALCON: We're looking at the  
9 materials if it's gonna be stone or if it's going to  
10 be some type of a metal plaque with the inscription.  
11 We are going to be engaging a historian that has  
12 worked closely with the board in the past to make  
13 sure that the story is told properly.

14 CHAIRMAN WOLOSHIN: Good.

15 MR. FALCON: As noted, we talked about the  
16 master trail system, the master trail continues along  
17 the north end of development zone 1 along Highway 35.  
18 This picture noted in Exhibit A-25 shows that we have  
19 added a manmade berm that helps shield the views into  
20 the studio from the master trail system. So, the  
21 berm kind of elevates from the master trail system to  
22 the right-hand side of this image.

23 This Exhibit A-26 shows the master trail  
24 system from the perspective of Highway 35. The  
25 existing wrought iron fence and brick pilasters that

1 are along 35 right now, we are going to be, we're  
2 gonna we cutting sections along the existing fence or  
3 the existing wall and the master trail system serving  
4 — between those, between the existing and our  
5 secured perimeter will be on the inside of the master  
6 trail system further between the berm and the  
7 building in the back.

8 CHAIRMAN WOLOSHIN: Okay, Kenneth, the  
9 trails are bicycle and for walking?

10 MR. FALCON: Yes, correct. It matches the  
11 existing master trail system that the mayor has set  
12 up. It's between 10 feet and 12 feet that  
13 circumvents most of the entire Fort Monmouth  
14 property. As each developer acquires each property,  
15 they are responsible for adding in and making sure  
16 that connectivity to the entire master trail system.

17 As we continue along the north side of  
18 development zone 1 along Parkers Creek, as is shown  
19 here, you get a glimpse of the master trail system,  
20 Parkers Creek would be on the left side of the master  
21 trail system in this image. We have our secured  
22 perimeter wall here shown here on the left-hand side  
23 and in the background, you get a glimpse of our  
24 production support building, and twin stages 7 and 8  
25 which we will cover in detail further.

1 MS. BUCZNY: Is your image flipped because  
 2 you keep referring to left hand, right hand?  
 3 MR. FALCON: Sorry.  
 4 MS. JOHN-BASTA: That is to the left.  
 5 MS. BUCZNY: The fence is on the right.  
 6 MR. FALCON: The fence is on the right.  
 7 MR. ALCOTT: But, this is on the north end  
 8 of the property.  
 9 MS. BUCZNY: He just said the fence is on  
 10 the right-hand side.  
 11 MR. FALCON: That was my mistake. Jumping  
 12 to the south side of the development, so this is  
 13 along Avenue of Memories, we see another one of our  
 14 production support buildings. This image is actually  
 15 looking east, so we actually see another of our  
 16 production support buildings in twin stages 9 and 10,  
 17 and once again, we will cover the details of that  
 18 building in the stage in subsequent testimony.  
 19 As we continue moving west along the  
 20 Avenue of Memories, we show another storm water  
 21 basin. This one is turned back around so this way we  
 22 are actually facing west in this image right here  
 23 showing the support buildings on the south side of  
 24 the street. Wanted to note here that the, all of the  
 25 grass from the curbline from the low strip on Avenue

1 drop-off areas, so that would be for people that are  
 2 dropping off employees or production crew and any  
 3 Uber pick-up or drop-off will be in that little  
 4 turnoff area.  
 5 Diving a little bit more detail into the  
 6 red N, it's going to be a painted structure, painted  
 7 metal structure approximately 73 feet by 40 feet with  
 8 a two foot shade structure that is both solid and  
 9 trellised. And as I mentioned before, it's supported  
 10 on 10 foot columns so the height of the N as it is  
 11 elevated above the plaza is 10 feet.  
 12 One other element that we wanted to  
 13 highlight is the lighted architectural entryway that  
 14 is 205 feet away from the curb of Avenue of Memories,  
 15 it is internally lit and it expands the main drive by  
 16 75 feet. The top of that structure is 18 feet 2  
 17 inches, it is made up of 5 individual portals of the  
 18 Netflix streams and once again, those are internally  
 19 lit.  
 20 CHAIRMAN WOLOSHIN: The N at nighttime  
 21 will be lit underneath?  
 22 MR. FALCON: It will be lit, correct, it  
 23 won't be lit from below, it will actually be lit at  
 24 the edges of the perimeter of the N itself.  
 25 CHAIRMAN WOLOSHIN: There is tables so

1 of Memories to the master trail system is irrigated,  
 2 as well as from the edge of the master trail system  
 3 up to where the tree is right here at the edge of the  
 4 storm water basin is also irrigated and the storm  
 5 water basin itself is not irrigated as that is a  
 6 contained piece that our civil engineer testified to.

7 MR. LECKSTEIN: So, can we just make  
 8 clear that this is exhibit A-29 and the previous page  
 9 that you referenced was A-28. You were saying the  
 10 exhibit numbers originally and then you stopped  
 11 saying them, so if you can continue saying them.

12 MR. FALCON: Okay. Here Exhibit A-30, we  
 13 are arriving at our front door which is gonna be the  
 14 main entrance of our campus and our N Plaza. What is  
 15 actually located N Plaza, we have an aluminum shade  
 16 structure in the shape of an N, it is actually at 10  
 17 feet high above all of the columns and the shadow  
 18 cast kind of the end into the ground, so it's kind of  
 19 a little Easter egg piece within the public plaza.  
 20 We also have tables and chairs that we have for  
 21 public use. So if anybody is using the master trail  
 22 system and wants to stop to rest or have a coffee,  
 23 this is all outside of our secured perimeter so it's  
 24 available to the general public.

25 The N, as you notice, is centered in our

1 if somebody goes there 8:00 at night with a snack, it  
 2 will be lit?

3 MR. FALCON: There is adequate lighting,  
 4 as well as the tree wells, all the tree wells in the  
 5 whole park will be lit. So yes, it is, we would  
 6 encourage people to use it during the day and in the  
 7 evening hours essentially.

8 All right, now we're going to be moving  
 9 into some of the more detailed information of the  
 10 presentation, the testimony. Exhibit A-31 shows four  
 11 twin stages with the support building attached to  
 12 them. These, the sound stages, a little bit more  
 13 information with regards to what is in the sound  
 14 stages, next slide.

15 So, exhibit A-32 illustrates a sound  
 16 stage which is our soundproof building typically with  
 17 large elephant doors shown here underneath stage 8  
 18 with very high ceilings that are used for filming and  
 19 production. It's primary function is to provide an  
 20 indoor environment for filming which is properly lit,  
 21 sound controlled, and has better acoustics than using  
 22 an outdoor location.

23 The twin sound stages are, we have two  
 24 twin sound stages, stages 5 and 6, and 9 and 10.  
 25 They are approximate 73,308 square feet.

1 Essentially, those are two 20,000 square foot sound  
2 stages with a moveable wall in between so you can  
3 actually rent them as two 20,000 square foot or one  
4 40,000 square foot. The sound stages opposite here,  
5 along Avenue of Memories are sound stages 7 and 8 and  
6 11 and 12. Those are a little bigger. The total  
7 gross square footage of those including the building,  
8 support building is 83,113 and essentially those are  
9 two 25,000 square foot stages that can make a 50,000  
10 square foot stage.

11 CHAIRMAN WOLOSHIN: And they're all  
12 about two stories high?

13 MR. FALCON: These are 70 feet tall and so  
14 they're the max available under the reuse plan. The  
15 office buildings that are attached to them are two  
16 story buildings.

17 CHAIRMAN WOLOSHIN: And these are, how  
18 tall are they?

19 MR. FALCON: 70 feet.

20 MS. JOHN-BASTA: 70 feet is the height of  
21 the sound stages itself. Oh, with respect to the  
22 materials of the sound stages, can you discuss what  
23 they are?

24 MR. FALCON: Yes, the materials of the  
25 sound stages are, it's the concrete, precast concrete

1 panels that are lifted into place with the elephant  
2 doors and attached, the mechanical and restroom pods  
3 at the back sides.

4 MS. JOHN-BASTA: And our planner will get  
5 into this in more detail, but we are requesting the  
6 design waiver from the transparency requirements of  
7 the FMERA land use regulations and can you discuss  
8 the rationale for that?

9 MR. FALCON: There is, based on the way I  
10 described, these are completely kind of black boxes  
11 to be able to film inside, so we have zero  
12 transparency on the stage sides, however, on the east  
13 and west sides of the buildings, we have, where the  
14 office side is we have 38 percent transparency on the  
15 front of those buildings, of the support buildings,  
16 and with five percent on each west and east side.

17 MS. JOHN-BASTA: And while we're still on  
18 this slide, there are several different sign types  
19 that are being proposed. One identification sign  
20 that is now being squared up. Now, can you discuss  
21 that sign?

22 MR. FALCON: Yes, we're actually looking  
23 for a variance on the stage sign right here. The  
24 reuse amendment allows up to 10 feet, our standard in  
25 Netflix in all of our campuses globally are 8 feet.

1 The reason why that is the case is because we've  
2 done --

3 MS. JOHN-BASTA: 12 feet.

4 MR. FALCON: 12 feet, sorry, I was looking  
5 at stage 8. We are asking, currently it's allowed 10  
6 feet, we're asking for 12 feet which is a variance  
7 that was approved for the phase 1A project portion of  
8 the project, and as I mentioned, it is our standard  
9 globally on all of our projects. We've done some  
10 studies, these specific stages do not have specific  
11 addresses, so these are the kind of stage ID numbers  
12 and for emergency services and fire response we want  
13 them very visible from anywhere on the campus when  
14 you're facing the signs themselves.

15 MS. JOHN-BASTA: And aesthetically, they  
16 match the scale of the building?

17 MR. FALCON: Correct, yes.

18 MS. JOHN-BASTA: And the lighting on those  
19 signs, are they externally lit?

20 MR. FALCON: They're externally lit with  
21 shields facing down to the, just shining on the edge  
22 of the stage.

23 MR. ROTH: Now, the stage numbers, are  
24 they on all four sides of the building?

25 MR. FALCON: They are on, they are usually

1 on two sides based on where you're coming into the  
2 campus, so you always, from whatever gate or whatever  
3 maintenance you're able to identify the stage from  
4 that sign.

5 MR. LECKSTEIN: Before you go on, I just  
6 want to point out because you talked about a  
7 variance, the monuments that you're putting in along  
8 the Avenue of Memories, those are gonna require  
9 variances because they're not permitted within the  
10 reuse plan?

11 MR. FALCON: No, the actual monument, the  
12 monument signs that say Fort Monmouth?

13 MR. LECKSTEIN: No, no, no.

14 MS. BELL: The moments.

15 MR. LECKSTEIN: The moments.

16 MS. BELL: I don't know if you're the  
17 appropriate person to provide testimony, but we will  
18 need some additional testimony on the moments, where  
19 their exact locations are, their side, what  
20 materials, you said they might be stone, they may not  
21 be the location of them along the trail and they  
22 weren't contemplated in the reuse plan amendment, so  
23 there is no standards for them so you will need a  
24 variance for.

25 MR. LECKSTEIN: And we're not suggesting

1 that you need to come back, I mean obviously, this is  
2 something the board wanted and requested, so I don't  
3 think the board will have, I don't want to speak for  
4 them, but I don't think they will have a problem, it  
5 is what it is.

6 MS. BELL: We just need a witness to.

7 MS. JOHN-BASTA: Well, if you want to talk  
8 about locations again, we can flip back to that,  
9 otherwise, we do have our professional planner here  
10 that can talk to the planning proofs related to it.

11 MR. LECKSTEIN: That's fine.

12 MS. JOHN-BASTA: We'll deal with that at  
13 that point in time.

14 So, Ken, there are a few other sign types  
15 that are located in the sound stages. What's being  
16 shown here, the larger type signs, those are called  
17 supergraphics, is that correct?

18 MR. FALCON: That is correct.

19 MS. JOHN-BASTA: And is the lighting the  
20 same as what is proposed for the identification  
21 signs?

22 MR. FALCON: They are, they are shielded  
23 lights facing down and these specific, and these  
24 specific, these elements right here would be in the  
25 evening hours after 12 midnight and before 6 a.m.

1 MR. FALCON: Correct. And this is the one  
2 that has, that does have the transparency of 35  
3 percent on the front and the east and the west sides  
4 are, has 5 percent transparency. This building is  
5 also duplicated, so this building is attached to the  
6 two stages that are further, are all along the Avenue  
7 of Memories.

8 MS. JOHN-BASTA: Next slide.

9 MR. FALCON: Moving on to the north side  
10 neighborhood, we chose to change the materials of  
11 this building, same floor plan, same two-story  
12 structure attached to our twin stages, however we  
13 wanted to look at materials that are a little bit  
14 softer, we incorporated wood, we incorporated a  
15 little color changes to be able to be more in, to  
16 relate better to the actual Parkers Creek and the  
17 wooded area that is along there, and also this, the  
18 neighbors in the Shrewsbury side will actually get  
19 glimpses of this building so we wanted to make it a  
20 little bit softer.

21 MS. JOHN-BASTA: And the exhibit that  
22 you're referring to is A-34.

23 MR. FALCON: Exhibit A-34 is the north  
24 side production support buildings along Parkers  
25 Creek.

1 would be dimmed down so there is no excess light.

2 CHAIRMAN WOLOSHIN: Are they printing or  
3 are they screens?

4 MR. FALCON: They're, no, they're not  
5 visual screens, they're actually printed, and all of  
6 these images are our productions, these aren't  
7 billboards, these aren't advertisements, these are  
8 all productions that are Netflix productions.

9 MS. JOHN-BASTA: And they can change?

10 MR. FALCON: And we change them on a  
11 regular basis.

12 MS. JOHN-BASTA: Okay, moving on to the  
13 next slide.

14 MR. FALCON: This image right here which  
15 is Exhibit A-33 shows our two story production  
16 support building that is attached to the stage. As I  
17 mentioned in the fly through, we kind of created  
18 these different neighborhoods. This neighborhood is  
19 facing the Avenue of Memories side, we looked at more  
20 of a brick kind of modern aesthetic, it drew from  
21 some of the existing buildings that were there and  
22 using some of the brick that is pretty prevalent over  
23 the entire campus.

24 MS. JOHN-BASTA: And this is a two story  
25 structure that is attached to the sound stage?

1 MS. JOHN-BASTA: And before we flip, there  
2 is a sign proposed over the entrance to the office  
3 support that is a channel letter sign?

4 MR. FALCON: That is correct, yes.

5 MS. JOHN-BASTA: Internally illuminated?

6 MR. FALCON: Internally illuminated.

7 MS. JOHN-BASTA: Thank you. Next slide.

8 MR. FALCON: Moving on to our --

9 MS. JOHN-BASTA: A-35.

10 MR. FALCON: Exhibit A-35, we are showing  
11 our mill buildings, there are three mill buildings,  
12 each at 61,800 square feet. What we do in these  
13 mills is actually, these are the areas where we build  
14 all of the sets and the props inside the mills and  
15 they are driven over to the stages themselves and  
16 built inside the stage. This image, A-36 shows the  
17 mill itself, it is a metal structure, it also has  
18 with roll up doors, it is approximately 35 feet tall  
19 with a 12 foot mechanical screening that is not  
20 continuous around there, but just in the centers  
21 where the mechanical equipment is. It is a basically  
22 metal painted building with the red slashes that  
23 mimic kind of our N that indicate bay doors. It also  
24 has the identification sign on the outside that is  
25 scaled to this building. This building does not

1 require a variance, it is not going to be 12 feet  
2 with also the lights shielded just facing down to the  
3 actual mill itself, and then we also have smaller one  
4 sheet two graphics that are tied to our shows.

5 MS. JOHN-BASTA: And again, for this  
6 building type, there is a transparency design waiver,  
7 if you can just address the rationale behind that as  
8 well?

9 MR. FALCON: Correct. And once again  
10 these are enclosed buildings where we're building the  
11 sets and stuff inside, so therefore, they are  
12 controlling light in there because they are looking  
13 at the paint and making, designing it to be able to  
14 build as a set and so therefore, they want to control  
15 the type of light that is coming in verses natural  
16 light coming through.

17 Moving on to our, to exhibit A-35 here.

18 MS. JOHN-BASTA: A-37.

19 MR. FALCON: Exhibit A-37 is our studio  
20 business production support office. Very long  
21 building, the acronym is an SBPSO. This production  
22 support office building is 60,000 square feet.

23 The next exhibit A-38 shows the  
24 four-story building. This building is composed of  
25 both kind of wood materials, as well as punch windows

1 and a stucco material with two different colors. We  
2 also have channel letters indicates the actual name  
3 of the production building itself. The activities  
4 inside this building is really just basically the  
5 general office and multipurpose spaces and individual  
6 suites that each production that comes on to the  
7 studio will rent, and so they vary in size from  
8 4,000, 8,000 square feet up to 12,000 square feet and  
9 they, based on the size of the production comes in  
10 they have the ability to use a specific suite that  
11 meets their specific needs.

12 MS. JOHN-BASTA: And just to clarify the  
13 operations, so this is for productions specific, it's  
14 not, it doesn't occur normally that the entire  
15 building would ever be occupied at any given time, is  
16 that correct?

17 MR. FALCON: Correct. And this would ebb  
18 and flow our typical kind of utilization occupancy of  
19 the stage is 60 percent, so we perceive the same use  
20 here at this building is probably 60 percent and also  
21 it varies on the, at the level at the time of  
22 production that they come in. When they first come  
23 in they are gonna take a smaller suite if they're  
24 just doing pre-production, as they grow in they'll  
25 actually grow in to a larger suite.

1 MS. BUCZNY: What was the material of that  
2 building?

3 MR. FALCON: Stucco with the wood trellis  
4 along, on that four story element. Continuing in our  
5 development area zone, we have our executive outpost  
6 in exhibit A-39. These are, next slide exhibit A-40  
7 as I mentioned in the fly through, these are smaller  
8 office buildings, they are used specifically for  
9 writer's room and producer offices and some of the  
10 production companies that come in don't really want  
11 to sit in kind of a big office building, they  
12 actually want creative office space and these are  
13 smaller buildings.

14 CHAIRMAN WOLOSHIN: How many of those do  
15 we have?

16 MR. FALCON: We have four of these. They  
17 range, one building is 2,000 square feet, second  
18 building is 3500, third building is 3300, and the  
19 last building is 2400 square feet. These are, while  
20 they look like residences from the outside, there is  
21 no bedrooms, there is no kitchens, there is a pantry  
22 in there just like you would have a pantry in an  
23 office, but there is no ovens or cooking that happens  
24 at the buildings.

25 The outside are used for exterior shots

1 and so they, the way that this is designed is the  
2 camera angle, you really can't tell what's around the  
3 corner, and so that's, you see them all the time in  
4 those Hallmark Channel, they always have the little  
5 cul-de-sac and they're always doing something in the  
6 cul-de-sac. This is the same kind of concept.

7 CHAIRMAN WOLOSHIN: You can actually add  
8 and delete anything you want.

9 MR. FALCON: Exactly. And then the  
10 inside, they can dress this for Christmas scene,  
11 whatever they need.

12 MS. JOHN-BASTA: And the height of those  
13 buildings, they're one story to two stories, is that  
14 correct?

15 MR. FALCON: That is correct. The one  
16 story buildings are 21 feet 6 inches, and the  
17 two-story office buildings are 25 feet, and that's  
18 the maximum height that is allowed for the executive  
19 outposts.

20 MS. JOHN-BASTA: And the types of  
21 materials of those buildings?

22 MR. FALCON: Similar to a residence on the  
23 outside so it would be the shingled roofs, exterior  
24 sconce lighting, wood paneling shutters, wood  
25 shutters, but dual pane windows, very much more like

1 a residential type kind of construction.

2 CHAIRMAN WOLOSHIN: And they're in  
3 secured area?

4 MR. FALCON: They're inside, yes, they're  
5 inside the actual, they're actually in the center of  
6 the campus. We want to go back, so they're, in this  
7 exhibit right here you can kind of see it.

8 MR. LECKSTEIN: So, referring to A-39.

9 MR. FALCON: A-39.

10 MS. JOHN-BASTA: And a transparency design  
11 variance is also requested for that as well for those  
12 buildings, they are resembling residential buildings?

13 MR. FALCON: Correct.

14 MS. JOHN-BASTA: And no signage proposed  
15 on those types of buildings?

16 MR. FALCON: No signage or anything on the  
17 outside.

18 MS. JOHN-BASTA: Okay, thank you.

19 MR. ALCOTT: So, how will they be  
20 addressable? Are they going to be building 1,  
21 building 2, like how do we alert emergency services?

22 CHAIRMAN WOLOSHIN: Emergency services.

23 MR. FALCON: They would have, good  
24 question, we probably have addresses specific, like  
25 you would in a residential neighborhood that you

1 actually you will be able to see them on the side of  
2 the doors.

3 MR. ALCOTT: All right, think about an  
4 ambulance going to a guy that is passed out.

5 CHAIRMAN WOLOSHIN: Fort Monmouth had  
6 everything numbered, building numbers, they're not  
7 streets so you can't put -- so building number, it's  
8 important.

9 MR. ALCOTT: Also just important,  
10 something to thing about.

11 MR. FALCON: We'll definitely add that.  
12 They won't be the commercial type building or channel  
13 letter building, but we will definitely have them  
14 lit.

15 MR. ALCOTT: Thank you.

16 MR. FALCON: And this is the last two, is  
17 the image looking at the east, that executive  
18 outposts facing southeast and this is Exhibit A-41,  
19 so this is the last two of the executive outposts.

20 MS. BUCZNY: Will they all be required to  
21 have Knox boxes?

22 MR. ALCOTT: That's up to the fire  
23 official, I would.

24 MR. FALCON: We could easily provide  
25 those. We always also provide Knox boxes on all

1 exterior gates, on all the gates. We do have some  
2 gates that are managed 24/7, but all the gates do  
3 have Knox boxes, that is our standard.

4 MS. JOHN-BASTA: And there is security  
5 onsite 24 hours a day?

6 MR. FALCON: 24/7 as well as roving  
7 security and cameras, et cetera.

8 MAYOR TALERICO: And we're also going to  
9 have substantial discussions about emergency services  
10 as this project comes into fruition anyway, so that  
11 will happen as well.

12 MS. JOHN-BASTA: Okay.

13 MR. FALCON: Continuing on our development  
14 number 1, zone number 1 we have what we call a base  
15 camp.

16 MS. JOHN-BASTA: You're referring to A-42?

17 MR. FALCON: Yep, Exhibit A-42. Our base  
18 camps are where our production vehicles, support  
19 vehicles for productions are placed.

20 MS. JOHN-BASTA: Ken, before I flip to the  
21 next slide, I just want to, this is centered in the  
22 center of the campus for development zone, correct?

23 MR. FALCON: Correct, this is.

24 MS. JOHN-BASTA: Okay, if you could flip  
25 to the next slide, A-43.

1 MR. FALCON: This image right here shows  
2 kind of the activities that happen in a base camp, we  
3 have trailers for talent, we have what we call craft  
4 services which are basically the snacks and the  
5 coffee, to be able to keep the crew going through the  
6 things, and we also have typically hair and makeup  
7 trailers. All of these base camps are, each  
8 production has a base camp area adjacent to their  
9 stage and those vehicles, when they would go out on  
10 location, all of those vehicles would actually go out  
11 on location, they might be gone for two or three  
12 days, kind of filming in a specific location, and  
13 then they come back and those vehicles support the  
14 activities we have inside the stage. And that's what  
15 happens in our base camp.

16 MS. VAZQUEZ: It gets broken down every  
17 night?

18 MR. FALCON: No, they typically stay  
19 pretty active.

20 MS. JOHN-BASTA: For the length of the  
21 production?

22 MR. FALCON: For the length of the  
23 production, sorry, for the length of the production.

24 MR. ALCOTT: Craft services, so to speak.

25 MR. FALCON: Correct exactly.

1 Moving on to the backlot area on Exhibit  
2 A-44, the backlot is approximately five acres. Going  
3 to the next slide, Exhibit A-45, this is an example  
4 of what a backlot set would look like. This is, the  
5 backlot is an outdoor area so we can shoot outdoor  
6 scenes but in a controlled environment. They are  
7 using large exterior sets that are made to film on  
8 one side. As you can see here, the actual public  
9 kind of street side and the back side is just, it's  
10 really just a facade. And there is no lighting,  
11 there is no permanent lighting associated with this,  
12 it's all theatrical lit during the shoot day itself.

13 CHAIRMAN WOLOSHIN: And it can change  
14 every few years?

15 MR. FALCON: Well, it's actually based on  
16 the specific production.

17 CHAIRMAN WOLOSHIN: So, once a  
18 production is done you can --

19 MR. FALCON: They are responsible for  
20 actually removing the base camp and turning it over  
21 actually as a room swept area, and then the next  
22 production would come in and design their backlot if  
23 they have a backlot associated with, if they have any  
24 extras.

25 CHAIRMAN WOLOSHIN: So, you need

1 building permits from the town for these?

2 MR. FALCON: You do not because they are  
3 not occupiable space, they are not actually  
4 buildings, they're just the fronts.

5 MS. VAZQUEZ: And you'll build them  
6 right there at that location?

7 MR. FALCON: Exactly, the carpenters  
8 actually build them onsite.

9 MS. JOHN-BASTA: Within the mill building?

10 MR. FALCON: Within the mill building.

11 CHAIRMAN WOLOSHIN: And that's that five  
12 acre section?

13 MR. FALCON: Correct. We are now, we have  
14 left development zone 1 right now and we are moving  
15 to development zone 2 shown here in Exhibit A-46.

16 This is Vail Hall. Exhibit A-47 actually shows the  
17 renovated Vail Hall with the new hardscape and  
18 landscaping in front. Vail Hall is 36,483 square  
19 feet. It's an existing three story building, I'm  
20 sure everyone knows Vail Hall driving down Avenue of  
21 Memories. But once again, we're very excited to want  
22 to keep this building and actually make it our front  
23 door plaza. This building is also classified as that  
24 studio business production support office which is  
25 just general office for productions. They will be on

1 the second floor in that little suite on the third  
2 floor penthouse. It will also have our visitor  
3 check-in and really the welcome center. If you are  
4 new to the campus and will have our security  
5 operations centered in there as well so you're coming  
6 in to get your badge, et cetera before you make it  
7 over to the campus itself.

8 MS. JOHN-BASTA: And no additional signage  
9 is proposed at this time on Vail Hall, is that  
10 correct?

11 MR. FALCON: Correct.

12 MS. JOHN-BASTA: And the lighting, any  
13 sort of facade lighting?

14 MR. FALCON: The lighting is just gonna be  
15 simple architectural lighting, there is no uplighting  
16 or anything specifically, we're just adding lights,  
17 architectural feature lights on the front facade of  
18 the building.

19 MS. VAZQUEZ: Will that building be  
20 open everyday?

21 MR. FALCON: This building will be open  
22 every day, correct.

23 MS. MARTINOCK: And just to confirm, it's  
24 still going to say Vail Hall?

25 MR. FALCON: We haven't looked at the

1 names of all the buildings yet, but that is what  
2 we're looking at right now. We also wanted to show  
3 the Vail Hall from the back of the property, so this  
4 is at our property line looking, which is south of  
5 Wampum Brook. This is the landfill area that the  
6 army cleared out. You will notice --

7 MR. LECKSTEIN: It's Exhibit A-48.

8 MR. FALCON: It's Exhibit A-48, shows the  
9 back of Vail Hall. We have on the right-hand side of  
10 Vail Hall, where the old metal data center annex was  
11 we're removing that and putting a grove of trees  
12 along that back side, that's in compliance with the  
13 reuse plan. So, any residents, or any property on  
14 that side will only see glimpses of the Avenue of  
15 Memories because that building used to be there.  
16 When the building comes down we will be putting the  
17 trees up.

18 MR. DIEDRICHSEN: Are you cleaning up  
19 any other surprises planned there?

20 MR. FALCON: Hopefully we won't find too  
21 many surprises, but yes, we're cleaning up any  
22 surprises in regard, especially on the data center  
23 side, that whole metal building is all coming down.  
24 There is a connection between that metal building and  
25 the actual building that kind of goes a little

1 underground, all of that's being removed.

2 MS. BUCZNY: Does the walking path go  
3 along that?

4 MR. FALCON: The walking path is only a  
5 short section of, on the south side of the creek.  
6 Our civil engineer will actually testify later with  
7 regards to all of the connectivity of master trail  
8 system on the entire property.

9 This image, Exhibit A-49 shows both  
10 development zone 3 which is along Avenue of Memories  
11 and development zone 5 which is the south side of the  
12 property along Nicodemus and Wilson Avenue. The  
13 on-tech parcel and tech parcel A, and the barracks  
14 parcel which is in development zone 3, is made up of  
15 the base camp and an ancillary parking. This image  
16 right here which is Exhibit A-50 shows from Avenue of  
17 Memories a glimpse into the base camp area.

18 This image right here is on development  
19 zone 5 which is the JCP&L new substation that is  
20 going in and a view of our electrical cut.

21 MS. JOHN-BASTA: A-51.

22 MR. FALCON: This exhibit A-51, this  
23 substation is actually located in the middle of that  
24 parcel, so it's not on any of the public streets  
25 which is Nicodemus, Wilson or Avenue of Memories. We

1 specifically brought it in to be able to be a little  
2 bit more sheltered from any public views.

3 CHAIRMAN WOLOSHIN: These utilities are  
4 all underground, am I correct?

5 MR. FALCON: The JCP&L actually will be  
6 coming overhead because they actually, there is a,  
7 they own a strip of land between development zone 3  
8 and zone 5 where their main high power along that  
9 little strip right there is owned by JCP&L and so  
10 their power is coming overhead into the substation,  
11 then under --

12 MR. LECKSTEIN: And you're talking about  
13 A-40 -- you went back to A-49.

14 MR. FALCON: Yeah, A-49.

15 MAYOR TALERICO: And that strip is the  
16 same, when -- came to the planning board, they had  
17 that same carve out as well.

18 MS. JOHN-BASTA: Okay, and then just to --

19 MR. FALCON: One item that we kind of  
20 touched on a little earlier, we don't have a specific  
21 exhibit on there but I want to kind of highlight the  
22 security, this is gonna be involved in the campus.  
23 As I mentioned, we have security guard booths and  
24 gates that limit people coming into our perimeter.

25 MS. JOHN-BASTA: What you're referring to

1 is A-53 at this point in time just to show an  
2 overview of the site.

3 MR. FALCON: We have a perimeter security  
4 wall, we have roaming security, and then we have  
5 cameras. We also are installing radar and infrared  
6 detection along the creek because the creek actually  
7 runs through our property so to be able to, to secure  
8 that area, we are limited for what, from the  
9 environmental standpoint, what we can do close to the  
10 water, but we resolved it from a technical standpoint  
11 in regards to using infrared and motion sensors to  
12 make sure that anybody coming into the property, we  
13 are still able to secure it properly.

14 MS. JOHN-BASTA: Thank you, Kenneth. I  
15 have no further questions for this witness.

16 CHAIRMAN WOLOSHIN: Kenneth, people are  
17 asking me, when is it going to be operational? I  
18 have no idea. Do we have a target date of when  
19 things will be?

20 MR. FALCON: I can tell you. So this  
21 portion of the project which is the phase 1B will be  
22 in the middle of 2028, but phase 1A, which you  
23 already know, is a year earlier in 2027.

24 CHAIRMAN WOLOSHIN: Okay, okay.

25 MR. FALCON: So, 2027 and then a year

1 later, 2028 will be fully occupied because we  
2 actually are very anxious to get into New Jersey. We  
3 are actually filming now, this past year we had 11  
4 productions that are filming in New Jersey as well.  
5 I think it's a couple of them are doing some location  
6 shoots around here, I know that they've done it, but  
7 our productions are anxious to get into the stages  
8 themselves.

9 MS. BUCZNY: Are you creating a new  
10 roadway, a new entryway from Route 35?

11 MS. JOHN-BASTA: Our civil engineer can  
12 get into that in more detail. I don't want to speak  
13 to it, but our civil engineer who is our next witness  
14 can discuss that.

15 MR. FALCON: Yeah, it's only a, it's a  
16 one-way in and one-way out so we're not doing a curb  
17 cut across 35, it's just on the 35 side.

18 MR. DIEDRICHSEN: So, it will be the  
19 way in?

20 MR. FALCON: Correct. It will be a right  
21 turn in and a right turn out.

22 MS. VAZQUEZ: And that's there now,  
23 right?

24 MS. JOHN-BASTA: Yes, I believe it is  
25 there now, I just didn't want to say that because I

1 wasn't 100 percent.

2 MS. VAZQUEZ: It's not an in now, it's  
3 just an out?

4 MR. FALCON: It's just an out.

5 MR. DIEDRICHSEN: There is only an  
6 out?

7 MR. FALCON: Correct. But, Chris will  
8 actually review all of that in detail.

9 MR. ROTH: I'm not sure if Ken can  
10 answer this question, I know it was brought up in our  
11 fire prevention meeting about some sort of smoke  
12 evacuation system on the roof for the studios.  
13 Will Ken be able to comment on that or one of the  
14 engineers?

15 MR. FALCON: Mm-hmm.

16 MR. ROTH: Because I know there was a  
17 concern about fire prevention, God forbid there was a  
18 fire, I'm sure you guys use smoke or some kind of  
19 pyrotechnics, I'm trying to ventilate those large  
20 buildings and it will be very difficult to do it  
21 through those 20 foot doors. Are you guys planning  
22 on putting any type of smoke detectors on the  
23 ceiling?

24 MR. FALCON: Yes, and there, the system  
25 allows us to fully eject any type of special effects

1 that we're doing in there. They actually do utilize  
2 the doors. The doors, when the special effects is  
3 finished, the doors actually open and they exhaust  
4 the whole thing out.

5 MR. ROTH: And they can be manually  
6 controlled, they're automatic in case of an  
7 emergency?

8 MR. FALCON: They are both. They are  
9 manually controlled in regards to, when the special  
10 effect is finished itself, but also in case it is an  
11 uncontrolled thing, they are all automatic as well.  
12 And they are all in, the sprinklers are all in there  
13 are the high yield fire sprinklers.

14 CHAIRMAN WOLOSHIN: And when we do have  
15 something that is a fire, there is gonna be first aid  
16 or personnel attending to that while it's happening?

17 MR. FALCON: That's typically an  
18 operational thing and yes the local, usually, we pull  
19 the permits specifically for that and the fire  
20 marshals are usually there witnessing or we have,  
21 depending on how we end up working on that side, we  
22 can have a third party. We haven't worked all the  
23 details yet.

24 MAYOR TALERICO: The borough and Netflix  
25 haven't resolved how that is going to happen yet.

1 MR. FALCON: And honestly, it is handled  
2 different ways in different areas of the country.  
3 Some areas have a designated fire person and others  
4 use third parties.

5 MR. ALCOTT: I have a few questions. So,  
6 first of all, Mr. Falcon, great job you killed it. I  
7 mean, honestly, this was one of the best  
8 presentations I've seen.

9 Couple of questions. One, the use of the  
10 building and so forth, so you said it might be rented  
11 or whatever it is, it's only Netflix productions?

12 MR. FALCON: It's only Netflix  
13 productions. When I say rented, it means that that  
14 production is taking the amount of space that they  
15 need, but this is not for third parties, we are not a  
16 for profit studio, this is for our productions being,  
17 using the New Jersey kind of campus.

18 MR. ALCOTT: Yeah, okay, that's great.  
19 The other main concern I have is the height of the  
20 stages. And I know you said that the stages are  
21 gonna be at the 70 foot max, which is what the max  
22 for what has been approved, right. So my question  
23 is --

24 MS. MATTHEWS: Can you pause for a  
25 second, please, something happened here.

1 (At which time a short break was taken)

2  
3 MR. ALCOTT: Can you go back to A-16,  
4 please. So, what I'm curious about is what you can  
5 see from outside of the facility. And of course  
6 we're use to the buildings that were there which I  
7 don't know, you guys can help me out, they were 4 or  
8 5 stories high, right?

9 So, I think they were 4, right, so a  
10 commercial building is 15, 12, 15 feet high per  
11 story, so at 70 feet, you're like 4 and a half  
12 stories. I guess what I want to know is, could you  
13 do with less height? Is there, is that a hard  
14 restriction, you guys will pull out of here we can't  
15 even start this project without a 70 story building,  
16 or is that a hard requirement, and what are the other  
17 sound stage heights around, you must have other  
18 studios, right.

19 MR. FALCON: It is a specific hard  
20 requirement based on the volume because we want a  
21 clear span, there is actually lighting grid and there  
22 is cat walks above there and that is the same height  
23 of all of our stages around the world.

24 MR. ALCOTT: And again, I will defer to  
25 everyone else, I don't know if anyone is concerned

1 about this, but I just want to get an idea and an  
 2 impression because you guys are gonna draw this and  
 3 paint this so that it looks good from our  
 4 perspective, right, but I'm suspecting, right, that  
 5 perhaps we're going to see exactly, where you're  
 6 pointing, we're gonna see some of the sound stages  
 7 from, maybe not Eatontown, but as you know north on  
 8 Route 35, it actually goes lower and some of the  
 9 buildings might be higher and also, I don't know how  
 10 high the trees are around there, I don't know that  
 11 they're 70 feet tall. They're not, right, so I just  
 12 wanted to air my concerns and I will defer to  
 13 everybody else on the board.

14 CHAIRMAN WOLOSHIN: I think it's gonna  
 15 look certainly better than the barracks, even when  
 16 they refurbish the barracks probably 30 years ago  
 17 they refurbished all of them.

18 MR. ALCOTT: So, how high were the  
 19 barracks?

20 MAYOR TALERICO: They are gonna be seen,  
 21 we shouldn't even try to sugarcoat it, they will be  
 22 seen. They're not asking for a variance for a  
 23 height, the zone allows it.

24 MR. ALCOTT: I'm not saying that, I'm just  
 25 asking what could you do with less and you're telling

1 of my questions.

2 MR. FALCON: And as I mentioned, all of  
 3 the gates can actually be secured that way and where  
 4 they are open, there is gonna be 24 hour security.

5 CHAIRMAN WOLOSHIN: Anyone else on the  
 6 board with questions?

7 MS. VAZQUEZ: I do. Where you're  
 8 moving the 117 memorials, will that be opening to the  
 9 public?

10 MR. FALCON: Yes, Cowan Park is open,  
 11 there is no walls or fences all around.

12 MS. MARTINOCK: Where is Cowan Park?

13 MR. FALCON: Cowan Park is the one where,  
 14 where Russell Hall is, it's on Oceanport Avenue in  
 15 Avenue of Memories.

16 MS. JOHN-BASTA: In Oceanport.

17 MR. FALCON: In Oceanport.

18 MS. MARTINOCK: So, it's on the Oceanport  
 19 side?

20 MR. FALCON: It's on the Oceanport side.

21 MR. LECKSTEIN: But it's on the Fort.

22 MR. FALCON: It is on the Fort property,  
 23 correct.

24 MS. BELL: It is where the large  
 25 flagpole is.

1 me that no, you couldn't.

2 MR. FALCON: I can't say that we  
 3 specifically designed them, like we put those two  
 4 story production buildings in front, to be able to  
 5 kind of like, to kind of get that step and staggered  
 6 look all the way back.

7 MR. ALCOTT: And I noticed that, too,  
 8 right, so I don't know what, if you want to go toward  
 9 that.

10 MS. JOHN-BASTA: Referring to A-28 on the  
 11 screen right now.

12 MR. ALCOTT: Yeah, so you can see, right,  
 13 so it's sort of from Route 35, maybe. Maybe you  
 14 won't even see the mill building, but then the other  
 15 sound stage is much further away so I see you did  
 16 that on purpose where you placed the buildings there.  
 17 And then the last question I have is, you have these  
 18 really secure fences around there, but the gates  
 19 themselves, I guess what I'm concerned with is, what  
 20 is gonna stop like a bad actor just from blasting  
 21 through those gates?

22 MR. FALCON: They are, where you're seeing  
 23 the gate arms, they are actually, we are able to  
 24 close all of the gates with 6 foot fences.

25 MR. ALCOTT: Fences, okay, that's the end

1 MR. FALCON: It is where the large  
 2 flagpole is now and Russell Hall, which is the big  
 3 brick building.

4 CHAIRMAN WOLOSHIN: Across from the old  
 5 firehouse.

6 MR. FALCON: Correct.

7 MS. VAZQUEZ: You will still allow them  
 8 to have memorial events there, the community to still  
 9 host memorial events?

10 MR. FALCON: Absolutely. And in fact I  
 11 said the kind of consensus, I'm not sure if you know,  
 12 but not all of the memorials are treated the same  
 13 along Avenue of Memories right now. Some have  
 14 sidewalks, some don't, some just have grass areas, so  
 15 by moving them over there initially, to be honest  
 16 with you, we were just going to move them temporarily  
 17 because we knew how important they were, but we had  
 18 such positive response from the county, from both  
 19 Oceanport and Eatontown.

20 MS. VAZQUEZ: It's a good spot, the  
 21 flagpole is there.

22 MR. FALCON: Right, and to be able to view  
 23 them continuously along that sidewalk, I think  
 24 everyone felt like why would you move them back?

25 MS. VAZQUEZ: Thank you. I appreciate

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| <p style="text-align: right;">Page 57</p> <p>1 that.</p> <p>2 CHAIRMAN WOLOSHIN: Anyone else?</p> <p>3 MAYOR TALERICO: We have a question down</p> <p>4 here, Mr. Chairman.</p> <p>5 MS. BUCZNY: So, the sound stages, they're</p> <p>6 barrel roofs?</p> <p>7 MR. FALCON: They do have barrel roofs,</p> <p>8 correct.</p> <p>9 MS. BUCZNY: So, where are the rooftop</p> <p>10 units?</p> <p>11 MR. FALCON: They're actually sitting on</p> <p>12 top of the two-story production building, and they're</p> <p>13 screened.</p> <p>14 MS. BUCZNY: That was gonna be my next</p> <p>15 question. Are all of them screened on all the</p> <p>16 buildings? I know you said on the mill buildings</p> <p>17 they were, but I just want to make sure you weren't</p> <p>18 looking at big, ugly.</p> <p>19 MR. FALCON: So, that --</p> <p>20 MS. JOHN-BASTA: So, you're referring to</p> <p>21 A-33.</p> <p>22 MR. FALCON: Sorry. Exhibit A-33 shows</p> <p>23 the actual mechanical streams, so all of the</p> <p>24 mechanical units that support this building and the</p> <p>25 stages are actually on top of the screen.</p>                                                                                                      | <p style="text-align: right;">Page 58</p> <p>1 MS. BUCZNY: And they're fully behind it?</p> <p>2 MR. FALCON: Correct.</p> <p>3 MR. ALCOTT: So, I'm gonna put my</p> <p>4 firefighter cap on. Are the rooftops accessible from</p> <p>5 inside the building?</p> <p>6 MR. FALCON: Yes, they are.</p> <p>7 MS. MARTINOCK: The public areas, are</p> <p>8 they open around the clock?</p> <p>9 MR. FALCON: We probably limit them after</p> <p>10 midnight, I would imagine because they are private</p> <p>11 property, but there is no, they're basically open to</p> <p>12 the general public. Like I said, we have roving</p> <p>13 security, I don't think we want people hanging out</p> <p>14 there evenings but --</p> <p>15 MS. MARTINOCK: That's why I'm asking the</p> <p>16 question. And the trellis area that we saw in the</p> <p>17 very beginning, will that be lit?</p> <p>18 MR. FALCON: It will be lit as well,</p> <p>19 correct. Similar to the N.</p> <p>20 MS. JOHN-BASTA: A-19.</p> <p>21 MR. FALCON: Exhibit A-19, it would be the</p> <p>22 lights would be within the actual structure looking</p> <p>23 down verses kind of from the ground.</p> <p>24 MS. MARTINOCK: Thank you.</p> <p>25 MR. ROTH: I got one more question, I'm</p> |
| <p style="text-align: right;">Page 59</p> <p>1 sorry. I know there is a lot of rumors going around,</p> <p>2 is there gonna be a heliport on Eatontown side of</p> <p>3 Netflix or is there gonna be a heliport at all?</p> <p>4 MR. FALCON: We're not asking for a</p> <p>5 heliport at this time.</p> <p>6 MS. JOHN-BASTA: No --</p> <p>7 MAYOR TALERICO: Just to clarify, because</p> <p>8 I know -- heliport is not part of this application --</p> <p>9 MR. FALCON: It's not a part of this</p> <p>10 application.</p> <p>11 MAYOR TALERICO: And as a result of this</p> <p>12 approval, a heliport may not be put. And if a</p> <p>13 heliport were to be placed, it would have to A, be a</p> <p>14 part of the zoning that FMERA establishes, and B,</p> <p>15 would subject you to come back for a future</p> <p>16 application.</p> <p>17 MS. JOHN-BASTA: 100 percent correct.</p> <p>18 MAYOR TALERICO: So under no</p> <p>19 circumstances, as a result of this approval, will a</p> <p>20 helicopter be put, a heliport be placed on this</p> <p>21 thing.</p> <p>22 CHAIRMAN WOLOSHIN: Not on any pads or</p> <p>23 buildings today.</p> <p>24 MAYOR TALERICO: No helicopters.</p> <p>25 CHAIRMAN WOLOSHIN: Today.</p> | <p style="text-align: right;">Page 60</p> <p>1 MAYOR TALERICO: Marc, no helicopters.</p> <p>2 CHAIRMAN WOLOSHIN: Anyone else? All</p> <p>3 right, let's open to the public. I want to ask the</p> <p>4 public to come up, you can line up, we'll get you a</p> <p>5 mic, but let's limit our questions to what Kenneth</p> <p>6 brought up in the presentation. You'll have, at the</p> <p>7 end of the hearing time to give other opinions and</p> <p>8 questions. So come up, we want your name and your</p> <p>9 address. And we want to swear you in also.</p> <p>10</p> <p>11 KEN KRETSCH, K-R-E-T-S-C-H having first been duly</p> <p>12 sworn, testified under his oath as follows:</p> <p>13 MR. LECKSTEIN: Can you state your name</p> <p>14 for the record?</p> <p>15 MR. KRETSCH: Ken Kretsch</p> <p>16 K-R-E-T-S-C-H.</p> <p>17 MR. LECKSTEIN: And can you give us your</p> <p>18 address, please.</p> <p>19 MR. KRETSCH: 13 Kingsley Court, here</p> <p>20 in Eatontown.</p> <p>21 CHAIRMAN WOLOSHIN: And keep it to what</p> <p>22 was presented here.</p> <p>23 MR. KRETSCH: Right. The operations,</p> <p>24 what you're saying is a production will rent space on</p> <p>25 the site. So they'll rent a sound stage, they'll</p>               |

1 rent office space, they will get a little place out  
 2 on the --  
 3 MR. FALCON: Base camp.  
 4 MR. KRETSCH: Base camp, and they'll  
 5 have some area out in the backlot. So, they'll come  
 6 in, they'll bring their people in, they'll do their  
 7 thing, may go out on location and then they leave and  
 8 then another production staff will come in. What I'm  
 9 getting at is, there are gonna be a lot of permanent  
 10 employees in this space, or is it mostly people  
 11 coming in, working on a production and leaving? It  
 12 has to do with traffic coming into the borough, so I  
 13 want --  
 14 MR. FALCON: Our traffic engineer will  
 15 actually be testifying a little later.  
 16 MR. KRETSCH: That's fine, I understand  
 17 that.  
 18 MR. FALCON: But in regards to your  
 19 question is, is yes, there will be a core group of  
 20 studio operations team that will be full time  
 21 permanently at the campus. Each production does  
 22 bring in their crew and cast and it varies from size  
 23 depending on what the production is. They might be  
 24 there from 4 weeks to 4 months depending on the  
 25 actual length of the show itself.

1 Shrewsbury, New Jersey 07702.  
 2 CHAIRMAN WOLOSHIN: Closer to the mic.  
 3 MR. DURSO: So, I have a couple of quick  
 4 questions. Could you go to ask exhibit A-31, please?  
 5 Okay, A-31 is a pretty good exhibit for me because  
 6 you notice those properties right beyond the Netflix  
 7 over to the right a little more, that's us, that's  
 8 who I represent. I'm the president of the HOA and we  
 9 represent those 66 homes which are right there. And  
 10 I know you guys are doing a great -- look, you know,  
 11 I'm a big Netflix supporter so let me put that out  
 12 there first, but we have some concerns.  
 13 MR. LECKSTEIN: Sir, I just gotta tell  
 14 you, you only can speak for yourself, you're not an  
 15 attorney.  
 16 MR. DURSO: That's fine, that's fine.  
 17 MR. LECKSTEIN: Just phrase it as I have  
 18 a concern.  
 19 MR. DURSO: Okay. But the concerns I  
 20 have are number 1, how far away is that building on  
 21 the right, right there to the homes? That happens to  
 22 be one of the ugliest buildings on the campus, I  
 23 think, actually. And is there anyway of possibly  
 24 moving that building closer to the Avenue of Memories  
 25 or flip-flopping that to give us the aesthetics of

1 MR. KRETSCH: So, will you have like a  
 2 permanent staff of carpenters to build the backlot?  
 3 MR. FALCON: They bring everyone in for  
 4 themselves.  
 5 MR. KRETSCH: Oh, interesting, okay.  
 6 The other question is, it sounds like you're gonna  
 7 have indoor pyrotechnics?  
 8 CHAIRMAN WOLOSHIN: It's possible.  
 9 MR. FALCON: It's possible. There's,  
 10 special effects could be small fires to fireworks, et  
 11 cetera.  
 12 MR. KRETSCH: Are you also gonna have  
 13 pyrotechnics in the backlot?  
 14 MR. FALCON: We could do pyrotechnics in  
 15 the backlot, but based on making sure that any noise  
 16 ordinance or anything would be fully complied with.  
 17 MR. KRETSCH: Thank you.  
 18  
 19 LAWRENCE DURSO, D-U-R-S-O, having first been duly  
 20 sworn, testified under his oath as follows:  
 21 MR. LECKSTEIN: State your name for the  
 22 record.  
 23 MR. DURSO: Lawrence Durso, D-U-R-S-O.  
 24 MR. LECKSTEIN: And your address, please.  
 25 MR. DURSO: 104 Campbell Court,

1 the better building that's in front? And what impact  
 2 will that have, you see that, that's Parkers Creek  
 3 behind there, and if you go to exhibit, I think it's  
 4 A-17. No, I think it's not it, I have it over here.  
 5 It was Exhibit A-27. See, the left, those trees,  
 6 that left side is Parkers Creek is there, and I  
 7 notice you said you have infrared and stuff over  
 8 there, but my concern is when people are walking on  
 9 this path that is a direct access to the back of our  
 10 homes. And it creates a big security problem for us  
 11 at that point and I don't know if Netflix is gonna  
 12 put any fencing on that side, but I know it's federal  
 13 property, and I know it's an issue.  
 14 MR. FALCON: Well, this is actually on the  
 15 north side of the creek so people will have to cross  
 16 the creek to be in your area.  
 17 MR. DURSO: Right, that's not hard to do,  
 18 at times the creek is extremely low. And will there  
 19 be impact to that creek also with the water? I know  
 20 you do a lot of storm basin work, so I feel that's  
 21 pretty comfortable there, but we're concerned about  
 22 flooding on our side of the property.  
 23 MR. FALCON: And our civil engineer will  
 24 be able to address kind of the treatment of the storm  
 25 water here, and he also can talk to you about the

1 actual, the depth or the dimension that this master  
2 trail system is on the side. I will kind of state  
3 that this is actually a requirement that we have to  
4 put this in so we don't have a choice of not to put  
5 it in.

6 MR. DURSO: So, going back to the other  
7 question, go to A-36 please.

8 CHAIRMAN WOLOSHIN: Can you move that  
9 building?

10 MR. DURSO: Right, that's the question  
11 because that's what we see right now.

12 MR. ALCOTT: So, you're saying A-36 is the  
13 actual -- no, that is another mill building like  
14 this?

15 MR. DURSO: That's what we see.

16 CHAIRMAN WOLOSHIN: Will that be  
17 shielded with trees and/or?

18 MS. JOHN-BASTA: So --

19 CHAIRMAN WOLOSHIN: I don't know with  
20 respect to Ms. --

21 MS. VAZQUEZ: That height was 70 feet,  
22 correct?

23 MR. FALCON: This is 30 feet.

24 MS. JOHN-BASTA: And it's correct that  
25 it's behind a perimeter wall?

1 MR. FALCON: That's correct, it's behind  
2 our perimeter wall, and there is a good, and we can,  
3 our civil engineer can testify to the exact distance  
4 away from the residents that this building is.

5 MR. DURSO: And will there be trees put  
6 there, like the evergreens?

7 MS. JOHN-BASTA: Can we defer to our civil  
8 engineer?

9 MR. DURSO: Sure, that's fine. Thank  
10 you.

11  
12 LYNN HANSEN, H-A-N-S-E-N having first been duly  
13 sworn, testified under her oath as follows:

14 MR. LECKSTEIN: State your name for the  
15 record.

16 MS. HANSEN: Lynn Hansen.

17 MR. LECKSTEIN: Can you spell your last  
18 name, please.

19 MS. HANSEN: H-A-N-S-E-N.

20 MR. LECKSTEIN: And your address, please.

21 MS. HANSEN: 42 Rose Court.

22 MR. LECKSTEIN: In Eatontown?

23 MS. HANSEN: I live right behind Vail Hall  
24 and right now there is a treeline, you know that  
25 goes, and I don't even see Avenue of Memories and I

1 only get glimpses of Vail Hall for three seasons. I  
2 mean, because summer, spring, fall, it blocks it.  
3 Winter I see it. So I'm wondering, are you taking  
4 out trees? I mean what are you doing?

5 MS. JOHN-BASTA: Any, I'm sorry, but any  
6 questions related to landscaping or trees, can we  
7 please defer to our civil engineer? That goes for  
8 everybody. The testimony is really related to  
9 operations and the look of the buildings.

10 CHAIRMAN WOLOSHIN: What is gonna start  
11 happening, so as far as landscaping and stuff there  
12 is separate testimony on that, you can ask the  
13 questions of that later.

14 MS. HANSEN: Okay, all right, fine.

15 CHAIRMAN WOLOSHIN: Any other questions?

16 MS. HANSEN: Pardon me?

17 CHAIRMAN WOLOSHIN: Is that it for now?

18 MS. HANSEN: Yeah, that's it, I'm worried  
19 about seeing the shebang.

20 CHAIRMAN WOLOSHIN: That will be  
21 addressed, thank you.

22  
23 WANDA CRIST, C-R-I-S-T having first been duly sworn,  
24 testified under her oath as follows:

25 MR. LECKSTEIN: State your name for the

1 record.

2 MS. CRIST: Wanda Crist.

3 MR. LECKSTEIN: And spell the last name.

4 MS. CRIST: C-R-I-S-T.

5 MR. LECKSTEIN: And your address, please.

6 MS. CRIST: 32 Kramer Avenue in  
7 Eatontown.

8 MR. LECKSTEIN: Thank you.

9 CHAIRMAN WOLOSHIN: Wanda, take one step  
10 forward.

11 MS. CRIST: How's that? Okay, I'm  
12 nervous about talking up here right now and someone  
13 knows why. But my question is a medical question.  
14 What are you gonna do about the children and the  
15 adults that are oversensitive? They're hearing?  
16 With the sound and everything.

17 MR. FALCON: All of our productions will  
18 meet any of the sound ordinances by the local  
19 boroughs, so we do not do anything, so we do not have  
20 any, it's controlled by all the regulations and we  
21 abide by all of the regulations.

22 MR. ALCOTT: And you said the sound stages  
23 are sound?

24 MR. FALCON: Soundproof. Anything that is  
25 happening on the inside, you know, if there is

1 movement or something, activities are happening  
2 outside or in the backlot area, we are bound by the  
3 noise ordinances of each of the boroughs.

4 CHAIRMAN WOLOSHIN: Okay. Is there a  
5 chance you can have fireworks?

6 MR. FALCON: There could be a chance we  
7 would have fireworks, but once again it would be  
8 within whatever the parameters are allowed in the  
9 borough.

10 CHAIRMAN WOLOSHIN: I wouldn't know how  
11 or what or if you need permits for that.

12 MAYOR TALERICO: I can tell you that it's  
13 a matter of public record that with a film coming  
14 into New Jersey, all over, the State of New Jersey is  
15 gonna be adopting various, I don't know the right  
16 word, elements of ordinances and codes dealing with  
17 productions. So some, this is speculation, state may  
18 come in and say this is how we're doing all of these  
19 fireworks let's say for all filming. So there is  
20 still a lot of pending legislation dealing with that,  
21 number one. Until, unless, or until that happens and  
22 we are taken over in that sense, we have a local  
23 ordinance that will deal with it and whatever rules  
24 would have applied with fireworks before, will apply  
25 with them now. Launching a firework now is not

1 permitted because it's too close to a home, and  
2 launching a firework is also not permitted, they have  
3 studios that could make it look like a firework. So  
4 they're not going to violate any local ordinances by  
5 being onsite.

6 CHAIRMAN WOLOSHIN: Mostly everything is  
7 gonna be inside.

8 MS. CRIST: Thank you. I had to ask  
9 because my son is very oversensitive. He can hear  
10 the train in Little Silver.

11 CHAIRMAN WOLOSHIN: Oh boy, wow, wow.  
12 There is plenty around town, thank you.

13 MS. CRIST: Yep.

14  
15 CAROLE BERG, B-E-R-G, having first been duly sworn,  
16 testified under her oath as follows:

17 MR. LECKSTEIN: And now just state your  
18 name, please.

19 MS. BERG: My name is Carole Berg and I  
20 reside at 33 Kramer Avenue in Eatontown.

21 MR. LECKSTEIN: And can you please spell  
22 your last name?

23 MS. BERG: B-like-bravo-E-R-G.

24 MR. LECKSTEIN: And Carole is spelled?

25 MS. BERG: C-A-R-O-L-E.

1 MR. LECKSTEIN: Thank you.

2 MS. BERG: My question is, I thank you  
3 for the presentation, it's just wonderful and the  
4 level of detail is just right and I appreciate the  
5 heart and the concern that has gone into it and  
6 acknowledging the resident's concerns. Since we're  
7 gonna be in this relationship for a long time, what  
8 I'm wondering is the accessibility of this  
9 information such as this slides, for the residents of  
10 Eatontown and Oceanport, is that something that we  
11 can manage to do for the people, for the residents  
12 that can't make it to a meeting, that might be  
13 working?

14 MR. LECKSTEIN: They're all gonna be,  
15 this is all public record, it will all be available  
16 through the board secretary's office.

17 MS. BERG: Well, we don't actually have  
18 a video of this meeting.

19 MAYOR TALERICO: We already talked about  
20 that. Afterwards, the attorney had offered and some  
21 of the residents, it was discussed on one of the  
22 social media pages, that the attorney offered her  
23 e-mail address so people could have received that  
24 letter, could have gotten it electronically. Some of  
25 these files are way too big for our website to

1 handle, others aren't, but we've already spoken with  
2 Netflix, we can get these PDF files and similar to  
3 what we've done at the Monmouth Mall, we can put  
4 things on the webpage, we can put that on the  
5 webpage. If the video itself can be placed on the  
6 webpage, I don't know, I'm not a technical person,  
7 it's now a matter of public record, we can  
8 certainly—

9 MR. LECKSTEIN: And if it's not on the  
10 website, it will be available from the office and it  
11 has to be, it has to be in the board secretary's  
12 office in some format.

13 MAYOR TALERICO: So, we will get that on  
14 the webpage regarding this testimony.

15 MS. BERG: Very good, thank you for  
16 addressing the concerns.

17  
18 PHILIP MEGNA, M-E-G-N-A having first been duly sworn,  
19 testified under his oath as follows:

20 MR. LECKSTEIN: And just state your name  
21 for the record.

22 MR. MEGNA: Philip Megna, Philip with one  
23 L.

24 MR. LECKSTEIN: Could you spell the last  
25 name, please.

1 MR. MEGNA: M-E-G-N-A.  
 2 MR. LECKSTEIN: And your address, sir?  
 3 MR. MEGNA: 315 Dawn Drive, Shrewsbury.  
 4 MR. LECKSTEIN: Thank you.  
 5 MR. MEGNA: I'd like to see Exhibit A-33  
 6 again. The overview one, maybe I was wrong. A-31.  
 7 As was pointed out before, Parkers Creek  
 8 there is actually the border line between the Borough  
 9 of Shrewsbury and Tinton Falls. So that we are, and  
 10 if you see the drawing, we are probably one of the  
 11 most affected communities by this development. So my  
 12 question is, what kind of interaction has there been  
 13 between the Borough of Shrewsbury and Netflix about  
 14 this project?  
 15 CHAIRMAN WOLOSHIN: Well, they should  
 16 have been notified, their counsel should have been  
 17 notified about the hearing. They could have  
 18 certainly supplied a representative to come here.  
 19 MR. MEGNA: But, my question is really to  
 20 Netflix, which is whether or not they have had any  
 21 interaction with the Borough of Shrewsbury.  
 22 MS. JOHN-BASTA: Other than what was  
 23 stated for the, well, the reuse plan amendment was  
 24 adopted, that was a public process, and we had to  
 25 provide notices for this hearing and every hearing

1 wouldn't say this. So, they're very well aware of  
 2 it. I've also spoken with one member of the council  
 3 who is aware that this hearing was happening and I  
 4 offered to chat with anyone so Shrewsbury knows how  
 5 to interact with all the mechanisms of the land use  
 6 process to the extent that they've chosen or not  
 7 chosen to do that, it would be the governing body of  
 8 the Borough of Shrewsbury that could address their  
 9 actions.  
 10 MR. MEGNA: So, what you're telling me is  
 11 that the governing body of the Borough of Shrewsbury  
 12 has chosen not to be involved in this situation?  
 13 MR. LECKSTEIN: He's not saying that,  
 14 sir, he's not saying that.  
 15 MR. MEGNA: I understand --  
 16 MR. LECKSTEIN: I know you're looking for  
 17 an answer that you want to hear, but the answer is we  
 18 don't know what interaction, we're not the Borough of  
 19 Shrewsbury.  
 20 (INAUDIBLE CROSSTALK).  
 21  
 22 MR. LECKSTEIN: So, we don't know what  
 23 Shrewsbury has chosen to do or not done and that's  
 24 the end of the statement. I mean, we have nothing  
 25 else to say to you.

1 related to the Netflix development, so that is the  
 2 level of activity that we've done in a public  
 3 process. We've done that the same for every borough  
 4 that is impacted.  
 5 MR. MEGNA: So, the Borough of Shrewsbury  
 6 has been impacted by it and has decided not to take  
 7 any action?  
 8 MS. JOHN-BASTA: Under the law every  
 9 property owner that is within a 200 foot radius of  
 10 the property has been notified and that's what we --  
 11 MR. MEGNA: I understand that and the  
 12 property owners in the Borough of Shrewsbury who have  
 13 been affected have been notified properly. My  
 14 question is, what has been the interaction between  
 15 the public officials of the Borough of Shrewsbury and  
 16 Netflix on this project since the project, Parkers  
 17 Creek is half in Shrewsbury and half in.  
 18 MAYOR TALERICO: That isn't on the  
 19 operation. Only the questions on testimony that was  
 20 previously given. I can tell you that I personally  
 21 spoke with your mayor several times. Your mayor, you  
 22 might recall is in the state legislature when this  
 23 plan amendment was being crafted and I would venture  
 24 to say that she would tell you personally that she  
 25 was intricately involved because I don't believe she

1 MAYOR TALERICO: And we're trying to keep  
 2 the record clear for this hearing. This is the  
 3 testimony for what this gentleman just said. And at  
 4 the end of the meeting if you want to have general  
 5 comments, you're certainly welcome to, sir. We want  
 6 people to follow the minutes to be able to say he  
 7 testified this and this was the cross examination.  
 8 So we're trying to keep it.  
 9 MR. MEGNA: Thank you. I'm just trying  
 10 to get straight what our borough is doing and my  
 11 feeling is, which I would like to be on the record,  
 12 is that they let us down. Thank you.  
 13  
 14 YVONNE BOVA, B-O-V-A, having first been duly sworn,  
 15 testified under her oath as follows:  
 16 MR. LECKSTEIN: Please state your name  
 17 for the record.  
 18 MS. BOVA: Yvonne Bova,  
 19 B-as-in-boy-O-V-as-in-Victor-A, 150 High Street,  
 20 Eatontown.  
 21 MR. LECKSTEIN: And can you just spell  
 22 the first name?  
 23 MS. BOVA: Yvonne, Y-V-O-N-N-E.  
 24 MR. LECKSTEIN: Thank you.  
 25 CHAIRMAN WOLOSHIN: Come closer to the

1 mic.  
 2 MS. BOVA: Okay, sorry. First, I want  
 3 to say thank you very much for taking into  
 4 consideration our concerns regarding the moments, we  
 5 really, really appreciate that. And then the only  
 6 other question I have is on A-16, and just me because  
 7 I don't know what I'm looking at. That building that  
 8 I see right there, what building is that?  
 9 MR. FALCON: That is one of the mill  
 10 buildings.  
 11 MS. BOVA: And it does have windows?  
 12 MR. FALCON: It does not have any windows,  
 13 but it has the movie posters on the outside that kind  
 14 of, to soften the metal look.  
 15 MS. BOVA: And that's on all four sides?  
 16 MR. FALCON: It is on, I would have to  
 17 look, I think it's on three of the sides.  
 18 MS. BOVA: Okay, so that's what's  
 19 visible to the road?  
 20 MR. FALCON: Correct.  
 21 MS. BOVA: Okay, that was my only  
 22 question. Thank you.  
 23  
 24 MADELYNE RYTERBAND, R-Y-T-E-R-B-A-N-D having first  
 25 been duly sworn, testified under her oath as follows:

1 portion, let's take a 5 minute recess.  
 2 (At which time a short break was taken).  
 3  
 4 CHAIRMAN WOLOSHIN: Back in attendance,  
 5 let's resume. Lisa?  
 6 MS. JOHN-BASTA: Thank you. Our next  
 7 witness is our civil engineer, Chris Cirotti with  
 8 Langan Engineering.  
 9  
 10 CHRISTOPHER CIRROTTI, C-I-R-R-O-T-T-I, having first  
 11 been duly sworn, testified under his oath as follows:  
 12 MR. LECKSTEIN: And just state your name  
 13 and spell your last name for the record.  
 14 MR. CIRROTTI: Sure, Chris, last name is  
 15 C-I-R-R-O-T-T-I.  
 16 MR. LECKSTEIN: And you're a licensed  
 17 engineer in the State of New Jersey, correct?  
 18 MR. CIRROTTI: Yes, I am.  
 19 MR. LECKSTEIN: Thank you very much, go  
 20 ahead.  
 21 MS. JOHN-BASTA: I ask that he be  
 22 qualified as an expert in civil engineering?  
 23 CHAIRMAN WOLOSHIN: Yes.  
 24 MS. JOHN-BASTA: Great, thank you. Okay,  
 25 Chris, if you can start with setting the place,

1 MR. LECKSTEIN: Just state your name for  
 2 the record.  
 3 MS. RYTERBAND: Madelyne, M-A-D-E-L-Y-N  
 4 Ryterband, R-Y-T-E-R-B-A-N-D.  
 5 MR. LECKSTEIN: Thank you. And your  
 6 address?  
 7 MS. RYTERBAND: 110 Campbell Court,  
 8 Shrewsbury.  
 9 MR. LECKSTEIN: Thank you.  
 10 MS. RYTERBAND: My question is regardless  
 11 of Shrewsbury Borough's involvement in this, I know  
 12 some of that, I have a personal involvement in it  
 13 because I live behind this project. So what I want  
 14 to know is, what is Netflix's responsibility to the  
 15 homeowners in The Enclave of 66 homes should there  
 16 be, and this might not be your question, should there  
 17 be any kind of structural problem that impacts on  
 18 Parkers Creek and causes flooding in our community?  
 19 MR. LECKSTEIN: That would be for the  
 20 site engineer.  
 21 MR. FALCON: And Chris is coming up next  
 22 so you can come back up and ask him the question.  
 23 MS. RYTERBAND: I certainly will.  
 24 CHAIRMAN WOLOSHIN: Anyone else from the  
 25 public? Nope, all right, we'll close the public

1 existing conditions of the property.  
 2 MR. CIRROTTI: Sure. As Mr. Falcon  
 3 already identified, the development zones as  
 4 identified this evening are outlined in the Exhibit  
 5 A-14. So, it's development zones 1, 2, 3, and 5.  
 6 There are some distances to residential structures  
 7 that we have on another exhibit so we will move to  
 8 Exhibit A-32. So, beginning first from the  
 9 development area 1 on the northerly boundary of the  
 10 property, there were some questions about how close  
 11 is the property to the nearest home. So I'll give  
 12 you those numbers now.  
 13 So, to the properties along Campbell  
 14 Court, it is 110 feet to the nearest residential  
 15 property line from the residential structure to the  
 16 Netflix property line, 110 feet. The distance to the  
 17 perimeter wall is 260 feet from that property, and  
 18 the distance to that mill building number 3 which was  
 19 of concern to one of the residents moments ago is a  
 20 distance of 390 feet. That is 35 foot tall building  
 21 that is 390 feet from that residential home. And  
 22 that's the closest connection, the other homes are a  
 23 little bit further as you move along the street.  
 24 With respect to the homes behind Vail  
 25 Hall which is development zone 2, the closest home to

1 the property line there is 100 feet and that's to  
 2 essentially where the beginning of that capped  
 3 landfill area is. And then the distance to the Vail  
 4 Hall building itself is 440 feet from that nearest  
 5 residential home. With regard to development zones 3  
 6 and 5, there are no buildings on development zone 3,  
 7 and the closest residential home to that development  
 8 zone 5 property line is 615 feet away. And the  
 9 closest residential home to the substation, which is  
 10 the closest building, is 1230 feet. So, I  
 11 illustrate, or I identify these dimensions just to  
 12 give the board a sense of the scale first of all,  
 13 it's very large, and that the offset to the buildings  
 14 to the wall, et cetera are quite substantial, and  
 15 again, all in compliance with the reuse plan.

16 I wanted to go next to the rendered site  
 17 plan, so this is exhibit A-53. Just talk a little  
 18 bit orientation about the overall layout of the  
 19 campus and then I'll go through each development zone  
 20 sort of one by one and certainly the engineering  
 21 specifics with regard so the site plan.

22 So, first of all, the site is surrounded  
 23 really by the development zone 1 portion, it is  
 24 surrounded by the multiuse path at the perimeter, it  
 25 is all along the perimeter of the north and the west,

1 and all along the Avenue of Memories side of  
 2 development zone 1. There is a pedestrian bridge  
 3 crossing of the creek, Wampum Brook, which will link  
 4 up to the pedestrian path that is being built as part  
 5 of Vinny's Way which links up to Cheryl Avenue,  
 6 eventually would connect to other properties, one  
 7 being the multiuse path is constructed along the  
 8 properties.

9 Along Avenue of Memories, the trail again  
 10 is along the entire frontage, it varies in width from  
 11 10 feet in minimum which is the required minimum for  
 12 a multiuse path of bicycle pedestrian traffic. It is  
 13 12 feet everywhere except along Avenue of Memories  
 14 where 10 feet is permitted along the street to go  
 15 down to the 10 foot width in order to put the proper  
 16 streetscape within the right of way area.

17 So that trail again links up with phase  
 18 1A. There are locations of ingress and egress from  
 19 that trail to the campus that are going to be  
 20 normally locked. They will be secured with access  
 21 control. There are two along the north side and  
 22 there is one off of N Plaza. I will just point to  
 23 them with a mouse here. Roughly in this location  
 24 here, a connection to the multiuse path, a connection  
 25 back here near the executive outposts and then a

1 connection through the wall up to the Avenue of  
 2 Memories to the N Plaza. Again, normally locked, not  
 3 for anyone to get in from the outside, it's more for  
 4 people that are on campus working at the campus to be  
 5 able to go out and access the trail at any time to go  
 6 walk, and then come back in the campus because they  
 7 have credentials to do so. So, I just want to  
 8 describe those.

9 In terms of other pedestrian access is  
 10 only through the pedestrian gates, there is  
 11 pedestrian guard booths up at Route 35 and the  
 12 sidewalk that comes up the campus at that location.  
 13 There is also a guard booth located at, this is gate  
 14 G, and I'll do the vehicular part of this in a  
 15 moment. And then we also have a guard booth here  
 16 gate A. So three points of connection into the main  
 17 campus.

18 On the Vail Hall side, there is new  
 19 sidewalk along the frontage of the property, all  
 20 along the frontage of Avenue of Memories so just  
 21 quickly moving into A-54 which is development zones 3  
 22 and 4. Sidewalk all along Avenue of Memories linking  
 23 up with the multiuse path which technically is  
 24 running along the north side of Avenue of Memories  
 25 along the frontage of phase 1A, all along phase 1B,

1 again the north side of Avenue of Memories. And then  
 2 there is the sidewalks along the south side of Avenue  
 3 of Memories at that location.

4 There is no lighting proposed along the  
 5 multiuse trail from, I'll go back to the prior  
 6 exhibit A-54, the multiuse trail --

7 MR. LECKSTEIN: A-53.

8 MR. CIRROTTI: I'm sorry, A-53 is unlit  
 9 from the pocket park at Route 35, Avenue of Memories,  
 10 all along the exterior portion along Parkers Creek,  
 11 all the way until we get to Cheryl Avenue where it  
 12 picks up again. So, that portion of the trail will  
 13 be for daytime use only, it will be closed from dusk  
 14 until dawn. There is no lighting along there other  
 15 than the connections into the gates.

16 CHAIRMAN WOLOSHIN: With a sign that  
 17 says closed or a gate that's gonna close?

18 MR. CIRROTTI: Closed with signage as is  
 19 common --

20 CHAIRMAN WOLOSHIN: So, parks in town  
 21 here close at dusk, there is no gates, okay.

22 MR. CIRROTTI: Exactly.

23 MAYOR TALERICO: Just to clarify along 35,  
 24 is there also going to be a sidewalk on 35 or that is  
 25 the only sidewalk on 35?

1 MR. CIRROTTI: That is the only  
2 sidewalk.

3 MAYOR TALERICO: So, there is really no  
4 academic way you can close it because we can't have  
5 people walking --

6 MR. CIRROTTI: So, let me go to, that is  
7 the only sidewalk on our side. There is public  
8 sidewalk on the west side of Route 35 and that is  
9 contiguous on the east side of Route 35 you run into  
10 that jughandle, there is no --

11 MAYOR TALERICO: Yeah, I know, the Borough  
12 of Shrewsbury, the Borough of Shrewsbury and  
13 Eatontown met with Safe Streets and a lot of other  
14 groups and they are actually redesigning that part of  
15 Route 35 being that there is increasingly more coming  
16 up, they are actually increasing connectivity and  
17 bicycling from that part of 35 straight up. I'm just  
18 saying again, we don't have the jurisdiction here and  
19 we don't even have our local zoning to serve you, I  
20 think that when you reassess this, you should be  
21 aware that people walking from that corner of your  
22 property straight up, I understand you shouldn't  
23 light across next to the homes by Shrewsbury, I get  
24 that, there are gonna be people who are going to get  
25 off a bus, who are gonna walk, and I think at some

1 point you're gonna find people walking there even if  
2 there's no sign.

3 MS. BELL: So, my notes have and I don't  
4 remember off the top of my head, but that you were  
5 proposing some lighting in specific areas in the  
6 multiuse trail, are you not doing?

7 MR. CIRROTTI: No, that's a correct  
8 statement, yes. I'm describing a portion that's  
9 unlit which is a portion that meanders along Route  
10 35. It's setback from the road, it's not lit by the  
11 roadway so that portion of it is unless and that but  
12 all of the rest of the path along Avenue of Memories  
13 is lit all through the night and is also lit.

14 MS. VAZQUEZ: Can we go back to the  
15 Route 35 you have two entrances on Route 35.

16 MR. CIRROTTI: There are two driveway  
17 lanes, it is a right-in/right-out driveway, that's  
18 what I was gonna talk about next.

19 MS. VAZQUEZ: Go ahead talk about it  
20 and then I'll. I appreciate it, thank you.

21 MS. BUCZNY: Do you have an elevation or  
22 rendering of the Route 35 frontage where you have the  
23 walking path?

24 MR. CIRROTTI: I think that was  
25 previously presented.

1 MS. BUCZNY: We just saw the gate, the  
2 drive entrance.

3 MR. ALCOTT: That was 16, that was the  
4 only one we actually saw and that only shows the main  
5 gate.

6 MR. LECKSTEIN: That's 16.

7 MR. CIRROTTI: We're gonna keep going  
8 until we get to it, I know which one you're looking  
9 for. That there is an image looking from the pocket  
10 park.

11 MR. LECKSTEIN: And that's A-25.

12 MR. CIRROTTI: I'm sorry, Exhibit A-25,  
13 thank you. And that is looking generally in like a  
14 northwest direction from that pocket park along the  
15 trail as it, and you can see --

16 MS. JOHN-BASTA: A-26 should show it as  
17 well.

18 MR. CIRROTTI: Yeah, I just wanted to  
19 point out, this is a portion of the pathway that  
20 comes from, over from the bus stop that links up  
21 with, this is the meandering that falls away from  
22 Route 35 so these to the right is the campus, to the  
23 left along here, this is Route 35, on the outside of  
24 this is a remnant of the existing fence along Route  
25 35 with the gap, where the path meanders through it

1 and then back.

2 MR. ROTH: What is the distance between  
3 that path to Route 35?

4 MR. CIRROTTI: It's variable, I can  
5 estimate that it is approximately at it's furthest  
6 point, I would say about 80 feet back from the curb,  
7 from the curblane and at it's closest point, maybe  
8 about 20 feet actually even closer at the north end.  
9 But it is still set back some distance.

10 Again, the aesthetic was to meander  
11 through the green space along there and pull the path  
12 away from the track. That was the design intent. In  
13 terms of just access, Avenue of Memories will be  
14 widened, and we will just go back to A-53. Avenue of  
15 Memories will be widened to the county road's  
16 desirable section for Avenue of Memories which is  
17 three-lane, two travel lanes, one turn lane, so three  
18 lanes, two shoulders, six foot shoulders, there will  
19 be sidewalk on both sides where Netflix has frontage  
20 on both sides and there would be additional lanes  
21 created at the intersection of Route 35. There will  
22 be an additional westbound lane providing a double  
23 left turn lane westbound on to Avenue of Memories out  
24 onto Route 35.

25 On the southbound section of Route 35,

1 we're actually putting in an additional right turn  
 2 lane and that would be so the road would be widened  
 3 there to create a right turn lane southbound. And  
 4 then on Tinton Avenue, we'll really --  
 5 CHAIRMAN WOLOSHIN: Heading southbound?  
 6 MR. CIRROTTI: On Route 35.  
 7 MR. HERRMAN: You made a left.  
 8 MS. BELL: Left.  
 9 MR. ALCOTT: You said right.  
 10 MR. CIRROTTI: Right turn lane, we're  
 11 adding a right turn lane.  
 12 MR. DIEDRICHSEN: (INAUDIBLE).  
 13 MAYOR TALERICO: Hold on a second, Bill  
 14 just asked a question, the stenographer wants to hear  
 15 it.  
 16 CHAIRMAN WOLOSHIN: What was the  
 17 question, Bill?  
 18 MAYOR TALERICO: Bill, repeat your  
 19 question.  
 20 MR. DIEDRICHSEN: You were saying you  
 21 were having two left turn lanes exiting on to 35?  
 22 MR. CIRROTTI: Exiting Avenue of  
 23 Memories westbound on to Route 35. So heading  
 24 westbound on Avenue of Memories will now be two left  
 25 turn lanes.

1 MAYOR TALERICO: To go straight, how many  
 2 lanes are there?  
 3 MR. CIRROTTI: There is two there.  
 4 MAYOR TALERICO: So, there is one lane and  
 5 now to make a right turn, how many lanes are there?  
 6 MR. CIRROTTI: One.  
 7 MAYOR TALERICO: So, doing that, so your  
 8 testimony is, there will be two left turns, one  
 9 straight down Tinton Avenue, and one right down 35.  
 10 Thank you.  
 11 MR. CIRROTTI: And just to clarify, I'll  
 12 show the other conditions. What I was saying is  
 13 we're adding a southbound right turn on Route 35, you  
 14 still have the two through lanes, and the left  
 15 turning lane.  
 16 CHAIRMAN WOLOSHIN: No, you're heading  
 17 northbound.  
 18 MR. ALCOTT: So, you're altering the  
 19 highway in front of CVS, across from your property so  
 20 that if you're traveling south on Route 35, away from  
 21 Shrewsbury, you can make an unobstructed turn, right  
 22 turn on to Tinton Avenue West.  
 23 CHAIRMAN WOLOSHIN: That was in the  
 24 plans many years ago before this even came that we  
 25 were dedicating part of that.

1 MR. DIEDRICHSEN: Left turn lanes.  
 2 And you were also saying out of Avenue of Memories  
 3 westbound, you're adding another right turn lane?  
 4 MR. CIRROTTI: No, adding one lane, so  
 5 we're creating a double left where there is only a  
 6 single left by Avenue of Memories.  
 7 MR. DIEDRICHSEN: And with a dedicated  
 8 right turn lane.  
 9 MR. CIRROTTI: Dedicated right turn lane  
 10 onto 35 South ramp.  
 11 MR. DIEDRICHSEN: Two straight lanes?  
 12 MR. CIRROTTI: Two lanes are there right  
 13 now, so one is a shared left through, or no, there is  
 14 a left turn lane, two through lanes, and a dedicated  
 15 right going southbound on Route 35.  
 16 MS. VAZQUEZ: That would be northbound.  
 17 MAYOR TALERICO: So, I think we're getting  
 18 confused. Can I just do this to clarify, I'm driving  
 19 with my back to my N, the big vertical horizontal N  
 20 and I'm driving towards CVS. As I'm at the light,  
 21 and on the left is the downtown, and on the right is  
 22 Shrewsbury and straight ahead of me is CVS, that's  
 23 where I am. To make a left turn, how many lanes are  
 24 there?  
 25 MR. CIRROTTI: Two.

1 MR. CIRROTTI: So, there is the space to  
 2 do that which require acquisition, which Netflix is  
 3 undertaking.  
 4 MR. DIEDRICHSEN: And a single lane?  
 5 MS. MARTINOCK: Yes, there are two lanes  
 6 going straight on 35 south and one turning into your  
 7 development?  
 8 MR. CIRROTTI: That is correct.  
 9 MS. MARTINOCK: Thank you.  
 10 MR. CIRROTTI: Dedicated left, dedicated  
 11 right, and two through lanes.  
 12 The last piece I was trying to describe,  
 13 not well, was on Tinton Avenue, we're organizing this  
 14 as two lanes, it is currently only striped as one,  
 15 although technically it operates as two, we're gonna  
 16 formalize that with striping to create a shared left  
 17 through and a shared left lane. So there is not a  
 18 widening necessarily or an additional lane being  
 19 constructed but we're formalizing it.  
 20 CHAIRMAN WOLOSHIN: But you do have a  
 21 traffic person?  
 22 MR. CIRROTTI: Karl will describe it  
 23 more. I'm just trying to give it an overview.  
 24 MS. VAZQUEZ: Both of those lanes go  
 25 straight in to Fort Monmouth?

1 MR. CIRROTTI: Both of these lanes in  
2 the proposed condition will allow you to go straight  
3 into the two receiving lanes across Route 35.  
4 MS. VAZQUEZ: Okay.  
5 MR. LECKSTEIN: What exhibit is this that  
6 we're looking at right now?  
7 MR. CIRROTTI: We are looking at Exhibit  
8 A-53.  
9 MR. LECKSTEIN: Thank you.  
10 MR. CIRROTTI: The last thing that I  
11 wanted to describe about Route 35 is that we're  
12 adding a shoulder and enhancing widening the  
13 northbound lanes which are substandard width right  
14 now, so we're creating a full shoulder and full lanes  
15 up going northbound on Route 35.  
16 MS. BUCZNY: You're not adding any lanes.  
17 CHAIRMAN WOLOSHIN: The state is doing  
18 that?  
19 MR. CIRROTTI: Netflix is doing that  
20 with, as part of our DOT approvals. We already met  
21 with DOT.  
22 MR. LECKSTEIN: And do you have, are you  
23 able to highlight that new entrance that you're  
24 showing?  
25 MR. CIRROTTI: I can zoom in on it.

1 MR. CIRROTTI: It will be turned as you  
2 can see it, it will be shaped so that a right turn,  
3 there will be signs, no left turn.  
4 MR. ALCOTT: So, I want to key in on what  
5 the mayor was talking about, the sidewalk and then  
6 potential pedestrians trying to walk into Shrewsbury.  
7 So, right now, if you go there, there is a path where  
8 people walk on.  
9 MR. CIRROTTI: Let me just, I just want  
10 to clarify, there is a path --  
11 MR. ALCOTT: Because people have already  
12 walked, there is no grass growing on it.  
13 MR. CIRROTTI: On the ground?  
14 MR. ALCOTT: Yeah, almost like a grass  
15 path, a footpath, so you can plainly see that people  
16 do walk on that so that meandering sidewalk that is  
17 going from south to north along the east side of  
18 Route 35 there, that will not connect.  
19 MR. CIRROTTI: Correct. And the idea is  
20 that the pedestrian path of travel is on the west  
21 side of Route 35.  
22 MAYOR TALERICO: So, just to be clear,  
23 there currently are sidewalks across the street?  
24 MR. CIRROTTI: Yes.  
25 MAYOR TALERICO: There currently is this

1 MR. LECKSTEIN: Just so everybody  
2 understands where this is.  
3 MR. CIRROTTI: Yep. So what we have  
4 here is a right-in and right-out single lane in and  
5 single lane out, that's the proposed entrance.  
6 Currently, there is only a right turn out.  
7 MR. LECKSTEIN: And is there, there is a  
8 gate there?  
9 MR. CIRROTTI: So, this driveway  
10 provides access to a gate, this is gate F and it's  
11 got a security booth, pedestrian area, and that is  
12 security booth.  
13 MR. LECKSTEIN: Is there any signage that  
14 would warn someone -- okay, so if you're coming in  
15 from 35, would there be signage saying don't come in  
16 here unless you're supposed to be in here?  
17 MR. CIRROTTI: It will be signed as  
18 Netflix's campus, there is security there, there is a  
19 turn-out that allows anyone who's not supposed to be  
20 coming in, to turn out.  
21 MS. VAZQUEZ: And what will stop them  
22 from making an illegal left onto Route 35?  
23 MR. CIRROTTI: The shape of the  
24 channelized right turn out only.  
25 MS. VAZQUEZ: It will be ramped right?

1 path in the grass, we don't have the jurisdiction to  
2 tell you not to. I'm telling you that people are  
3 gonna walk on that sidewalk and I'm sure the Netflix  
4 has the capabilities to deal with the minimal impact  
5 of a few people getting home late at night, walking  
6 that way like they have for decades, walking through  
7 from the bus stop or whatever, and when the state  
8 does improve up further, they're looking at further  
9 improvements, and has more connectivity with more  
10 sidewalks from the side into Shrewsbury, it's gonna  
11 be more common, but when you shoo them out, that's  
12 your business, it's private property, they're going  
13 to walk, it's gonna happen.  
14 MR. ALCOTT: Like I said, if you go there  
15 now there is a clear path.  
16 MS. BUCZNY: The bus stop is staying where  
17 it is?  
18 MR. CIRROTTI: Yes.  
19 MS. BUCZNY: Is that being rebuilt, are  
20 you using the existing structure?  
21 MR. CIRROTTI: Yeah it will be cleaned  
22 up and basically the existing structure that is there  
23 will remain, it's iconic wall, with the historic  
24 archway will remain. And just to, might as well keep  
25 going there, talking about access, we are also

1 proposing bus stops at the main N Plaza, so just to  
2 the west of N Plaza and just to the east, eastbound,  
3 westbound, we have to coordinate that with New Jersey  
4 Transit, but that's the plan to have a bus stop along  
5 Avenue of Memories.

6 MS. BUCZNY: Just a stop, not a shelter.

7 MR. CIRROTTI: Both a stop and a shelter  
8 on both sides.

9 So, I want to just kind of go now to the,  
10 kind of hone in on development zone 1, so we'll stay  
11 on this exhibit which is A-53, I just want to talk  
12 about the access. Again, right-in/right-out off  
13 Route 35, that's gate F, gate G is coming from Route  
14 35 will be the first driveway gate on your left,  
15 that's gate G, that is a one way each direction,  
16 single lane in and out of the guard booth that  
17 provides access to the campus.

18 Continuing on Avenue of Memories you will  
19 reach N Plaza where again for ride share or people  
20 dropping off, people coming to the campus, they can  
21 utilize the first, or the westbound driveway to one  
22 way in only and that's a one-way lane that loops  
23 through and has drop-off on either side, all around N  
24 Plaza and allows that vehicle to exit back to Avenue  
25 of Memories and depart.

1 to the, to provide flexibility.

2 Loading areas, there are prescribed  
3 number of loading spaces for various building types.  
4 The sound stages require two loading spaces, the  
5 mills require four. Each of the mills has an apron  
6 which the entirety of that apron is a loading zone.  
7 So we have more than, really the two, the four  
8 loading spaces required, we have room for much more  
9 than that in terms of loading around there. It's not  
10 exactly a loading dock building, it just has the  
11 overhead doors, but typically what happens is  
12 vehicles either pull up, they may drive into the  
13 mill, they may unload inside, they may unload  
14 outside, they may pull up parallel, again, it's a  
15 flexibility, but it is a loading zone that surrounds  
16 each of the mills.

17 Likewise, around each of the stages there  
18 is a loading zone, it's minimum 75 feet deep, and it  
19 encompasses three sides of each of the sound stages  
20 to provide access for loading and unloading of  
21 materials, stages, equipment production, equipment,  
22 et cetera.

23 In terms of the SBPSO, the studio  
24 business production support office, one loading space  
25 is required and that is at the rear of that inside

1 Gate A which is the main gate to the  
2 campus that is here opposite Vail Hall to line with  
3 the center of Vail Hall with the plaza that's located  
4 out by Vail Hall, that's two lanes in and out,  
5 they're 13 feet each, wide, each lane, that gives us  
6 a 64 foot wide two-way driveway that is, requires a  
7 design exception that is in excess of 45 feet  
8 permitted but we think because of the nature of the,  
9 this being the main entrance of the lane widths are  
10 appropriate and putting a median in and planting  
11 we're trying to create an aesthetic here. And for  
12 that reason, we do think the design exception is  
13 warranted.

14 There are, again as I said, guard booths  
15 located at those three primary entrances at gate A,  
16 at gate F, which is Route 35 and gate G. There are  
17 monument signs which were already described, monument  
18 sign at the pocket park near Route 35 which is also  
19 identification signs at each of those three gates, A,  
20 F, and G.

21 In terms of interior circulation, all of  
22 our interior drive widths and aisles are compliant  
23 with a 24 foot wide minimum. We actually have a  
24 range of drive aisles on the site from 24 to 36 feet,  
25 and that's just kind of operationally necessary due

1 the perimeter wall. So we will accommodate the  
2 loading space there so we are conforming with the  
3 reuse requirements in that regard.

4 In terms of the parking areas on the  
5 site, on development area 1, there are parking fields  
6 close to Route 35, there are again double loaded  
7 parking aisles located in that location. There are  
8 some EV charging stations located between the base  
9 camps, some of these are larger sized, in fact all of  
10 them are for fleet vehicles and larger trucks that  
11 are electric vehicles so it's geared to the types of  
12 electric vehicles that Netflix will be using.

13 At each of the sound stages, there is  
14 parking along the production support office so that's  
15 the two-story production office side of the stages.  
16 There are parking spaces along that edge, that's  
17 where the accessible parking is as well as parking on  
18 the opposite side of the drive aisle. And that's the  
19 same north and south.

20 When it comes to the mill 3, there is  
21 parking behind mill 3. Again, some EV larger vehicle  
22 fleet, vehicle parking spaces, there are then also  
23 parking spaces surrounding the production support  
24 office. And then parking areas are surrounding the  
25 gravel backlot, the other vegetative backlot and the,

1 and on the west, or on the easterly side of that  
2 gravel backlot, again, more parking there.

3 So in total, we have 1298 spaces in this  
4 space exceeding the requirement and it's really a  
5 matter of a necessity of flexibility and the ebb and  
6 flow of the productions, as you heard. One stage  
7 might be in full utilization and another is sort of  
8 in a teardown or a wind down phase, or one might be  
9 in a ramp-up phase. So there is, the ability to sort  
10 of flex and use the parking or provide the required  
11 amount of parking that's necessary as the ebb and  
12 flow of the production activity proceeds.

13 All of the parking is dimensionally  
14 compliant, 9 by 18 spaces, they comply with the ADA  
15 and the ratios that are required. We also have some  
16 parking for golf carts. Golf carts are part of a mix  
17 of vehicles that use on campus as well as bicycles.  
18 There are bicycle racks at each of the stages at the  
19 production support office and there are 10 golf cart  
20 spaces at each stage and 4 golf cart spaces at Vail  
21 Hall. I believe several more at the studio business  
22 production support office.

23 MAYOR TALERICO: Chris, I'm sorry, you  
24 mentioned EV a lot. Fire prevention had requested  
25 changes to make sure that they're not up against.

1 you usually go with that.

2 MAYOR TALERICO: And just, we don't have  
3 that jurisdiction but we appreciate you accommodating  
4 and doing that, it's helpful.

5 MR. HERRMAN: Chris, if I can  
6 interject, the one comment you made about the loading  
7 zones, is it fair to say that because of the interior  
8 of this site is sort of your own little community,  
9 you're not like a typical McDonalds where you have  
10 the interaction between patrons and others. Because  
11 the implication is typically we would want to A,  
12 designate it and paint it loading zone so everyone  
13 knows where the truck is supposed to be, and then  
14 you're separating patrons and unloading loading  
15 activities. Here, it's sort of self leveling, would  
16 you say? Speak to that, briefly.

17 MR. CIRROTTI: I think it's a different,  
18 more of a unique situation, it's not people  
19 unfamiliar with where they're going, the deliveries  
20 that will come here with the trucks that will come to  
21 the stage with the materials or equipment or what  
22 have you, they are oriented, they'll have sort of an  
23 orientation, and they'll know how to get to the sound  
24 stage, where to go, it's very much as you said very  
25 much sort of internally orchestrated and directed as

1 MR. CIRROTTI: Yes.

2 MAYOR TALERICO: You're compliant with  
3 those recommendations?

4 MR. CIRROTTI: Our plan currently has  
5 those spaces at 12 feet, but we can make adjustments  
6 to them because actually the drive aisles that are  
7 adjacent to those are 36 foot drive aisles. We will  
8 narrow the aisle by 3 feet to get the width.

9 MAYOR TALERICO: So, you will be  
10 compliant?

11 MR. CIRROTTI: We will comply.

12 MR. ALCOTT: So in reference to EV spaces,  
13 that also means golf carts, I mean that's what I'm  
14 interpreting because golf carts need to be charged  
15 too, right?

16 MR. CIRROTTI: So, the golf carts are  
17 charged along, yeah, they're electric and they're  
18 charged along the side of the sound stages. So  
19 technically those are not offset, they're set on  
20 pedestals on the building and in some cases they're  
21 freestanding, but we can certainly look at that.

22 MR. ALCOTT: Well, I guess.

23 MR. CIRROTTI: It's a little bit of a  
24 different battery type.

25 MR. ALCOTT: It is, that's why I asked if

1 a movie production operation would tend to do.

2 So, in terms of parking, we've covered  
3 that, we covered the bike parking, interior campus  
4 lighting, we have light poles that are 25 feet in  
5 height at the interior of the campus. They're all  
6 shielded and cut off, except for the, there are some  
7 lights on signage that are small uplights on to the  
8 signage, so the wayfinding signage in the campus and  
9 at the gates has uplights that are directed at the  
10 light panel but they're not necessary full on, as  
11 well as there are some uplights on the trees planted  
12 in N Plaza, there are some architectural lighting on  
13 the canopy trellis there as well.

14 CHAIRMAN WOLOSHIN: You should not have  
15 any light pollution on the residential sections that  
16 we're talking about.

17 MR. CIRROTTI: We've been very careful,  
18 as I said, the closest distance there would be 390  
19 feet to that mill. We have lighting at the perimeter  
20 of that lot, it is all full cut-off and shielded and  
21 it is pulled in as tight to the main areas as we can  
22 get it.

23 The illumination of the campus is  
24 something that is sort of full control because of the  
25 production needs and the filming needs, they need to

1 be able to control the lighting. Turn the areas off  
2 when they want it dark, and turn it back on when they  
3 want it lit. So there is a lot of control there that  
4 will allow the compass to be basically fully lit  
5 from, until 11 in the evening and when the campus  
6 activity winds down, it could be dropped down to the  
7 minimum level security, and really only lit in areas  
8 of activity. So there will be that ability to  
9 control and to drop the lighting levels to a security  
10 level when there's less activity on the campus.

11 In terms of storm water management, there  
12 are in development area 1, there are 17 small scale  
13 bioretention basins. They are these dark green areas  
14 that you see all around the perimeter and in the  
15 center of the site, and then there are 7 large scale  
16 storm water wetland basins. And the purpose of those  
17 basins, the 17 small scale basins is to provide water  
18 quality treatment, the bioretention basins, they have  
19 a planted soil media, they filter water before it's  
20 then conveyed to the large scale basins, the large  
21 scale basins are then constructed storm water  
22 wetlands, all described, designed by the NJDEP and  
23 those storm water wetland basins control the storm  
24 water runoff rates to 50 percent for the two year  
25 storm, 75 percent for the 10 year storm, and 80

1 percent for the 100 year storm of the three  
2 development areas. So, we're doing all the things  
3 that the DEP requires in terms of storm water  
4 management.

5 What I would say about flooding, it  
6 impacts the Parkers Creek, we are discharging for  
7 development area 1, we're holding at a portion or  
8 only some of the existing discharge points. The army  
9 had outfalls all over Parkers Creek, some of them are  
10 gonna be basically decommissioned and some will be  
11 rebuilt with our new infrastructure, and they will be  
12 at the same locations along Parkers Creek. Again,  
13 the run off rates and the quality of that water will  
14 be all improved to the current standards, so much  
15 different scenario than when the army was there.

16 And in terms of flooding, we studied the  
17 flood hazard areas where we are seeking flood hazard  
18 area permitting for the project because we are  
19 keeping the flood hazard areas, and we are doing all  
20 the zero netfill calculations that we need to  
21 demonstrate compliance with DEP regulations in that  
22 regard.

23 MS. JOHN-BASTA: Chris, in layman's terms,  
24 will the conditions of the storm water runoff be  
25 better or worse following the development?

1 MR. CIRROTTI: It is my professional  
2 opinion that it will be better, and we will have  
3 water quality treatment which isn't there, we'll have  
4 runoff control, and we'll have a zero netfill  
5 situation. We don't add any fill to the flood hazard  
6 area.

7 MR. ALCOTT: To the naked eye, it looks  
8 like it's an awful lot of impervious coverage on this  
9 pocket, right, even compared to what was, right. And  
10 of course I'll defer to our professionals, but it  
11 would seem like you designed the storm water basins  
12 and so forth to accommodate all of the water that's  
13 going to be --

14 MR. CIRROTTI: Every drop.

15 MAYOR TALERICO: Chris, as a result of you  
16 constructing your buildings, foundations, everything  
17 that goes with it, do you feel that your testimony,  
18 that as a result of that construction or of the  
19 building's existing in the future, that the water  
20 will in any way impact the residents in Shrewsbury  
21 and their homes or businesses?

22 MR. CIRROTTI: I think the impervious  
23 will improve the water quality and the storm water  
24 runoff conditions.

25 MAYOR TALERICO: I meant, when I said

1 impact, I meant negatively impact.

2 MR. CIRROTTI: Not negative, there will  
3 be no negative impact. I think it will be a positive  
4 improvement.

5 MAYOR TALERICO: Improvement because  
6 you're taking more water off than you previously had,  
7 but you're not adding any water, you're not messing  
8 with underground streams, that is gonna start  
9 flooding people's basements as a result of your  
10 construction, you're not causing impact on the  
11 neighbors.

12 MR. CIRROTTI: And just the, sorry,  
13 other thing I would just mention is that in terms of  
14 the permitted coverage, we were permitted an  
15 impervious cover of 75 percent by the reuse  
16 amendment, we're at 50 percent. So, we're nowhere  
17 near --

18 MAYOR TALERICO: You're two-thirds of what  
19 you're allowed --

20 MR. CIRROTTI: Just for development area  
21 1.

22 MAYOR TALERICO: So, you could in fact  
23 have more blacktop?

24 MR. CIRROTTI: Right.

25 MR. HERRMAN: I did have a question.

1 Chris, just for the record, you also have extensive  
2 permitting obligations through DEP by way of flood  
3 hazard and storm water review, so this is gonna be  
4 looked at probably at least twice, if not 3 times.

5 MR. CIRROTTI: And Freehold Soil, and  
6 the county.

7 MR. HERRMAN: There is a lot of eyes on  
8 this and obviously it's in your best interest to  
9 ensure that the storm water is controlled and that  
10 we're not causing harm to anyone.

11 MR. DIEDRICHSEN: Just one other question.  
12 Ken or, did you secure the geothermal fields?

13 MR. CIRROTTI: So, the geothermal  
14 fields, we are working on, basically, as you know,  
15 the demolition is ongoing. We're not dealing with  
16 the geothermal quite yet, but the geothermal well  
17 systems that are there are going to be  
18 decommissioned.

19 MR. DIEDRICHSEN: And they're gonna  
20 seal them off?

21 MR. CIRROTTI: Yes, according to state  
22 regulations.

23 MR. DIEDRICHSEN: It was cheaper to  
24 finish them than cancel them.

25 MR. CIRROTTI: Unfortunately, most of it

1 that, that small bridge over Wampum there, is that  
2 gonna remain, is it sufficient?

3 MR. CIRROTTI: So, the vehicle crossing  
4 there is actually a culvert, that's a culvert and  
5 that's gonna remain and it's gonna be a new road, you  
6 can refurbish it, but you really can't change it  
7 because of the stream conditions there, we can't  
8 raise the road, we can't -- so that remains as is.  
9 We do also have a new pedestrian bridge that will  
10 link the trail across, that will be a new structure.

11 MAYOR TALERICO: Is it your testimony that  
12 if I were a pedestrian and I stand on the Eatontown  
13 border with Oceanport, and I would walk all the way  
14 down Avenue of Memories, make a right turn on 35,  
15 make a right turn on Parkers Creek, go all the way  
16 down and make a right turn to the Oceanport border,  
17 that I will at all times be on a publicly accessible  
18 pedestrian walkway?

19 MR. CIRROTTI: Yes.

20 MS. JOHN-BASTA: That's a good segue into  
21 the next topic you were going to speak about on the  
22 next slide.

23 MR. CIRROTTI: Yeah, pedestrian  
24 circulation, so let's go to Exhibit --

25 MAYOR TALERICO: It's one of the exhibits

1 is in the wrong place, it's kind of --

2 MR. ROTH: Chris, just one question,  
3 when you pull up this one slide, it shows North  
4 Drive, is that gonna be the actual name of that  
5 street, North Drive?

6 MR. CIRROTTI: No, that's sort of just  
7 the historic name of it, we're kind of identified  
8 that as we referred to it, but it's internal to the  
9 campus.

10 MR. ROTH: Okay, so there's gonna be no  
11 street naming or anything so just for us to try to  
12 get around the campus if there's an emergency or  
13 something like that?

14 MR. CIRROTTI: There isn't any kind of  
15 street naming, the ability, the campus navigation is  
16 by the internal wayfinding signage and the building  
17 identification.

18 MAYOR TALERICO: And also, I know this is  
19 to the public, the borough has had and will continue  
20 to have more conversations on emergency response as  
21 that is worked out and once a plan starts taking  
22 shape, the first responders will be a part of  
23 designing it and part of it -- so that will happen  
24 and getting to the property places is a requirement.

25 MR. ALCOTT: So, actually in reference to

1 that -- I just want to make clear that it is in fact,  
2 it's your testimony.

3 MS. JOHN-BASTA: It's coming up next.

4 MR. CIRROTTI: We're gonna go to Exhibit  
5 A-55 and this is a depiction of the circulation both  
6 inside and around the outside of development zone 1.  
7 So I should have done it in two colors, but I did it  
8 all in yellow. We have the perimeter multiuse path  
9 which is along Avenue of Memories, I'll just trace it  
10 here, along Avenue of Memories it does have a leg to  
11 go down to the bus stop and returns to the path.  
12 This is the path that goes through the pocket park,  
13 continues along the Route 35 frontage, across the  
14 driveway up to the end of the Route 35 frontage to  
15 the Parkers creek just before the creek itself, turns  
16 in and then winds outside of the perimeter wall, all  
17 along the border of Parkers Creek, all along the  
18 perimeter wall here, goes across that pedestrian  
19 bridge, goes across the landfill, and will go out to  
20 Cheryl Avenue where it will link up the sidewalk on  
21 Cheryl that goes out to Arthur Avenue, that goes down  
22 to Avenue of Memories all the way across phase 1A and  
23 back. So that's the external loop if you will. Then  
24 there is, traced here in yellow, all of the interior  
25 pedestrian areas. And your engineer has identified a

1 few areas where we need to add some fresh rocks to  
2 try to link up some of that interior circulation and  
3 we certainly will do that. And that's the pedestrian  
4 circulation.

5 On Vail Hall much the same, we have the  
6 frontage sidewalk, the crosswalks, the trail on the  
7 north side, sidewalks, the doors, and the parking  
8 lot.

9 MS. BUCZNY: What is the yellow line?

10 MR. CIRROTTI: The yellow line at the  
11 bottom is the piece to the multiuse path that has  
12 already been constructed by the army that we are  
13 required to widen to 12 feet. So it will be widened  
14 to the county's requirement which is 12 feet and the  
15 requirement for the mill, FMERA's requirement.

16 MS. BUCZNY: But it doesn't affect  
17 anything?

18 MR. CIRROTTI: It doesn't, it's a one  
19 way in, one way out, it doesn't link to the rest. I  
20 think there was an idea that there would be some  
21 linkage through the neighborhood as it flushes, and  
22 it's not there. FMERA does not require us to meet --

23 MS. BELL: While you're on the  
24 pedestrian pathways, can you point out where the  
25 moments will be?

1 MR. CIRROTTI: I think our planner is  
2 gonna do that, if that's okay?

3 MS. BELL: Okay.

4 CHAIRMAN WOLOSHIN: Everyone just shh in  
5 the back so we can hear everything. If you want to  
6 talk, hallway.

7 MR. CIRROTTI: I can talk quickly about  
8 the landscaping next. We basically have shade trees,  
9 ornamental trees, evergreen trees, you can see them  
10 in the rendering, I'm not going to point them all out  
11 but there is a lot of planting in the storm water  
12 basins by requirement. They are required to be  
13 landscaped as bioretention basins. All along Avenue  
14 of Memories there are shade trees that will be  
15 continuous all along the multiuse trail. Both sides  
16 of Avenue of Memories, we'll be placing the pear  
17 trees on both sides now, we're replacing them with  
18 all new trees all the way down Avenue of Memories  
19 from Route 35 to just short of -- basically, all of  
20 the Netflix frontage, and the side of Avenue of  
21 Memories where there is not Netflix frontage, but  
22 because we're taking up the pears north to provide  
23 symmetry, so we're taking the entire county right of  
24 way.

25 MS. VAZQUEZ: Other than the

1 replacement of the trees that you're talking about,  
2 will you be removing any of the trees in between the  
3 Netflix and residents on Eatontown or Shrewsbury  
4 side?

5 MR. CIRROTTI: No, so the limit of our  
6 tree removal relates to where that yellow line path  
7 is. Beyond the path, there is no tree removal.

8 MAYOR TALERICO: And just for the record,  
9 that path is a requirement.

10 MR. CIRROTTI: Yes.

11 MAYOR TALERICO: Thank you.

12 MR. ALCOTT: Thank you, I know a young  
13 lady from Eatontown on Rose Court. So the south end,  
14 the south side of the Vail building there, there is a  
15 group of trees that yes, that's gonna stay.

16 MR. CIRROTTI: Yeah, so let me go over  
17 that. So in Vail Hall, we're maintaining the parking  
18 lot there, the drive aisle and the parking that goes  
19 around the back of existing Vail Hall in it's exact  
20 present location, and there is no clearing in that  
21 location. Similarly, we are maintaining all of the  
22 vegetation that is in place along the relocated  
23 parking, the parking has to be shifted out of the  
24 county right of way. It's currently half in the  
25 county right of way and half on the property. It

1 needs to shift behind the parking setbacks so we're  
2 doing that but we're planting a new buffer along  
3 there and we're not removing any of the mature trees  
4 that buffer the creek.

5 MAYOR TALERICO: Just with regard to  
6 trees, is it your testimony that you're familiar with  
7 the borough's AF species and monoculture and although  
8 you're not required to follow it, you agreed to  
9 follow it?

10 MR. CIRROTTI: Yes, we are following it  
11 to the extent we can. There is a diversity  
12 requirement that is beyond, I think even the list of  
13 the county species.

14 MAYOR TALERICO: You'll follow it to the  
15 extent that Herrman is satisfied with?

16 MR. CIRROTTI: Right. Absolutely.

17 MAYOR TALERICO: And just so you know, the  
18 mall was able to follow it and I would expect that  
19 you would have at least the number of trees,  
20 diversity as the mall considering you're about a mile  
21 from each other and there probably is not that much  
22 diversity between the mall. So, I'm sure you'll hold  
23 them to the same standards you held the mall to?

24 MR. HERRMAN: Yes.

25 MAYOR TALERICO: That's fair, right?

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| <p style="text-align: right;">Page 117</p> <p>1 MR. ALCOTT: And on that topic, I'm gonna</p> <p>2 suggest that you make your other stuff that is</p> <p>3 exterior to the property, plants deer-proof, trees,</p> <p>4 et cetera, because that will be ugly.</p> <p>5 MS. VAZQUEZ: They will be eaten.</p> <p>6 MR. ALCOTT: Just a suggestion.</p> <p>7 MR. CIRROTTI: I would also mention that</p> <p>8 the caliper of the shade trees along Avenue of</p> <p>9 Memories is gonna start at four and a half inches.</p> <p>10 We're starting with a larger tree.</p> <p>11 CHAIRMAN WOLOSHIN: And automatic</p> <p>12 irrigation for our landscape areas and grass?</p> <p>13 MR. CIRROTTI: On the exterior, the</p> <p>14 perimeter wall, or from the edge of the storm water</p> <p>15 basins to the curb will be irrigated. Actually, I</p> <p>16 have an exhibit that I will get to.</p> <p>17 So that's the landscaping. I'll move to,</p> <p>18 I think development zone, let's go to the perimeter</p> <p>19 wall. So, let's go to wall Exhibit A-57. So this is</p> <p>20 color coded to identify the various wall types. I'll</p> <p>21 start with wall type A, that's the blue program. You</p> <p>22 can see the location on this exhibit better than any</p> <p>23 of the others. So, starting from N Plaza, just to</p> <p>24 the west of N Plaza is where wall type A begins.</p> <p>25 That wall type A is a stamped brick precast. So it's</p>                                                                                                                               | <p style="text-align: right;">Page 118</p> <p>1 a solid precast wall and it continues behind the</p> <p>2 first twin stage, it then juts out and comes close to</p> <p>3 Avenue of Memories, to the northeast path, and then</p> <p>4 juts back again some distance between that storm</p> <p>5 water basin until it reaches gate G. At gate G, it</p> <p>6 picks up again on the west side of the gate, comes</p> <p>7 closer again to the northeast trail where it then</p> <p>8 transitions to a wall type D-2 which is a combination</p> <p>9 of that precast brick pattern and a picket fence.</p> <p>10 So, it's a precast bottom, picket top,</p> <p>11 which is similar to the fence, or I should say the</p> <p>12 wall that is in place at the corner. So we're</p> <p>13 mimicking the amount -- with hydrology with the green</p> <p>14 wall. We then transition to, I guess it's red which</p> <p>15 is our D(1) wall which is a precast column and picket</p> <p>16 which is very, very much like the existing fencing</p> <p>17 that was all along Route 35. You can see segments of</p> <p>18 it that will remain. So that's sort of column and</p> <p>19 picket, we're using column and picket all along Route</p> <p>20 35 frontage.</p> <p>21 CHAIRMAN WOLOSHIN: And how high?</p> <p>22 MR. CIRROTTI: 8 feet. All of the</p> <p>23 fencing is a minimum of 8 feet and it varies between</p> <p>24 8 and 9 only due to grade transitions so we would</p> <p>25 step at increments and it's, at a location it might</p> |
| <p style="text-align: right;">Page 119</p> <p>1 be 9 feet, but it's 8 to 9 feet, a minimum of 8. And</p> <p>2 then we reach the wood look wall which is the orange</p> <p>3 wall type C. That is a wood look wall that again,</p> <p>4 matches the architecture of the buildings in this</p> <p>5 area that continues up until we get to mill 3 where</p> <p>6 we then transition back to the post and picket, the</p> <p>7 red section which is the column picket. And then</p> <p>8 transition back to the wood wall right, just at the</p> <p>9 pedestrian crossing where it links up with phase 1A.</p> <p>10 And then I'll just go back to N Plaza.</p> <p>11 At N Plaza, we have the precast knee wall</p> <p>12 to sort of open up the campus at the main gate a</p> <p>13 little bit, have a little bit of a view into the</p> <p>14 production office building, the main gate, the</p> <p>15 architectural gates are there. And then again, all</p> <p>16 of this is set back, all of the Avenue of Memories</p> <p>17 about 200 feet. It all then proceeds back to the</p> <p>18 frontage of Avenue of Memories where it goes back to</p> <p>19 the wall type A, which is the solid wall, and that's</p> <p>20 primarily the screen that we use on the backlot</p> <p>21 trying to keep the backlot a little bit more out of</p> <p>22 view from the cameras, and then we transition back to</p> <p>23 the precast post to the picket. We reach Wampum</p> <p>24 Brook and we have a section there of really only</p> <p>25 split through the fence, and that's because due to</p> | <p style="text-align: right;">Page 120</p> <p>1 the floodway, we're not allowed to put up a fence or</p> <p>2 anything that can catch debris, it has to be very</p> <p>3 open so there is a very short section of open fencing</p> <p>4 in there that is just at a split rail. It is the</p> <p>5 only thing the DEP will let us do. And it's really</p> <p>6 just to discourage trespassing and as you heard from</p> <p>7 Mr. Falcon, there would be other methods of</p> <p>8 protection and Netflix will have security to be able</p> <p>9 to know when somebody breaches that and they'll be</p> <p>10 welcomed by security.</p> <p>11 The wall type D(2) then picks up beyond</p> <p>12 the stream which the precast brick B wall connecting</p> <p>13 up to the gate B which is at the phase 1. So that's</p> <p>14 the description of the perimeter wall. I'll flip</p> <p>15 here through the wall types just so you can see</p> <p>16 images.</p> <p>17 MS. BUCZNY: Can I just ask a question</p> <p>18 about that last image? So why does it jut out behind</p> <p>19 the sound stages, the type, I guess it's type A?</p> <p>20 MR. CIRROTTI: Here along Avenue of</p> <p>21 Memories?</p> <p>22 MS. BUCZNY: Yes.</p> <p>23 MR. CIRROTTI: So, there is an area</p> <p>24 internal, so there is areas of storm water basins to</p> <p>25 the left and right of where that is. That area there</p>                                                                                                                              |

1 is an internal campus area that is gonna be used for  
2 internal space, so we're keeping that inside the  
3 perimeter wall to be used for space on the inside.  
4 So, we're really just trying to articulate it in and  
5 out, give it some variety, give it some variation and  
6 that was important to FMERA as well.

7 MS. BUCZNY: And there's green space on  
8 either side?

9 MR. CIRROTTI: Yeah, these are storm  
10 water management basins, and they're going to alter  
11 this trail, so all the green space up until that blue  
12 wall.

13 MS. BUCZNY: How far is the edge of that  
14 wall to that?

15 MR. CIRROTTI: In this location here?

16 MS. BUCZNY: No, to the walkway.

17 MR. CIRROTTI: It's hard to tell on this  
18 exhibit because it's so exaggerated, but looking at  
19 the plan, I would say it's probably like 15 feet back  
20 from the path. The path is 10 feet wide and then the  
21 path is set back 8 feet from the curb. So that wall  
22 is 30 plus feet back from the curb.

23 MS. BUCZNY: Not the one that juts out.

24 MR. CIRROTTI: The one that juts out is  
25 30 feet back from the curb.

1 MS. BUCZNY: Okay.

2 MR. CIRROTTI: Yeah, it's not on top of  
3 the street at all. There is a continuous street-  
4 scape that's all along the front of that. So where  
5 the wall pulls back, it pulls back significantly.  
6 It's near a hundred feet back from these locations  
7 here, and again, about 200 feet back from this  
8 location.

9 MR. HERRMAN: That line is only shown  
10 thick so you can see it.

11 MR. CIRROTTI: Just graphically. So,  
12 what I wanted to do is just to go to the wall types,  
13 and just show each one. This is exhibit A-59 which  
14 is the wall type A, this is a precast brick pattern  
15 colored and stamped into the concrete that is 8 feet.  
16 This is the wood look wall with a articulation at  
17 each column, the columns are a little bit more close  
18 together at 8 feet, and then there's a variety of  
19 color at intervals of 24 feet. And again these are  
20 all FMERA requirements.

21 I should also mention the landscaping is  
22 required in front of the wall along the entirety of  
23 it's perimeters. This is the wall type D(1), A-61 is  
24 the exhibit. This is the posted picket, and then the  
25 last one is A-62 which is the E-wall precast 3 and a

1 half foot column with the pillars and then the picket  
2 with segments above that for 8 foot height.

3 I'll go back now to Exhibit A-52. Just  
4 to talk a little bit about Vail Hall, this is  
5 development zone two now. Vail Hall has three  
6 existing driveways today, we're maintaining the two  
7 westerly ones, the two way in and out, the left one  
8 is a right-in/right-out only due to the proximity of  
9 the left turn lane. The center drive lane is two  
10 way, one way in and out, and then the easternmost  
11 driveway is relocated. Currently this parking lot,  
12 you can see it here, it extends further east and that  
13 driveway reaches Avenue of Memories further east, but  
14 that's off site. We're linking up our parking lot  
15 relocated behind the county right of way line, our  
16 two-way driveway at the end of the frontage. So,  
17 three driveways existing, three driveways proposed,  
18 really just a change to the location slightly.

19 MAYOR TALERICO: And that gray area over  
20 there, what are you doing with that gray area?

21 MR. CIRROTTI: That's off site so we'll  
22 clean up to the property line and leave it to others.  
23 We are installing, as I mentioned that landscape  
24 buffer in the back. Vail Hall will be very much  
25 renovated as is. The annex being constructed as Mr.

1 Falcon identified a new plaza, graded in the front to  
2 the main entrance. The flagpole located there as  
3 well we have an accessible lamp. We have accessible  
4 parking located in the new, reconfigured parking lot.  
5 I think it's the grades and the rest of the parking  
6 area are not accessible, and so the accessible route  
7 is from the parking which will be set at a flat  
8 elevation and allow us to get into the entrance of  
9 the building. As I mentioned, none of the existing  
10 mature trees behind Vail Hall will be removed. There  
11 is no loading.

12 MR. LECKSTEIN: Can I just ask a question  
13 since you're talking about a parking lot. I know you  
14 have a traffic engineer, I'm not really sure that we  
15 actually need a traffic engineer this evening, but as  
16 the overall site engineer and knowing what is going  
17 on on the site, do you feel you have adequate parking  
18 on the site?

19 MR. CIRROTTI: Oh, absolutely.

20 MR. LECKSTEIN: And just so the public  
21 understands, the off-site traffic really isn't  
22 relevant to this application because it's a permitted  
23 use.

24 MAYOR TALERICO: We cannot vote no based  
25 on off-site traffic.

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1 MR. LECKSTEIN: Correct.

2 MAYOR TALERICO: And if we were to vote no

3 based on off-site traffic, it would be the fastest

4 route back from superior court that you could

5 possibly imagine. Off-site traffic is not permitted

6 to be considered in a planning board application,

7 that is a matter of state law. Just so everybody

8 knows that because social media tells us all the

9 reasons why we should say no, and unfortunately, we

10 have the problem --

11 MR. LECKSTEIN: And that's why, I guess I

12 don't need to be here because you just did my job.

13 I'm kidding.

14 MAYOR TALERICO: Because I'm reading these

15 posts and people are presenting misinformation and

16 I'm trying to let them know that we're governed by

17 state law.

18 MR. LECKSTEIN: Absolutely, and that's

19 exactly what I was trying, my point. I just don't

20 know that we need a traffic engineer to testify based

21 upon what the mayor just articulated.

22 MS. JOHN-BASTA: I agree with you.

23 MAYOR TALERICO: There's nothing the

24 engineer can say that can alter the vote off site.

25 If we have enough parking on site and that you're not

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1 We have parking spaces here, this is really overflow

2 parking for that phase 1A primarily. It also is base

3 camp area as Mr. Falcon described, where a storm

4 water management basin that was already approved as

5 part of phase 1A, and there are three driveway

6 locations into this development area, one off Wilson

7 Avenue, it is gated there and there is, even though

8 you can't see through the rendering, there is a

9 security booth at that location. There is also a

10 sliding gate at Avenue of Memories that will normally

11 be closed, it will only be opened at certain points

12 for vehicles to enter and exit and then closed. Some

13 kind of a normally closed gate at that location and

14 similarly on Nicodemus Avenue, a normally closed

15 sliding gate there as well. In development zone 5,

16 we have a --

17 MR. ALCOTT: I just have a question on

18 this particular slide here. So the electrical

19 substation and then shouldering it left and right, is

20 that still Netflix property?

21 MR. CIRROTTI: Yes, so I was just going

22 to describe development zone, so development zone 3

23 is north of this green corridor. That's the JCP&L

24 transmission right of way that bifurcates this sort

25 of area of the campus. So the development zone 5 is

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1 going to be parking all over the streets, the county

2 is not gonna let you anyway, there is literally

3 nothing that they can say, the only thing the public

4 can do is go to the county planning board and fight

5 them or go to the DOT and fight them, but there's

6 nothing this planning board can do to even consider

7 that.

8 MS. BELL: And I think the engineer has

9 already provided testimony as to some of the

10 improvements they're making to 35.

11 MAYOR TALERICO: Exactly.

12 MS. JOHN-BASTA: And just one final point,

13 all the site circulation, all the ingress and egress

14 are up to civil standards?

15 MR. CIRROTTI: Yes.

16 MS. JOHN-BASTA: Thank you.

17 MR. CIRROTTI: I'm gonna move to --

18 MR. LECKSTEIN: Irrigation, right?

19 MR. CIRROTTI: Yeah, I'm gonna come to

20 irrigation at the end, if I could.

21 MR. LECKSTEIN: That's fine.

22 MR. CIRROTTI: I'm gonna go to

23 development zone 3 quickly and these will be quick 3

24 and 5. Basically, we will have development zone 3 is

25 located south of the phase 1A portion of the campus.

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1 this parcel here that really only has the substation,

2 the Netflix associated equipment with that

3 substation, the access road to the substation and the

4 storm water management basins related to the parking

5 and the base camp to the north and the substation

6 itself. So, primarily all we're doing here is storm

7 water management and the electrical substation and

8 that is it for this development zone 5.

9 MR. ALCOTT: And all of those trees are

10 new plantings, right?

11 MR. CIRROTTI: Yes, some of that that

12 you see illustrated in the bright colors is new

13 planting, primarily around the basins and then again

14 the streetscape all along Avenue of Memories which

15 is part of the phase 1A application and some

16 plantings.

17 MR. ALCOTT: Thank you.

18 MR. CIRROTTI: In terms of bulk

19 standards, we, again as I mentioned comply with all

20 of the setbacks and bulk standards. We do have the

21 one design exception for the width of the driveway.

22 And then the last thing I just wanted to touch on was

23 the irrigation and we'll go to our irrigation

24 exhibits. Two quick exhibits, these are the

25 irrigated areas on development zones one and two so

1 you can see all of the perimeter areas will be  
2 irrigated, exterior to the perimeter wall, excluding  
3 these storm water management basins.

4 MS. JOHN-BASTA: And you're referring to  
5 A-63 at this point.

6 MR. LECKSTEIN: And this is all, how is  
7 it irrigated?

8 MR. CIRROTTI: It's irrigated  
9 sprinklers, automatic sprinklers.

10 MR. LECKSTEIN: Thank you.

11 MR. CIRROTTI: So, we have that all  
12 around developments zone 1, development zone 2, the  
13 Vail Hall parcel, in and around the parking, the  
14 building, the plaza, they will all be irrigated. And  
15 then last, A-64, we would have irrigation between the  
16 curb and the perimeter wall and the interior grass  
17 areas marking the development area.

18 Development area 5 is just storm water  
19 management and substation and really not in  
20 significant need for irrigation or warranted there  
21 because really just storm water basins and the  
22 substation itself.

23 CHAIRMAN WOLOSHIN: Are the changes as  
24 far as rainfall to shut off irrigation system?

25 MR. CIRROTTI: Yeah, I mean, they're

1 sensitive to rain events so there is controls that  
2 sense that if it rains.

3 CHAIRMAN WOLOSHIN: Right, okay.

4 MS. JOHN-BASTA: And Chris, you've been in  
5 receipt of several review letters, I believe there is  
6 an engineering review letter that Langan actually  
7 responded to on August 26th, is that correct?

8 MR. CIRROTTI: Yes.

9 MS. JOHN-BASTA: Okay. I'll let the board  
10 engineer speak for himself but I think you've  
11 addressed to his satisfaction the majority of the  
12 comments. There is also a planning review letter and  
13 do you have any issues with that planning review  
14 letter?

15 MR. CIRROTTI: No, there was one item  
16 identified, just a variance for the loading as I  
17 indicated we do actually comply with the loading so  
18 no variance necessary there.

19 MS. BELL: I would agree.

20 CHAIRMAN WOLOSHIN: Let's go back and  
21 address engineering stuff together and let's make  
22 sure, I noticed when I briefly went through that they  
23 agreed to a lot of it, anything that needs  
24 addressing?

25 MR. HERRMAN: Yeah, so I mean, my

1 letter is pretty comprehensive, 20-some odd pages, I  
2 did have the benefit of speaking with the applicant's  
3 team in advance of the hearing to try to flush out if  
4 there were any significant issues that needed further  
5 conversation. They were generally agreeable to the  
6 commentary that we had made. I am just looking to  
7 see if there was anything that I think we haven't  
8 touched on. The one thing I believe, just for  
9 clarity, trash and recycling, Chris, if you just  
10 confirm that that will be handled internally so that  
11 won't be any public collection obligation, you guys  
12 deal with your own trash?

13 MR. CIRROTTI: Right, the trash is  
14 privately collected and it will be housed inside the  
15 buildings normally and any type of construction  
16 materials, there would be times there could be  
17 dumpsters, things like dismantling a set or  
18 something, those dumpsters can actually roll into the  
19 stage, they can fill them, they can be taken out, but  
20 that is sort of behind the perimeter wall and so it's  
21 screened out.

22 MAYOR TALERICO: And how about for Vail  
23 Hall, particularly the residents there, we have an  
24 ordinance, I believe it's 7:00 for commercial  
25 properties that they can't pick up.

1 MR. CIRROTTI: Yeah, we'll abide by  
2 that.

3 MAYOR TALERICO: Sure. I just want to  
4 tell you what actually happens. When you hire your  
5 middleman, what they do is they tell you they're  
6 gonna follow the ordinance and they put them all out  
7 to bid and a bunch of people do it and then they  
8 screech up and down Route 36 and they wind up coming  
9 to Eatontown 5:30, Long Branch 5:25 and they do each  
10 one. So you are aware that if your middleman doesn't  
11 know what the ordinance is, you would be getting a  
12 summons, 7:00 pickup, no trash before 7:00.

13 MR. CIRROTTI: I'm sure Mr. Falcon will  
14 take that into consideration and deal with it  
15 appropriately.

16 MAYOR TALERICO: I'm not trying to be a  
17 jerk, it's just people don't follow the rules, we  
18 have all parts of town where people subcontract out  
19 their trash and the subcontractor doesn't follow the  
20 ordinance.

21 CHAIRMAN WOLOSHIN: Anything else?

22 MS. BUCZNY: Did we talk about the  
23 monuments, the plaques? Is he gonna testify to that?

24 MS. JOHN-BASTA: Our planner will testify  
25 to that, she's our last witness.

1 MR. HERRMAN: So the, I guess the one  
2 other thing just for information is they're dealing  
3 with the Eatontown sewerage authority for the  
4 sanitary, they'll be working on a new pump station to  
5 service the portion of the property that will be  
6 impacted, so that is a commitment that the ESA is, I  
7 believe, designing the pump station on their behalf  
8 so they're agreeable to that and the costs associated  
9 with that.

10 The environmental stuff is of record,  
11 landscaping and lighting we talked about. So, I  
12 think I'm satisfied, Mr. Chairman that with the  
13 commitment to comply with the commentary in my letter  
14 and continuing to work together, that they've  
15 addressed my concerns.

16 CHAIRMAN WOLOSHIN: Okay, Chris.  
17 Anything else, testimony from Chris?

18 MS. JOHN-BASTA: No, there was just also  
19 fire and traffic safety review letters and we can  
20 comply with those as well.

21 CHAIRMAN WOLOSHIN: Okay.

22 MS. JOHN-BASTA: Thank you. I have no  
23 further questions.

24 CHAIRMAN WOLOSHIN: Christine, we are  
25 going to go over everything now or wait until we get

1 our planner?

2 MS. BELL: I have nothing further for  
3 this witness.

4 CHAIRMAN WOLOSHIN: Okay, so anyone from  
5 the board? Okay, let's open up to the public for  
6 questions just on the testimony that was given by  
7 Chris as far as engineering. Any other questions  
8 that have nothing to do with that, we'll wait until  
9 the end of our hearing.

10  
11 DEE SLATTERY, S-L-A-T-T-E-R-Y, having first been duly  
12 sworn, testified under her oath as follows:

13 MR. LECKSTEIN: State your name for the  
14 record.

15 MS. SLATTERY: Dee Slattery,  
16 S-L-A-T-T-E-R-Y.

17 MR. LECKSTEIN: And your address please.

18 MS. SLATTERY: 9 Lone Oak Way.

19 MR. LECKSTEIN: Is that in?

20 MS. SLATTERY: Eatontown.

21 MR. LECKSTEIN: That's in Eatontown,  
22 okay.

23 MS. SLATTERY: Thank you. Thank you,  
24 gentlemen for outstanding presentations, extremely  
25 thorough and so impressive for our community. Thank

1 you so much.

2 MR. LECKSTEIN: Can everyone in the  
3 public please not talk? One person at a time, thank  
4 you.

5 MS. SLATTERY: So, thank you so much,  
6 extremely impressive, super professional, very  
7 informative.

8 So, I'm in a branding and marketing  
9 professional, and considering the importance of  
10 Netflix brand image, you know, you're in storytelling  
11 and filmmaking and this glamorous business I'm just  
12 curious why coming into the main entrance, the first  
13 things that you see are parking spaces –

14 MR. LECKSTEIN: Ma'am, one more minute.  
15 Everyone in the public, please, I can hear you  
16 talking and it's very distracting. So if I can hear  
17 you, they can hear you, the tape is picking you up,  
18 it's just mumbling, so if everyone can please not  
19 talk and respect the speaker at the microphone. I  
20 apologize, go ahead.

21 MS. SLATTERY: Thank you. So, briefly,  
22 my question was about the parking lots. Just trying  
23 to figure out since Netflix has such a strong brand  
24 image and you're in the storytelling and filmmaking  
25 and it's this glamorous building, that when you come

1 into the main entrance, the first thing that appears  
2 are two parking lots, left and right. So I'm just  
3 curious are they parking lots for 50 cars, 100 cars,  
4 200 cars, 500 hundred cars, it seems to be a.

5 MR. CIRROTTI: I think you're referring  
6 to the parking lots that are on the Route 35  
7 entrance?

8 MS. SLATTERY: Yes.

9 MR. CIRROTTI: So, that's not the main  
10 gate so I think the reality is that most of the  
11 traffic will not be coming in that location, most of  
12 it will be coming in the main gate, which is gate A.  
13 And that is where we've paid a lot of attention to  
14 the aesthetics. So the Route 35 is not, we're not  
15 emphasizing that entrance.

16 MS. SLATTERY: Thank you for clarifying  
17 that, appreciate it.

18 MR. LECKSTEIN: And sir, just state your  
19 name again for the record, I know you're already  
20 sworn.

21 MR. KRETSCH: Ken Kretsch, 13 Kingsley  
22 Court. I am a member of the environmental commission  
23 and it's clear that you read our letter, thank you.  
24 I do have a couple of questions, the irrigation, is  
25 it well or utility?

1 MR. CIRROTTI: It will be utility water,  
2 public water.

3 MR. KRETSCH: And could you put up  
4 A-13, please? Is 13 the video, all right, then let's  
5 try 52. Do we have one that shows the parking with  
6 the EV stations? I'm sorry, I thought I wrote down  
7 the right one. Bingo, 53 okay, thank you. So one of  
8 our questions was to explain the size of the parking  
9 lot, you did it adequately. Basically, what I'm  
10 hearing is there could be one day where everyone is  
11 using the backlot, so you need lots of parking next  
12 to the backlot, there could be days where everyone is  
13 using mill building, and so you need a lot of parking  
14 by the mill building. That pretty much?

15 MR. CIRROTTI: That's it.

16 MR. KRETSCH: I read the ordinance, I  
17 read the FMERA and neither FMERA or Eatontown ever  
18 considered that someone would build a movie studio in  
19 our area so this is all very new to us, the  
20 operations and the needs, so thank you for explaining  
21 that. How did you determine how many EV stations you  
22 need?

23 MR. CIRROTTI: It's based on the  
24 required ratio of 4 percent of the provided parking.  
25

MR. LECKSTEIN: It's a state statute, the

1 state statute dictates how many.

2 MR. KRETSCH: Is it a state statute  
3 minimum or is it a?

4 MR. LECKSTEIN: It's a minimum.

5 MR. KRETSCH: Okay, now I may be  
6 stereotyping a little bit, I'm sorry if I am, but it  
7 would seem to me the people in the entertainment  
8 business would probably have more EVs than the normal  
9 population. And EV use is expected to grow.

10 CHAIRMAN WOLOSHIN: One they might have  
11 to add. They might have to add, that's it.

12 MR. KRETSCH: They might have to have  
13 the whole parking lot. So I hope you take into  
14 consideration that you might have to expand your EV  
15 station in the future.

16 We made a comment about solar generation  
17 and you should put up A-64, if I get that right.

18 MS. JOHN-BASTA: Irrigation plan is A-64.

19 MR. KRETSCH: Thank you. I realize,  
20 and my understanding is that FMERA has rather  
21 stringent solar requirements, but I also understand  
22 they're under review and revision. When they're  
23 revised, would you consider retrofitting solar? The  
24 reason I want to put this picture up is because  
25 there's a lot of area around the substation where you

1 can put a solar farm.

2 MR. CIRROTTI: Yeah, the answer is that  
3 absolutely, once the regulations are in place, they  
4 would facilitate it, Netflix is open to looking at  
5 solar in the future.

6 MR. KRETSCH: Yeah, that's good. Thank  
7 you.

8  
9 RICHARD BRANDT, B-R-A-N-D-T having first been duly  
10 sworn, testified under her oath as follows:

11 MR. LECKSTEIN: State your name for the  
12 record.

13 MR. BRANDT: Richard Brandt.

14 MR. LECKSTEIN: And spell your last name.

15 MR. BRANDT: B-R-A-N-D-T.

16 MR. LECKSTEIN: And your address, sir.

17 MR. BRANDT: 1175 Broad Street, and  
18 welcome, new neighbors. My property is right up  
19 there, that little tiny, there you go, come down a  
20 little bit, up there, go up, up, up, up, to the  
21 right, I have the eclectic building different  
22 services in there, so.

23 MAYOR TALERICO: Sir, you have to talk  
24 into the mic.

25 MR. BRANDT: Oh, I'm sorry. What I wanted

1 to point out was, behind my building and adjacent to  
2 your building, your property, is a sanitary sewer,  
3 it's 30 inches in diameter and a couple of manholes.  
4 And currently, the brook referred to as Parker or --  
5 crosses that pipe twice. There is no reason for it  
6 to go over it twice, it could easily go straight and  
7 dog leg the opposite way. And unfortunately what's  
8 happening now is it's eroding the pipe over years and  
9 years. We get quite a bit of water there, it comes  
10 over, under Route 35 and also down from your property  
11 as well. So, I'd like to have someone take a look at  
12 that, and we prepared some drawings over the years  
13 that could possibly take care of it so it wouldn't be  
14 an issue in the future, like erupting or something  
15 like that.

16 Additionally, right now there is like, I  
17 believe a four foot high chain link fence, something  
18 of that nature which restricts movement down towards  
19 the brook. Are you going to maintain that fence and  
20 carry that all along? Otherwise these people, if  
21 they walk, meander down there, it does drop off  
22 pretty dramatically in a number of locations. So I  
23 didn't know for safety reason whether or not you  
24 might have considered that.

25 MR. CIRROTTI: So, there is an, to

1 answer the first question, I would suggest the  
2 Eatontown Sewerage Authority would be the appropriate  
3 entity, they probably have an easement on that sewer  
4 main and would have maintenance responsibilities, as  
5 far as the concern of the creek.

6 With respect to the fence, there is not a  
7 plan to replace that fence that is there now, it will  
8 remain, it's in a riparian zone, it's beyond the  
9 limits of where we're developing.

10 MR. BRANDT: But, other people have raised  
11 concerns about the fact that people could possibly  
12 walk down towards the brook.

13 MR. CIRROTTI: Yeah, there isn't any  
14 really compelling regulation that requires us to  
15 fence off a public waterway. In fact, the DEP kind  
16 of wants to encourage access to public waterways. So  
17 maintaining a fence there was kind of not in the  
18 plan.

19 MR. LECKSTEIN: It's not on your  
20 property.

21 MR. CIRROTTI: I'm not sure where the  
22 fence is, if it's on the property, it's not our  
23 intention to change it.

24 MS. JOHN-BASTA: And as we stated before  
25 there is a host of NJ DEP permits that are going to

1 be required, and DEP will be reviewing items of this  
2 nature?

3 MR. CIRROTTI: Yes.

4 MR. BRANDT: Well, right now it's very  
5 secure, we kind of like it that way, it would be nice  
6 to keep it that way rather than having people  
7 meandering down into your backyards.

8 MS. JOHN-BASTA: Yeah, I think the answer  
9 to that is it's under DEP's jurisdiction and they'll  
10 be reviewing it as part of their permit application.

11 MR. BRANDT: And you have no interest at  
12 all in helping to take care of the situation with the  
13 erosion of the pipes, or anything of that nature.  
14 Are you going to be contributing additional runoff  
15 down into the brook?

16 MR. CIRROTTI: My testimony was that we  
17 were decreasing the runoff from the site in  
18 accordance with the state regulations.

19 MR. BRANDT: Because there is a tributary  
20 that comes from there.

21 MR. CIRROTTI: It's one of the outfalls  
22 that is being reconstructed and will receive less  
23 runoff in the proposed condition.

24 MR. BRANDT: Just wanted you to be aware.

25 MR. LECKSTEIN: Sir, I know you were

1 previously sworn, if you can restate your name for  
2 the record.

3 MR. DURSO: Lawrence Durso.

4 MR. LECKSTEIN: Thank you, go ahead.

5 MR. DURSO: First, I want to thank your  
6 town for being more concerned about Shrewsbury than  
7 Shrewsbury is. You guys have been really good with  
8 that and I appreciate it. The next thing I'd like to  
9 say is behind the mill building number 3, if you  
10 could leave this up there, A-53, there is that  
11 section that you can put, yeah right there, you got  
12 it. Any thought to putting evergreens there as part  
13 of the overall, that would protect us from the view?

14 MR. CIRROTTI: That is a solid wall that  
15 is 10 feet tall there.

16 MR. DURSO: Right, but that is a 35 foot  
17 building.

18 MR. CIRROTTI: And it's 390 feet from  
19 the nearest home.

20 MR. DURSO: Yeah, but in the wintertime  
21 when those trees, the ones in the creek come down,  
22 it's clear view to that building. I'm just wondering  
23 if you know, evergreens would work really well there.

24 MR. CIRROTTI: I mean I think we can  
25 look at the plantings in that location. There are

1 some associated with the storm water basin itself and  
2 we can look to see if some of them can be changed,  
3 but it is a pinch point and it's limited to how much  
4 we can really do there. We have to do that within  
5 the area that we are disturbing.

6 MR. DURSO: Okay, thank you.

7 MS. VAZQUEZ: And once again, you're  
8 not removing any trees between this North Drive on  
9 Parkers Creek branch to the Campbell Court homes?

10 MR. CIRROTTI: Between the path and the  
11 residences, correct?

12 MS. VAZQUEZ: And those are mature  
13 trees, so none will be removed.

14 CHAIRMAN WOLOSHIN: Unless they're dead.

15 MR. LECKSTEIN: Ma'am, why don't you  
16 state your name for the record.

17 MS. RYTERBAND: Madelyne Ryterband.

18 MR. LECKSTEIN: And you were previously  
19 sworn, you're still under oath.

20 MS. RYTERBAND: Yes. The question, I  
21 know you said this and I apologize for asking you to  
22 repeat it.

23 MS. JOHN-BASTA: I'm sorry, just for the  
24 record, your name again?

25 MS. RYTERBAND: Madelyne Ryterband. The

1 walkway that's directly behind our development is  
2 outside of your wall?

3 MR. CIRROTTI: Correct.

4 MS. RYTERBAND: And the wall is the  
5 pickets with the wood on the bottom?

6 MR. CIRROTTI: It's a wood wall that is  
7 solid all the way until you get to the corner of the  
8 mill, more or less.

9 MR. LECKSTEIN: And we're seeing A-57  
10 right now.

11 MR. CIRROTTI: A-57. So, the orange is  
12 a solid 10 foot -- I'm sorry, 8 foot wood wall and  
13 the red is the post and picket.

14 MS. RYTERBAND: And so this walkway  
15 you're talking about is outside of?

16 MR. CIRROTTI: Outside.

17 MS. RYTERBAND: So, there is nothing  
18 protecting, there is no security at all for us should  
19 anybody be able to come across Parkers Creek.

20 MR. CIRROTTI: There is only distance  
21 and the lingering that's there in the brook.

22 MS. RYTERBAND: Well, in the winter there  
23 is no greenery there. And one last question about  
24 the truck parking that is to the right of that  
25 building, you were talking about large vehicle

1 parking.

2 MR. CIRROTTI: I'm sorry, to the right  
3 of which?

4 MS. RYTERBAND: To the right of that,  
5 yes, thank you. You said that was large truck  
6 parking.

7 MR. CIRROTTI: So it's, in that area it  
8 is a, what are the dimensions of that area? There  
9 would be, it's a loading apron at the rear of the  
10 mill building, so that you would see vehicles going  
11 in and out of the garage doors potentially bringing  
12 things in and out of the building, staging and  
13 offloading things.

14 MS. RYTERBAND: And what hours of the day  
15 will they be backing up?

16 MR. CIRROTTI: I mean, the campus is  
17 open as was testified from 5 a.m. to 11 and later  
18 than that, but we know that we need to conform to  
19 noise ordinances which back up alarms could be in the  
20 middle of the night could be of course, they  
21 recognize that. So I'm sure they will schedule  
22 deliveries to be sensitive to the proximity of the  
23 neighborhood at that particular building.

24 MS. RYTERBAND: Thank you.

25 MR. LECKSTEIN: All right, ma'am, just

1 state your name again for the record, I think you  
2 were previously sworn.

3 MS. HANSEN: Yes, Lynn Hansen, and I'm  
4 happy that you're keeping the vegetation behind Vail  
5 Hall and the trees. I'm assuming that's, your  
6 including the parking lots behind with Vail Hall.

7 MR. CIRROTTI: Yes, so, we can just go  
8 to the exhibit, A-52 and maybe just zoom in there.

9 MR. LECKSTEIN: A-53.

10 MR. CIRROTTI: A-53, thank you. Yeah,  
11 so the parking lot on the right-hand side of Vail  
12 Hall is shifted a little bit further back from the  
13 existing because it's currently in the county right  
14 of way, so that's getting a little bit closer but the  
15 parking lot that is looping around the Vail Hall  
16 building is in the same location as it is today.

17 MS. HANSEN: Right, but how about the  
18 vegetation with the long spread to the --

19 MR. CIRROTTI: None of that vegetation  
20 is being touched. Only --

21 MS. HANSEN: You're adding --

22 MR. CIRROTTI: Yeah, only adding the  
23 green double staggered that is required.

24 MS. HANSEN: You're beautifying. Now, the  
25 second thing is the walkway there, it's hysterical

1 because it's a walkway to nowhere, it's something  
2 that is there, I've only seen one person walk on it  
3 and that's my neighbor to see what was going on. So  
4 if you have to put it in fine, but it's a waste of  
5 money.

6 MR. LECKSTEIN: Yeah, I know they don't  
7 have a choice on it. That's something that was --  
8 they would probably prefer not to put it in.

9 MAYOR TALERICO: And the fact that the  
10 army cleared those trees is ridiculous in and of  
11 itself.

12 MS. HANSEN: That used to all be trees  
13 there. Anyway, thank you.

14 MR. LECKSTEIN: I don't think you were  
15 sworn previously. Let me swear you in.

16  
17 ARTHUR KASSAN, K-A-S-S-A-N, having first been duly  
18 sworn, testified under his oath as follows:

19 MR. LECKSTEIN: Just state your name for  
20 the record.

21 MR. KASSAN: Arthur Kassan.

22 MR. LECKSTEIN: Can you spell the last  
23 name, please.

24 MR. KASSAN: K-A-S-S-A-N.

25 MR. LECKSTEIN: And your address, Mr.

1 Kassan.  
 2 MR. KASSAN: My address is 160 Campbell  
 3 Court.  
 4 MR. LECKSTEIN: Thank you.  
 5 MR. KASSAN: My home on Campbell Court is  
 6 right on the end, just the last house right there and  
 7 I see across and across from me is just an open  
 8 field. I look at, I sit outside for the last 10  
 9 years, I've never seen anybody walk there. I don't  
 10 think, is that trail open, has been open or it's  
 11 gonna be open because they're building a trail there?  
 12 MR. CIRROTTI: It's been open. The  
 13 trail in that area of the site was constructed by the  
 14 army.  
 15 MR. KASSAN: Well, I've never seen anybody  
 16 walk that trail because it's in the Fort and I don't  
 17 think you were allowed to walk there. Now, our homes  
 18 were built 10 to 12 years ago.  
 19 MR. LECKSTEIN: Sir, I just want to again  
 20 reiterate, they don't have a choice about that  
 21 walkway, it's being compelled by FMERA, right, they  
 22 basically compelled them to build that. They can't  
 23 get rid of it.  
 24 MR. KASSAN: But they are making it a big  
 25 walkway with easy access.

1 bad thing, I'm just saying that's reality. Someone  
 2 who develops there will build that trail.  
 3 MR. KASSAN: I hear you, but I know for  
 4 sure this is gonna be a security problem for us and  
 5 we can't do anything about it, but you can, or maybe  
 6 you can try.  
 7 MAYOR TALERICO: We can't change that.  
 8 MR. LECKSTEIN: That was my point is that  
 9 this board has no control over that pathway, that is  
 10 the government put that in, not this government.  
 11 MS. BELL: The state government.  
 12 MR. KASSAN: But Netflix is making it a  
 13 very popular walkway.  
 14 MAYOR TALERICO: True. By being Netflix,  
 15 yes, it is true, we should deal with reality, Netflix  
 16 is an attractive company and people are gonna walk  
 17 around, people are gonna want to look like Lucy and  
 18 Ethel touring around, I get it. But, anyone who is  
 19 gonna be here is gonna build that trail, and I think  
 20 the idea of all those homes in Oceanport, walking  
 21 through, you have the beautiful homes along the water  
 22 that are gonna be constructed in Oceanport, it's a  
 23 gorgeous area, they're gonna be walking out to 35,  
 24 people are gonna be walking there anyway generally,  
 25 and Netflix will enhance it. But they cannot change

1 MR. LECKSTEIN: They have no control over  
 2 that.  
 3 MR. KASSAN: They are doing that, correct?  
 4 MR. LECKSTEIN: Correct. But, it's a  
 5 multiuse trail.  
 6 MR. KASSAN: But that's enhancing the  
 7 danger for us.  
 8 MR. LECKSTEIN: But they have no control,  
 9 Netflix has no control over that, this board has no  
 10 control over that.  
 11 MR. KASSAN: Well, somebody must have some  
 12 control.  
 13 MR. LECKSTEIN: FMERA.  
 14 MR. KASSAN: Maybe this board can help us  
 15 with that.  
 16 MAYOR TALERICO: So, I can help you with  
 17 that. I sit on this board and on FMERA. So that is  
 18 a regulation that came from FMERA connectivity back  
 19 when FMERA was FMERCA long ago, 2008, 2007, they had  
 20 talked about connectivity and walking all the way  
 21 around, way back when. And the Oceanport schools, so  
 22 that trail, walkway around had been contemplated  
 23 since 2008, 2007. If Netflix left tomorrow, the next  
 24 group that comes in would be required to build that  
 25 trail. And I'm not saying that's a good thing or a

1 it.  
 2 CHAIRMAN WOLOSHIN: You're afraid of  
 3 thugs or hoodlums that are?  
 4 MR. KASSAN: Sure we are. Sure we are,  
 5 why wouldn't we be? If you lived --  
 6 CHAIRMAN WOLOSHIN: You have problems,  
 7 call the authorities.  
 8 MR. KASSAN: Excuse me, if you lived in  
 9 our neighborhood, you would be concerned also.  
 10 CHAIRMAN WOLOSHIN: I don't think it's a  
 11 really big concern, but I hear you. I hear you, I  
 12 hear you. If it's really a problem, you would have  
 13 to call the authorities, the police department if  
 14 there is something --  
 15 MR. KASSAN: I have one other thing about  
 16 the water. Okay, the Fort, years ago used to dump  
 17 water in there and now they don't dump water into  
 18 Parkers Creek, but now Netflix is going to and now  
 19 they're assuring us, well the Fort did dump water, so  
 20 why can't we dump water? But that was a long time  
 21 ago, maybe there should be another study done because  
 22 it's a new thing that they're doing 60 or 70 years  
 23 later.  
 24 MR. CIRROTTI: So, as I indicated, the  
 25 Fort has multiple outfalls along Parkers Creek that

1 are in operation today. The drainage from the areas  
2 of the site that is being demolished today still is  
3 conveyed to this creek. And as part of this project,  
4 we are installing storm water management measures  
5 that are going to improve the storm water quality and  
6 reduce the runoff rates of Parkers Creek and reduce  
7 the number of outfalls that are utilized on that part  
8 of Parkers Creek. So, again, I believe this project  
9 will improve the situation that the army left behind.

10 MR. BRANDT: Thank you.

11 MS. BUCZNY: I was gonna ask a question  
12 about the walkways. I know the Netflix  
13 representative said that they are gonna have them  
14 open from dusk until dawn, is that something that is  
15 enforceable? Is that something, given a high level  
16 of security, that Netflix will have in the area? If  
17 somebody, if people are hanging out on the walkway,  
18 are you going to call the police and say hey, by the  
19 way, there are people on the walkway? I know you  
20 have cameras everywhere.

21 MS. JOHN-BASTA: Yes, as Mr. Falcon  
22 testified, there is going to be roaming security that  
23 will be going outside the perimeter walls. There is  
24 also cameras pointing outside, facing outside of the  
25 perimeter wall onto the walkways and there is 24 hour

1 monitoring, so yes.

2 MS. BUCZNY: That should actually give  
3 some people a sense of security. You want to control  
4 your perimeter as well.

5 MS. JOHN-BASTA: Yes, there's high levels  
6 of security that are going to be monitored.

7 MS. VAZQUEZ: And your security staff,  
8 can you talk maybe how many roughly would be on an  
9 overnight? You wouldn't drop down?

10 MS. JOHN-BASTA: We would have to call Mr.  
11 Falcon back.

12  
13 ROBERT SHAW, S-H-A-W, having first been duly sworn,  
14 testified under his oath as follows:

15 MR. LECKSTEIN: State your name for the  
16 record.

17 MR. SHAW: Robert Shaw, S-H-A-W.

18 MR. LECKSTEIN: Thank you, and your  
19 address, Mr. Shaw?

20 MR. SHAW: 175 Tinton Avenue, Eatontown.

21 MR. LECKSTEIN: Thank you.

22 MR. SHAW: I'm almost apologizing to ask  
23 this question because I know this council cannot do  
24 anything about it, but a lot of us in Eatontown are  
25 concerned about the traffic on 35, 36, 537. I know

1 that Netflix is going to create a whole bunch more  
2 traffic coming into the town, truck traffic and car  
3 traffic. We're getting 2,000 more cars at the  
4 Monmouth Mall.

5 CHAIRMAN WOLOSHIN: Let's talk about  
6 that after our traffic people testify.

7 MR. LECKSTEIN: So, we don't need traffic  
8 testimony.

9 CHAIRMAN WOLOSHIN: Well, I would still  
10 like to hear, I'm just one person, I would like to  
11 hear what is gonna be done where and how, don't we  
12 have an idea?

13 MR. SHAW: What time do you plan on  
14 having him in?

15 MR. LECKSTEIN: Yeah, I mean, we don't,  
16 Mr. Chairman, if you want to hear from the traffic  
17 engineer, you can hear from the traffic engineer, I'm  
18 just saying that it's completely irrelevant to the  
19 application because the Fort can't -- and I think  
20 Chris actually went over about the Fort coming in and  
21 out.

22 MAYOR TALERICO: What other experts do you  
23 have planned and then in addition?

24 MS. JOHN-BASTA: We do have our traffic  
25 engineer present if there's questions, and then our

1 last witness will be our professional planner and she  
2 will be very quick because we only have one variance,  
3 or two variances.

4 CHAIRMAN WOLOSHIN: So, let's take a  
5 poll real quick. Do we want to hear from traffic  
6 people, yea? Nay? Let's start with Lisa, yea, nay?

7 MS. VAZQUEZ: No.

8 MR. ALCOTT: No.

9 MR. REGAN: No.

10 MR. DIEDRICHSEN: No.

11 MAYOR TALERICO: So, look I think we  
12 should address the gentleman's concerns, hear the  
13 planner, answer what we can and see how the hearing  
14 goes and go from there. But if the traffic planner  
15 told you that 337 cars are going through the light at  
16 that time, I hope that's not your number because I  
17 just made that number up. Literally, nothing, there  
18 is no vote, there is no act this group can do to say  
19 good, bad, please modify it, please change it, we  
20 literary, not only is it a planning board application  
21 and we don't have a municipal street in the area, so  
22 there is even less we can do in this application.

23 MR. SHAW: Well, that's why I apologized  
24 for asking the question beforehand.

25 MAYOR TALERICO: There isn't a person who

1 isn't concerned.

2 MR. SHAW: It's half the county-wide's  
3 problem but what is Eatontown, I voted for you guys.

4 MAYOR TALERICO: Okay, you didn't vote for  
5 me but I do -- I will tell you that the county, our  
6 traffic safety sergeant is very tied to the county  
7 and the traffic as well. So, they are very tightly  
8 connected. The county is widening the roads to bring  
9 up the standards, the state is widening the roads to  
10 bring up the standards, they're adding those turn  
11 lanes that everybody has complained about. So to the  
12 extent that that developer big enough would cause  
13 these additions, you finally have a developer in the  
14 area, remember, Old Orchard came in, they weren't big  
15 enough to widen 36, right? This was clearly  
16 significant, where they are widening the road so to  
17 the extent that something can be done, the applicant  
18 has triggered those acts to be done. But disallowing  
19 traffic to motor from one area of the county through  
20 the site is not something we can do and the use is a  
21 permitted use, so we can't stop it from being here  
22 and we can't stop them from coming. And they've  
23 already adjusted the roads the most they are required  
24 to adjust them.

25 MR. SHAW: Thank you.

1 it though. So, when traffic is backing up heading  
2 southbound on 35, a lot of the time it's because cars  
3 are trying to turn left into the property. Is there  
4 any chance of you making that left turn lane longer?  
5 I know you're making the right turn lane, that's  
6 gonna help tremendously, but that left turn lane is  
7 actually pretty short, as you're heading south to  
8 consider that or evaluate how that could.

9 MR. ALCOTT: The length of the lane  
10 itself, not the duration of the time?

11 MS. KRETSCH: Correct.

12 MR. ALCOTT: The amount of cars parked --

13 MS. KRETSCH: Every once in a while I'm  
14 kind of counting how many cars can be in there and  
15 that there's another 8 or 10 behind.

16 MR. HERRMAN: Mr. Chairman, I can  
17 interject that there is a planned extension of the  
18 left hand southbound Route 35 turn into the Avenue of  
19 Memories as part of this plan.

20 MS. KRETSCH: Okay, thank you. The  
21 other part is on the Tinton Avenue and I know you  
22 discussed that there is no clear delineation of the  
23 lanes and the striping is gonna happen. I'm  
24 frequently in and out of the property and pretty much  
25 when I'm making my left turn to head home, it's a

1 CHAIRMAN WOLOSHIN: Do we want to hear  
2 from the traffic?

3 MR. ROTH: No.

4 MS. BUCZNY: I think the mayor's  
5 suggestion is a good one.

6 MS. KRETSCH: Is traffic coming or no?

7 CHAIRMAN WOLOSHIN: We're gonna hear the  
8 planner, first.

9 MS. KRETSCH: Okay, I would like to ask  
10 my question, then.

11 MR. LECKSTEIN: Let me swear you in,  
12 ma'am.

13  
14 JAMIE KRETSCH, K-R-E-T-S-C-H having first been duly  
15 sworn, testified under her oath as follows:

16 MR. LECKSTEIN: And just state your name,  
17 please.

18 MS. KRETSCH: Jamie Kretsch,  
19 K-R-E-T-S-C-H.

20 MR. LECKSTEIN: And your address, please.

21 MS. KRETSCH: 13 Kingsley Court.

22 MR. LECKSTEIN: Thank you.

23 MS. KRETSCH: So, my questions are  
24 about traffic and about what you presented about the  
25 changes like that. A couple of questions related to

1 stressful turn because the cars coming from Tinton  
2 Avenue sometimes from the right lane, they're going  
3 across and going left, sometimes they have their  
4 blinker on to turn and they decide not to turn and  
5 they come across. So when you're making that left  
6 turn, you really can't trust that the folks heading  
7 east are gonna do that. I know you don't have the  
8 control over it, but you're speaking with DEP about  
9 making the light so that it's one side goes at a time  
10 so Tinton Avenue coming into the property has the  
11 green and then when they have the red, the coming  
12 from the property going toward Tinton or toward south  
13 has the light.

14 MR. CIRROTTI: The double left is a  
15 protected phase.

16 MS. KRETSCH: It is, but if that side  
17 has a green --

18 MR. CIRROTTI: They won't.

19 MS. KRETSCH: Oh, okay.

20 MR. CIRROTTI: But, the double left, the  
21 lefts will proceed with a red light facing the other  
22 way.

23 MS. KRETSCH: That's a big help. The  
24 other part is if I'm understanding correctly when  
25 traffic is routed from folks coming from the Parkway

1 to the property, it's most likely GPSs are most  
 2 likely going to direct them down Hope Road and down  
 3 Tinton Avenue which is going to increase that amount  
 4 of traffic. But the area of Tinton Avenue that can  
 5 have two lanes is actually pretty short, it's close  
 6 to the CVS parking lot. Anything beyond that you're  
 7 really getting one lane, and so I'm wondering how  
 8 that's going to back up there, especially, there's a  
 9 school bus stop right there. So when you're getting  
 10 people coming into work, and you're getting school  
 11 buses, and maybe you're getting some tractor trailers  
 12 coming through. Today, there was a great big truck  
 13 just as I was driving by that was holding things up  
 14 because they were smack in the middle of the lane.  
 15 If there's any way to make it a little wider back  
 16 before there?

17 MR. CIRROTTI: And I think there is a  
 18 right of way west of CVS that's available for us to  
 19 take advantage of to make that just a little longer,  
 20 but it does narrow as you proceed further west.

21 MS. KRETSCH: Okay, I think that would  
 22 help.

23 MR. CIRROTTI: We're doing the most that  
 24 we possibly can within the right of ways.

25 MS. KRETSCH: And that sounds great.

1 flowing in and out of this as best as possible.

2 MS. JOHN-BASTA: They have to, Mr.  
 3 Chairman, yes.

4 CHAIRMAN WOLOSHIN: The SOBs with the  
 5 state, because I heard the state could be SOBs  
 6 themselves?

7 MR. HERRMAN: Mr. Chairman, did you say  
 8 SOP or SOB?

9 CHAIRMAN WOLOSHIN: So it's 10:14, can  
 10 we wrap things up within a half hour you think?

11 MS. JOHN-BASTA: We can. Yes. Christine  
 12 will be 5 minutes.

13 CHAIRMAN WOLOSHIN: Chris?

14 MS. JOHN-BASTA: Christine Cofone is our  
 15 next witness, she's our professional planner.

16  
 17 CHRISTINE COFONE, C-O-F-O-N-E having first been duly  
 18 sworn, testified under her oath as follows:

19 MR. LECKSTEIN: State your name for the  
 20 record.

21 MS. COFONE: Christine Cofone,  
 22 C-O-F-O-N-E, business address is 52 Reckless Place,  
 23 Red Bank, New Jersey. Testifying this evening as a  
 24 licensed professional planner.

25 MR. LECKSTEIN: And your license is in

1 My last thought, and we didn't address this, is on  
 2 the Oceanport side of things. We're so close to the  
 3 Little Silver train station, and I'm assuming a lot  
 4 of the folks, personnel are going to be coming there.  
 5 Is there anything considering, even environmentally  
 6 having a jitney or something.

7 CHAIRMAN WOLOSHIN: That's not really  
 8 for him to address.

9 MS. JOHN-BASTA: But I can give an answer  
 10 because we talked about this. Should the need arise  
 11 to have a shuttle back and forth to the train  
 12 station, Netflix would implement it.

13 MS. KRETSCH: That's great. And that's  
 14 gonna deal with those parking concerns, the EV number  
 15 concerns, and all that, there's that option for  
 16 people to be able to use mass transit.

17 CHAIRMAN WOLOSHIN: Anyone else from the  
 18 public have any questions here? Let's close the  
 19 public portion. As far as dumping traffic, Ken, do  
 20 you have something?

21 MR. KRETSCH: I'll wait for your  
 22 traffic because it seems like --

23 CHAIRMAN WOLOSHIN: I'm gonna hope and  
 24 assume that Netflix will work with everything with  
 25 the state or county to make sure the traffic is

1 good standing?

2 MS. COFONE: It is.

3 MR. LECKSTEIN: Thank you, that's all we  
 4 need.

5 MS. COFONE: Good evening, chairman,  
 6 members of the board, this is a substantially  
 7 conforming application. The variance relief that we  
 8 are requiring relates only to the proposed monuments  
 9 as well as the height of our identification signs in  
 10 the loading areas. I'll talk about the monuments  
 11 first. There are 11 of them. So if you were  
 12 standing at the CVS, walked across 35 and into the  
 13 property, 10 of them would be on your left-hand side.  
 14 So, to the north of Avenue of Memories. One of them  
 15 would be on your south campus.

16 MS. JOHN-BASTA: We're on exhibit A-23.

17 MS. COFONE: So, referring to A-23 in  
 18 evidence, one of them as you can see is in front of  
 19 Vail Hall so that would be on your right-hand side.  
 20 So again, coming across the highway, you're at the  
 21 CVS, 10 of them are located on your left-hand side  
 22 and one would be located on your right-hand side.

23 Those monuments are approximately 6 and a  
 24 half feet tall and they are about 2 and a half feet  
 25 wide. They would be of a stone material, and they

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| <p style="text-align: right;">Page 165</p> <p>1 would certainly meet there to create visual interest<br/> 2 and advance, what I believe quite well, as principle<br/> 3 6 of amendment 20 of the reuse plan.</p> <p>4 Principle 6 specifically reads remove the<br/> 5 former boundaries and extend existing land use to<br/> 6 reconnect the Fort to the communities. I can't think<br/> 7 of a better way to do that than with these monuments<br/> 8 that were requested by this board and the community.<br/> 9 Although we do need some reasonable to do that.</p> <p>10 Then going to the sign height for the<br/> 11 identification signs. I'm not sure what number<br/> 12 because we have so many exhibits, but if we could<br/> 13 bring up something that shows those, that would be<br/> 14 great. So, what you're seeing on Exhibit A-32 in<br/> 15 evidence refers to stage 8. Each one of those 4 dual<br/> 16 stage buildings will have 2 signs on them that have<br/> 17 those high identification numbers at 12 verses 10<br/> 18 feet. I can tell you if you had an opportunity to<br/> 19 look at amendment number 20 of the reuse plan, when<br/> 20 you looked at that illustrative graphics that were<br/> 21 provided in exhibit F, the exhibit F sign looked<br/> 22 exactly as they were shown on A-32 in evidence.</p> <p>23 I can also tell you that those signs were<br/> 24 approved as part of phase 1A and they do provide<br/> 25 greater identification for emergency response</p> | <p style="text-align: right;">Page 166</p> <p>1 professionals, in that these buildings will not have<br/> 2 addresses on them. You heard that testimony already.<br/> 3 When FMERA reviewed it, they came to the conclusion<br/> 4 that they supported this waiver because of that, it<br/> 5 would provide for a greater access and I believe at<br/> 6 one of the hearings, it may have been Oceanport one,<br/> 7 but the emergency personnel came to that meeting and<br/> 8 spoke that that would actually be the mounting<br/> 9 height, the higher mounting height would give them<br/> 10 greater access.</p> <p>11 I should also tell you that on page 6 of<br/> 12 the amendment 20 of the goals and objectives, one of<br/> 13 them is to promote public health and safety.<br/> 14 Certainly, having safe and efficient access and<br/> 15 identification to the buildings promotes public<br/> 16 health and safety.</p> <p>17 And then the last relief that we're<br/> 18 seeking is the variance for the loading area. I<br/> 19 think that that was addressed — actually, we don't<br/> 20 need that anymore.</p> <p>21 MS. JOHN-BASTA: We don't need that<br/> 22 anymore.</p> <p>23 MS. COFONE: For all the buildings? We<br/> 24 don't need for any of them?<br/> 25 MS. BELL: Correct.</p>                                                                                                                                                                                    |
| <p style="text-align: right;">Page 167</p> <p>1 MS. COFONE: Then we don't need them.<br/> 2 Then we are asking for just a handful of waivers.<br/> 3 The one waiver relates to the glazing of the<br/> 4 buildings. Mr. Falcon spoke extensively about that.<br/> 5 The requirement is that there would be a transparent<br/> 6 glazing at 40 percent, I think from when you<br/> 7 understand the use that was described extensively<br/> 8 tonight, how these will essentially be sound boxes,<br/> 9 because the soundproofing is feasible to do that<br/> 10 which is also the conclusion that FMERA came to in<br/> 11 support of that waiver so that's with the glazing.<br/> 12 And then with the last waiver that —</p> <p>13 MS. JOHN-BASTA: Christine, just to<br/> 14 clarify, it's for all buildings within the studio<br/> 15 campus and based on their functions and how the FMERA<br/> 16 regulations were, why they were enacted was really<br/> 17 for pedestrian experience, and we're behind the<br/> 18 perimeter wall, is that correct?</p> <p>19 MS. COFONE: That's correct. So, yes, and<br/> 20 it really was for that transparent glazing was to<br/> 21 create visual interest for a pedestrian experience<br/> 22 and the buildings, their location and the<br/> 23 practicality was just not feasible to have that.</p> <p>24 The last waiver that we need is for the<br/> 25 driveway width, and Mr. Cirrotti talked about that.</p>                                                    | <p style="text-align: right;">Page 168</p> <p>1 The maximum is 45 feet, we are at 64 feet, but<br/> 2 providing that boulevard effect in a safe and<br/> 3 efficient traffic circulation is the intent of the<br/> 4 width of the waiver requirement there.</p> <p>5 So I believe the board can certainly<br/> 6 grant these variances and waivers under the C(2)<br/> 7 section of the statute. We advance criteria A of the<br/> 8 land use law, which talks about promoting the general<br/> 9 welfare, and we advance criteria H which talks about<br/> 10 promoting the free flow of traffic and having proper<br/> 11 identification sign. So, we do not have to hold this<br/> 12 or any other applicant to a standard of detriment,<br/> 13 just that the benefits of the grant of the variance<br/> 14 outweigh any detriment. The goals and objectives in<br/> 15 this reuse plan talk about promoting economic<br/> 16 development, promoting the gross land use and zoning<br/> 17 strategies, and promoting public health and safety.<br/> 18 This application does all of those things while<br/> 19 opening up and extending the boundaries of this<br/> 20 community to reconnect with the local communities and<br/> 21 neighborhoods.</p> <p>22 So, I unequivocally can tell you that I<br/> 23 am in support as a professional planner, that these<br/> 24 variances will have no substantial detriment to the<br/> 25 zoning plan or the public good, or amendment number</p> |

1 20 of the reuse plan.  
 2 MS. JOHN-BASTA: Thank you, Christine, no  
 3 further questions.  
 4 CHAIRMAN WOLOSHIN: Any rebuttal?  
 5 MS. BELL: No.  
 6 MS. BUCZNY: I have a question. Can you  
 7 go back to the plan that shows where the monuments  
 8 are?  
 9 MS. JOHN-BASTA: A-23.  
 10 MS. BUCZNY: So, this is going to be the  
 11 full extent of them, right?  
 12 MS. COFONE: This is what is shown on the  
 13 plan. So, I think if you wanted to have more than  
 14 this 11 and they extend essentially from the entrance  
 15 at 35 to about the middle of the backlot. So, about  
 16 10 of them are placed along that way. So if there  
 17 were more of them that were shown beyond this 11, I  
 18 believe that they would have to come back, this is  
 19 what they're showing you.  
 20 MS. BUCZNY: I'm not asking for more, I'm  
 21 just trying to understand. I mean, we've always  
 22 talked about the visual all the way down is gonna be  
 23 the same from Eatontown to Oceanport to, so, I mean,  
 24 I really like these monuments, I think this is a  
 25 great way to address people's concerns.

1 MR. LECKSTEIN: Christine, I think what  
 2 they're getting at is, are these going to be  
 3 extending through Oceanport and I think the answer is  
 4 no.  
 5 MS. COFONE: No.  
 6 MR. FALCON: I can answer that --  
 7 MR. LECKSTEIN: You gotta come back on a  
 8 microphone.  
 9 MR. FALCON: The intention is, obviously  
 10 you're not in control of the 1A but the intention is  
 11 that we would put some of these monuments, some of  
 12 these moments in the Oceanport side, we would have to  
 13 go back to them as an amendment, because there's  
 14 certain elements where we're gonna highlight like in  
 15 a building, like the McAfee Building. The McAfee  
 16 building is, we want to actually talk about what  
 17 happened in McAfee, that will actually be, you  
 18 notice, the moments are actually two different sizes.  
 19 So the larger sizes were intended to be  
 20 the history of the Fort, the smaller sizes would  
 21 actually be what we talked about, the memorials, but  
 22 also the building. So the one in front of Vail is  
 23 actually intended to be the shorter one because  
 24 that's talking about the building. What happened in  
 25 Vail, who Vail Hall is, the McAfee Building, once

1 CHAIRMAN WOLOSHIN: Is FMERA gonna  
 2 approve the font and the copy of what's going on  
 3 there?  
 4 MS. BUCZNY: No, it's a different --  
 5 MAYOR TALERICO: Let's hear her question.  
 6 MS. BUCZNY: So, I guess I'm just trying  
 7 to understand. What was the thought in deciding  
 8 where you're placing them?  
 9 MS. JOHN-BASTA: Eatontown in particular  
 10 cared very much so about the monuments and having  
 11 them installed.  
 12 MS. BUCZNY: The moments.  
 13 MS. JOHN-BASTA: The moments, I'm sorry,  
 14 too many M words. Yes, the moments. So, this is  
 15 what we came up from a design perspective and the  
 16 reasons that Mr. Falcon stated previously, is a  
 17 better design than putting them on the walls. So, at  
 18 your request, this is how it was implemented with  
 19 respect to the phase 1B in Eatontown.  
 20 MS. MARTINOCK: So, are we stopping at  
 21 the Oceanport border?  
 22 MS. JOHN-BASTA: It's stopping close to  
 23 the Oceanport border.  
 24 MS. COFONE: Yes, very close to the  
 25 Oceanport border is the --

1 again, that's in Oceanport, there will be one in that  
 2 area that we'll actually talk about, because you'll  
 3 be able to see the McAfee building from the master  
 4 trail system and so there will be, one of the smaller  
 5 ones will actually help.  
 6 So, the intent is that yes, there  
 7 wouldn't probably be as many, they weren't as excited  
 8 about them as this group was, and that's what we like  
 9 that, but the intention is they're just not going to  
 10 stop in the Eatontown side, they would continue.  
 11 MS. MARTINOCK: How tall are the smaller  
 12 ones?  
 13 MR. FALCON: Zoom in right here, so 3'8"  
 14 is the smaller ones, and like I said those are  
 15 intended to be able to be dedicated to the buildings  
 16 and the colored ones are the history of the court.  
 17 CHAIRMAN WOLOSHIN: And we have a  
 18 historian.  
 19 MR. FALCON: We are engaging the  
 20 historian, she wrote the book, that little book.  
 21 MAYOR TALERICO: She's all over, she was  
 22 the Fort historian, she is the premier authority.  
 23 MR. LECKSTEIN: And Mr. Mayor, for the  
 24 transcriber, what is the woman's name?  
 25 MAYOR TALERICO: I can't open my phone

1 because it's a public meeting, but I can read her  
2 name off of Facebook later, Melissa Ziobro she is the  
3 premier Fort historian, she's recognized as such,  
4 she's a professor at Monmouth University, Melissa Z.  
5 I feel bad, she's a wonderful woman, I met her a  
6 thousand times, I just don't know her last name.

7 MR. FALCON: And we had reached out, she  
8 was on holiday two weeks ago, but we haven't reached  
9 out to her to be able to --

10 MR. ALCOTT: I have a computer in front of  
11 me so, it's Z-I-O-B-R-O.

12 MR. ROTH: Have you decided how you're  
13 going to put on the monuments, are you going to etch  
14 into the monuments, are you gonna put metal plaques  
15 on them?

16 MR. FALCON: It's probably going to be a  
17 combination of both. I think that the shorter ones,  
18 we talked about having a kind of a brass plaque on  
19 top, and the reason why is because the base that is  
20 actually at Cowan Park right now, it's in front of  
21 the pole, it's a concrete piece with a brass plaque  
22 on top of it, so we want to keep that look and feel  
23 as a building. But, the ones, the actual story will  
24 by etched on the actual side of the -- so we actually  
25 only had two weeks to be able to come up with this

1 concept, so we're still developing it.

2 MS. BUCZNY: We appreciate the  
3 thoughtfulness.

4 MAYOR TALERICO: To the planner I have a  
5 question. Would you agree that going down Avenue of  
6 Memories outside of the historical district in  
7 Oceanport, that all of the lighting across the county  
8 road should be consistent fixtures. Would you agree  
9 that's a good planning objective?

10 What I'm getting at is Oceanport decides  
11 in a future application to upgrade to what we are,  
12 more traffic lighting. This is a sticking point for  
13 me because for some reason when God put the lighting  
14 in at Fort Monmouth, Oceanport immediately got  
15 upgraded lighting at the border straight through  
16 their property but Eatontown's 537 was never allowed  
17 to do that, but they gave me a public reason 10 years  
18 ago.

19 So, what I'm asking is going forward, if  
20 Oceanport were to have upgraded lighting along the  
21 street, outside of the historical district which has  
22 it's own standards, would you agree that the  
23 Eatontown lighting along the county road should match  
24 the Oceanport?

25 MS. COFONE: Yes, I would agree with

1 consistent lighting.

2 MAYOR TALERICO: Would you agree with that  
3 as a condition of approval?

4 MS. JOHN-BASTA: Yes, sir.

5 MAYOR TALERICO: They literally said to me  
6 that they weren't allowed to do it in Eatontown.

7 CHAIRMAN WOLOSHIN: Anything else for  
8 this team? If not we'll open it to the public.  
9 Public have questions for the planner's testimony?  
10 What the planner presented? What she gave us? No,  
11 nothing, then we'll close that public portion.  
12 Nothing else.

13 MR. LECKSTEIN: So we just need general  
14 public comment.

15 CHAIRMAN WOLOSHIN: Lisa, anything else  
16 you want to put forward?

17 MS. JOHN-BASTA: That closes our  
18 affirmative case.

19 CHAIRMAN WOLOSHIN: Did you address all  
20 of our correspondence letters? Yes?

21 MR. LECKSTEIN: Yes, we did, Mr.  
22 Chairman.

23 CHAIRMAN WOLOSHIN: Okay, board first,  
24 board members before we open to the public for final  
25 comments?

1 MR. ALCOTT: The only thing I'll say is in  
2 reference to the traffic, right, we all lived here  
3 when the Fort was in business. We know that there  
4 was a lot of traffic there and the Netflix  
5 application is gonna be very different from that  
6 because at the Fort, there was a prescribed start  
7 time and end time, there was a build up of traffic at  
8 7 or 8 a.m. and then at 4 p.m. So, that's not the  
9 case here. It's also not retail, so holiday time is  
10 not going to see a buildup of traffic. If you've  
11 been on a movie set, everything is staggered, people  
12 come and go at different times, so I honestly don't  
13 think that we're going to have this traffic situation  
14 here.

15 MAYOR TALERICO: You're right. It's not  
16 popular, but you're right.

17 MS. BUCZNY: I agree with you. I think we  
18 have a traffic situation now and it's not due to  
19 this.

20 MR. ALCOTT: Completely unrelated to this.

21 MS. BUCZNY: So, I think that's what the  
22 frustration is with a lot of our --

23 MR. REGAN: And if I remember correctly,  
24 when the Fort was opened, I thought I heard a number  
25 of 5,000 cars went in every day.

1 MAYOR TALERICO: Right.

2 MS. BUCZNY: I believe they had to  
3 stagger it at one point, too, they were asked to  
4 stagger it.

5 MAYOR TALERICO: In fact a little trivia,  
6 Melissa could tell you, is Regina's husband, Ken,  
7 that actually started that work from home and  
8 staggering when he was working there as well to  
9 relieve some of the traffic and the families working  
10 remotely.

11 MS. VAZQUEZ: And working from home  
12 wasn't a concept when the base was opened.

13 MAYOR TALERICO: But they implemented it  
14 to some degree to relieve it because it was a  
15 detriment.

16 MR. ROTH: And you also had the  
17 racetrack back in the day, it's nothing like it is  
18 now, it was always packed. And you got major  
19 thoroughfares going through this town so you just.

20 MS. JOHN-BASTA: And you just summarized  
21 our traffic report that was filed, it was dated July  
22 7, 2025. It stated that when the Fort was in  
23 operation, over a thousand cars were coming in during  
24 the peak hour and with this application, the morning  
25 peak there will be approximately 319 and in the

1 evening peak 192 and that's based on the ebb and flow  
2 of the studio as was testified by Mr. Falcon  
3 previously that there is not one beginning start time  
4 or one end time.

5 MR. ALCOTT: You're welcome.

6 MS. JOHN-BASTA: Thank you.

7 CHAIRMAN WOLOSHIN: Let's open to the  
8 public, any questions you have about this project  
9 overall?

10 MR. LECKSTEIN: And again, I'm just going  
11 to ask that you state your name again for the record.

12 MR. KRETSCH: Let me disagree. I have  
13 read the traffic report, yes, I agree, there will be  
14 less cars coming in and out than there was at Fort  
15 Monmouth. Of course, I remember Fort Monmouth being  
16 very busy, but according to the traffic on the  
17 outside has increased so yes, fewer cars are coming  
18 out of the site, but they're going into a much  
19 heavier area of distribution.

20 And my concern, and I realize that we  
21 have no control, Netflix has no control, however it's  
22 my impression that the state and the county really  
23 want this project to go. They're really in on it,  
24 the governor came to the, and I assume a couple of  
25 commissioners came to the groundbreaking. Which, to

1 me says, Eatontown and Netflix have a little  
2 negotiating strength to deal with the county and in  
3 dealing with the state to go to and say look, if you  
4 really want this to succeed, and we assume you do, we  
5 have some recommendations. My wife, Jamie, had some  
6 excellent ones. The best one was we gotta,  
7 everyone's worried about Route 35, well she said GPS  
8 from Route 18 and the Parkway send you down Tinton  
9 Avenue.

10 And my previous question about the  
11 workforce was there is a lot of people coming from  
12 out of town into the site because productions come  
13 and go. So, we've gotta think about that and we can  
14 give lots of suggestions on what to do, but I think  
15 we have some muscle, I think we have some influence  
16 with the state and the county because they want this  
17 to work.

18 CHAIRMAN WOLOSHIN: They did mention  
19 they will do everything they can to work with them.  
20 But my opinion for the future, if there is gonna be  
21 problems, is your state senators, your assembly  
22 people. Those are the people that have control over  
23 your DOT and your county commissioners for your  
24 county road, we, I don't think it's gonna get any  
25 better what is gonna happen on 35. I discussed it

1 here a few months ago.

2 MR. KRETSCH: I agree with you.

3 CHAIRMAN WOLOSHIN: There is only so  
4 much we can do.

5 MR. KRETSCH: There are two other  
6 aspects. Number one is, I believe one of our  
7 commissioners used to work for the DEP. I believe  
8 because this is in a CAFRA zone, the DEP has to sign  
9 off on traffic estimates. Is that true? And if  
10 that's true, is that happening?

11 MS. JOHN-BASTA: Traffic is part of DEP  
12 review and it is under review.

13 MR. KRETSCH: Okay, fine. The other  
14 thing is, the one thing that I was concerned about in  
15 the traffic report is there was a lot of detail about  
16 the intersections in the Fort, but there was nothing  
17 about the Broad Street gate. Because, as you know,  
18 we all lived in Eatontown, a lot of locals are gonna  
19 cut through Broad Street.

20 MR. ALCOTT: Nicodemus.

21 CHAIRMAN WOLOSHIN: That's not really  
22 part of this application.

23 MR. KRETSCH: Yeah, but we're gonna cut  
24 through there to avoid the intersection.

25 MR. ALCOTT: But I don't think that's a

1 Netflix.

2 MR. KRETSCH: Well, I just thought it  
3 would be appropriate to think about people leaving  
4 the site even if they only look at the traffic where  
5 the Netflix property ends. People are gonna be using  
6 that gate and I was ignored.

7 CHAIRMAN WOLOSHIN: But --

8 MAYOR TALERICO: The gate will, just for  
9 the record, there will be a Facebook post, one of the  
10 reasons our splash pad is delayed is because we  
11 received well over a million dollars to pave those  
12 roads. So those roads, now is the time to do it, so  
13 there will be improvements, and part of the  
14 improvements will be gates coming down and it will be  
15 an open road.

16 MR. KRETSCH: And when that happens,  
17 people are gonna cut through the gate.

18 MAYOR TALERICO: Yeah, some will,  
19 absolutely and some will on their way to Oceanport.

20 MR. KRETSCH: So I thought that would  
21 be appropriate to address that in the traffic plan.

22 CHAIRMAN WOLOSHIN: And it might  
23 alleviate problems at Broad Street and 35.

24 MR. KRETSCH: Which, but coming on to  
25 Broad Street -- I understand.

1 CHAIRMAN WOLOSHIN: We won't know until  
2 it comes to fruition.

3 MR. KRETSCH: Thank you.

4 CHAIRMAN WOLOSHIN: All good points  
5 though, Ken.

6  
7 BOB HUTZEL, H-U-T-Z-E-L, having first been duly  
8 sworn, testified under his oath as follows:

9 MR. LECKSTEIN: State your name for the  
10 record.

11 MR. HUTZEL: Bob Hutzal, H-U-T-Z-E-L.

12 MR. LECKSTEIN: And your address?

13 MR. HUTZEL: 125 Reynolds Drive.

14 MR. LECKSTEIN: 125 Reynolds Drive?

15 MR. HUTZEL: Yes. Just curious, when  
16 people are coming to google at this campus, where can  
17 the public park to be near the trail or just come to  
18 wander the area? Officially and unofficially? Don't  
19 say the CVS.

20 MS. JOHN-BASTA: There is no on-site  
21 public parking.

22 MAYOR TALERICO: There are discussions on  
23 FMERA property to acknowledge the need for parking  
24 and to address that communal need for parking as it  
25 relates to the site as a whole, the Fort Monmouth

1 site as a whole. So I would not be very surprised if  
2 in a short order, something was done to address  
3 parking on Fort Monmouth campus as a whole, but  
4 Netflix is not providing that, nor are they required  
5 to.

6 MS. BELL: The multiuse trail will go  
7 through all of former Fort Monmouth, so if someone  
8 goes to a use or goes to a business or something  
9 elsewhere on the Fort that is not associated with our  
10 use.

11 MAYOR TALERICO: Our park, our park for  
12 example, one of the reasons I'm lobbying for extra  
13 parking is because people will park at our park and  
14 they will go to the trail since it's a hop, skip, and  
15 a jump, and they'll loop around and some people will  
16 go to the Fort Athletic building when they're using  
17 services there and they will use that there. So each  
18 of those properties contributed in some way and those  
19 users will go. It's a public park, it's a Green Acre  
20 funded -- a Monmouth County public park, it's a  
21 public park, and the parking is permitted and the  
22 people will park there and go.

23 MR. HUTZEL: Otherwise, I just want to say  
24 awesome presentation, great work.

25 MAYOR TALERICO: Thank you. Thank you.

1 MR. HUTZEL: Looks good.

2 CHAIRMAN WOLOSHIN: Anyone else? Seeing  
3 none, we'll close the public portion. Anything else,  
4 Lisa?

5 MS. JOHN-BASTA: No, Mr. Chair. Just for  
6 all the reasons that are stated on the record, this  
7 is a fully conforming application but for minor  
8 variance relief, and we believe that this is a  
9 fantastic addition to the Eatontown area and we are  
10 very excited to come down, and we ask that you look  
11 favorably upon the application and we thank you for  
12 your time.

13 MAYOR TALERICO: Mr. Chair, I think this  
14 was a good presentation, everything was laid out, we  
15 certainly acknowledged that a main concern, the  
16 traffic from the board seems united in our  
17 understanding that we cannot control the traffic  
18 outside of our thoughts and prayers, and so I  
19 certainly support the application with the conditions  
20 that we've placed.

21 MR. ROTH: Are you making a motion?

22 MAYOR TALERICO: I would.

23 MR. ROTH: I'll second it.

24 CHAIRMAN WOLOSHIN: The motion is  
25 approved, the site plan, everything and the

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                           |
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| <p style="text-align: right;">Page 185</p> <p>1 variances, yes?</p> <p>2 MAYOR TALERICO: With the conditions.</p> <p>3 CHAIRMAN WOLOSHIN: And second by Mr.</p> <p>4 Roth. If there is no other discussion, we will call</p> <p>5 for the vote, Colleen.</p> <p>6 MS. MATTHEWS: Mayor Talerico?</p> <p>7 MAYOR TALERICO: Yes.</p> <p>8 MS. MATTHEWS: Mr. Roth?</p> <p>9 MR. ROTH: Yes.</p> <p>10 MS. MATTHEWS: Chairman Woloshin?</p> <p>11 CHAIRMAN WOLOSHIN: Yes.</p> <p>12 MS. MATTHEWS: Vice-Chair Diedrichsen?</p> <p>13 MR. DIEDRICHSEN: Yes.</p> <p>14 MS. MATTHEWS: Mr. Regan?</p> <p>15 MR. REGAN: Yes.</p> <p>16 MS. MATTHEWS: Mr. Alcott?</p> <p>17 MR. ALCOTT: Yes.</p> <p>18 MS. MATTHEWS: Ms. Martinock?</p> <p>19 MS. MARTINOCK: Yes.</p> <p>20 MS. MATTHEWS: Ms. Buczny?</p> <p>21 MS. BUCZNY: Yes.</p> <p>22 MS. MATTHEWS: Ms. Vazquez?</p> <p>23 MS. VAZQUEZ: Yes.</p> <p>24 MS. MATTHEWS: Thank you.</p> <p>25 MS. JOHN – BASTA: We really do</p>                                                            | <p style="text-align: right;">Page 186</p> <p>1 appreciate your time and all your comments and</p> <p>2 feedback. Thank you.</p> <p>3</p> <p>4 (Application was adjourned at 10:38 p.m.)</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p> |
| <p style="text-align: right;">Page 187</p> <p>1 CERTIFICATE</p> <p>2</p> <p>3 I, Deanna Wizbicki, a Court Reporter of the</p> <p>4 State of New Jersey, certify that the foregoing is a</p> <p>5 true and accurate verbatim transcript of the testimony</p> <p>6 provided under oath before any court, referee, board,</p> <p>7 commission or other body created by statute of the</p> <p>8 State of New Jersey, on the date and place hereinbefore</p> <p>9 set forth.</p> <p>10 I FURTHER CERTIFY that I am neither attorney,</p> <p>11 nor counsel for, nor related to or employed by, any of</p> <p>12 the parties to the action in which this deposition was</p> <p>13 taken, and further that I am not a relative or employee</p> <p>14 of any attorney or counsel employed in this action, nor</p> <p>15 am I financially interested in this case.</p> <p>16</p> <p>17</p> <p>18</p> <p>19 Deanna Wizbicki</p> <p>Notary ID No: 2330518</p> <p>20</p> <p>21 DATED 09/05/2025</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p> |                                                                                                                                                                                                                                                                                                                                                                                                           |