

~~AB~~ - ~~Chloride~~ South Plainfield
CA

2/23/82

transcript of proceedings: witnesses:

- Cariste

- Zvošec

- Carlin

+ exhibits list

P 119

CA 0025855

BOARD OF ADJUSTMENT
BOROUGH OF SOUTH PLAINFIELD
COUNTY OF UNION
STATE OF NEW JERSEY

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In the Matter of:)
) Transcript of
APPLICATION OF ELDERLODGE,) Proceedings
INCORPORATED)
-----)

Tuesday, February 23, 1982
South Plainfield, New Jersey

B E F O R E:

BOARD OF ADJUSTMENT

RONALD HEPBURN, Chairman
CARL ABBRUZZESE
CYNTHIA GANUN
ROBERT HORNE
FRANK LAFERRARA
JACK LYNCH
ALBERT RYNO

LAURA WILLARD, Secretary
JOHN GRAF, Zoning Officer
WILLIAM LANE, Board Attorney

A p p e a r a n c e s:

MESSRS. ABRAMS, DALTO, GRAN, HENDRICKS
& REINA,
Attorneys for the Applicant,
By: ANGELO H. DALTO, ESQ.

RAYMOND S. MILLER, ESQ.,
Attorney for the Objectors

Thomas Ciccarelli
Shorthand Reporter

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I N D E X

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1 THE CHAIRMAN: Will the Secretary
2 please call the next case.

3 THE SECRETARY: Case 2-82, Elderlodge,
4 Incorporated, owner of property on Hamilton
5 Boulevard known as Lots 5, 6A, 6B, 7 and 12
6 in Block 259, located in a BC-2 zone.

7 It is a four-story senior citizen
8 housing project being marketed as moderate-
9 cost condominium units contrary to the
10 Schedule of Requirement of the Zoning Ordinance
11 of the Borough of South Plainfield. Lot size
12 is 1.4 acres, plus or minus.

13 Present use of premises: Commercial
14 building and vacant land.

15 Proposed action is contrary to the
16 Ordinance in the following particulars:
17 Senior citizen housing, multi-family housing,
18 specifically permitted in the Zoning Ordinance
19 of the Borough of South Plainfield. Height
20 restricted to a 35-foot maximum height and
21 applicant requested an interpretation of the
22 parking requirements.

23 "Was proposed action examined by the
24 Building Department?"

25 "Yes."

1 THE CHAIRMAN: Is someone representing
2 the applicant?

3 MR. DALTO: Yes, Mr. Chairman.
4 Angelo H. Dalto, representing the applicant.
5 I believe this is the continuation of the
6 hearing started last month.

7 MR. LANE: Earlier this month.

8 THE CHAIRMAN: It has come to my
9 attention, and seeing a friendly face out
10 in the audience, that Mr. Miller might have
11 some interest in this case. I wonder if
12 he would like to --

13 MR. MILLER: I would. Raymond Miller,
14 South Plainfield.

15 MR. LANE: Mr. Miller, can you state
16 for the record --

17 MR. MILLER: Representing Buy-Rite
18 Auto Parts and Mr. Denker, Vail Hardware.

19 MR. LANE: Mr. Dalto, have you supplied
20 the Board with the revised site plan? I
21 believe the one that we have shows that the
22 two-family house will be moved and I think
23 moved to the adjacent lot. I think it was
24 your indication or representation that it was
25 not going to be moved or it was going to be

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removed?

MR. DALTO: If you recall, we used that site plan solely for the area map on it. The site plan is that contained within the architect's submission.

MR. LANE: Okay. Mr. Dalto, it has been our practice that when there is an objector, or an attorney representing an objector, we permit cross-examination. So after your direct examination, the Board's cross or the Board's questions of the witness, then Mr. Miller will be permitted to cross-examine. I don't know whether Mr. Miller is going to present any evidence.

Mr. Miller, are you going to present any testimony?

MR. MILLER: I probably will submit to verbal testimony.

MR. LANE: Okay, then you can cross-examine those witnesses.

THE CHAIRMAN: Proceed.

MR. DALTO: I would like to submit, before I start with my witnesses at this juncture, Mr. Strong's testimony and the report which I submitted last month. It is a

1 sheet from the 1980 Census Population,
2 relating specifically to "Characteristics
3 of Persons" from which he testified
4 substantially so that the Board would have
5 that material in total for its purposes.

6 (Census of Population, Characteristics
7 of Person, received and marked Applicant's
8 Exhibit A-3 for Identification.)

9 MR. DALTO: I call Mr. William Cariste.

10 MR. CARISTE: William Cariste, 162
11 Smith Street, Perth Amboy, 37 Ireland Avenue,
12 Edison, with offices at Perth Amboy.

13 W I L L I A M C A R I S T E, sworn.

14 THE CHAIRMAN: You have appeared
15 before us. We will accept your qualifications.

16 Mr. Miller?

17 MR. MILLER: No problem.

18 MR. CARISTE: William Cariste, I am a
19 realtor and real estate appraiser. I have
20 been so for 31 years, licensed in the State
21 of New Jersey.

22 DIRECT EXAMINATION BY MR. DALTO:

23 Q Do you have any interest in this project,
24 direct or indirect?

25 A No, I do not.

1 Q Did you at my request make a study of the
2 property which is the subject matter of this application?

3 A Yes, I did.

4 Q And for what purpose?

5 A In order to estimate the impact on adjacent property
6 values and property values in the immediate vicinity.

7 Q Are you familiar with the Zoning Ordinance
8 of the Borough of South Plainfield?

9 A Yes, I am.

10 Q Specifically, were the provisions applicable
11 to the subject application?

12 A Yes.

13 Q Would you, briefly, for the Board, describe
14 the neighborhood and the site as they relate to your
15 testimony this evening?

16 A Well, at the last meeting Mr. Strong described the
17 neighborhood and, just briefly, I would concur that it is
18 the old center of the Borough of South Plainfield. That
19 includes the whole vicinity of the residential and commercial
20 uses to the north of the site. There are three residential
21 properties between the site and Church Street. North of
22 Church Street is developed residentially to the old Shop-
23 Rite building. Main Avenue is a variety of new commercial
24 and municipal uses including one of the fire department units.
25 East of the site on both Hamilton and South Plainfield Avenue

1 are all commercially developed and the block between
2 Hamilton and Front Street, North to Main Street is a
3 mixture of residential and commercial and public uses.
4 The senior citizen center is located on the corner of
5 Hamilton and South Plainfield Avenue and directly across
6 Hamilton Boulevard from the subject property. The rear
7 of the subject site backs up to the Lakeview Avenue
8 overpass and the overpass is 20 or 25 feet above the
9 elevation of the subject property. The site is an irregularly
10 shaped parcel of land with a frontage of 350 feet on
11 Hamilton Boulevard, containing 63,295 square feet or
12 1.45 acres. The site abuts the Lehigh Valley Railroad and
13 is in the vicinity of the Lehigh Valley Railroad break.
14 It is generally level and in grade with Hamilton Boulevard.
15 The site presently contains three buildings, two of which
16 are considered marginal commercial and a two-family
17 residential structure. All of these buildings would be
18 removed if the application is approved. Hamilton Boulevard
19 has an asphalt concrete surface curbs, and contains all
20 utilities. The subject property is in two zones. The
21 frontage on Hamilton Boulevard for a depth of approximately
22 125 feet is in the zone OBC-2, Central Business, and the rear
23 of the site is an R-7.5 residential. The OBC-2 zone permits
24 the construction of one or two-family dwellings and a whole
25 host of retail and service establishments including parks,

1 schools, assembly halls, public uses and theaters. The
2 R-7.5 zone permits the construction of single-family
3 dwellings, playgrounds, professional offices, home
4 occupations, and parking. Neither of these zones permit
5 a senior citizen multi-zoned dwelling as it is being
6 proposed here tonight.

7 I have examined the Zoning Ordinance, and it is my
8 opinion that the proposed zone use is not permitted in the
9 zone. The ordinance, however, specifically contemplates
10 senior citizen communities where the inhabitants are 55
11 years of age or over. The proposal tonight is to erect
12 a senior citizen housing complex on a condominium basis
13 to contain six stories, approximately 60 feet high and
14 will consist of 100 dwelling units that are to be identical
15 and also provide parking for 50 automobiles.

16 I am acquainted with senior citizen projects in
17 several communities and where they have been constructed during
18 the past ten years or less. These are listed as follows:
19 North Brunswick has a project, similar to the proposed
20 project here, that has been constructed in the Township of
21 North Brunswick in a suburban community. The project is
22 seven stories in height and is completely surrounded by
23 two-and-a-half story single-family residences. It contains
24 250 units and parking spaces for 104 units.

25 In Irvington there is a 14-story senior citizen

1 complex surrounded by two three-story residential uses.

2 There are 128 units and parking spaces for 65.

3 In East Orange there is a 12-story complex around
4 which the majority of dwellings are from 8 to 12 stories
5 in height, 110 units, parking spaces for 56.

6 In Perth Amboy, the corner of Smith and High Street;
7 a nine-story unit surrounded by two and three story
8 constructions; 96 units, parking spaces for 18.

9 On Fayette and Goodwin Street in Perth Amboy, there
10 is a senior citizen complex, 100 units, 55 parking spaces.
11 In these areas, the vast majority of dwellings in the area
12 are from one to two-and-a-half stories high, very similar
13 to the situation that exists here in South Plainfield.

14 In New Brunswick, a 14-story unit with the majority
15 of surrounding buildings being six stories, six to eight
16 in height; 214 units, and parking spaces for 108.

17 In Old Bridge, a five-story in a suburban community
18 with a vast majority of surrounding buildings being two and
19 a half stories; 207 units, parking spaces for 110.

20 Q Have you studied the impact of those particular
21 projects on property values adjacent thereto?

22 A Yes, we have and I am familiar with them. I am
23 acquainted with them and I'd like to even point out that
24 the unit on Smith and High Street in Perth Amboy, which is
25 nine stories, was almost completely surrounded with

1 residential units being two and a half stories high and
2 also some three-story-structures. Subsequent to the
3 construction of this nine-story building, a builder by the
4 name of Rosengarten constructed 24 single-family units in
5 the price range, ranging from \$90,000 to \$150,000. Of
6 those 24, 23 have been sold. Certainly, if there was any
7 detrimental influence by the presence of the nine-story
8 building, it appears to me if that were correct, having a
9 detrimental impact, then these units would not have sold.
10 The proof is very clear there. That is by the fact that
11 a nine-story structure exists there, the units far exceeding
12 the prior values have been built and sold as well as in
13 South Brunswick. None of the properties -- rather in North
14 Brunswick; none of the properties in the immediate vicinity
15 appear to have been affected by the presence of that unit.
16 In Old Bridge, exactly the same thing -- I think it is a
17 five-story building in a two and a half story community.
18 None of those are older and I don't believe any buildings
19 in the immediate vicinity in Old Bridge are over ten years
20 old. No evidence has been found of any detrimental effect
21 because of the presence of a building substantially higher
22 than those which have existed.

23 Q Now, based upon your analysis of the area
24 in question, your research into the area in which similar
25 projects have been erected, do you have a conclusion as to

1 the impact that this particular project, if erected on this
2 site, would have on any adjacent properties?

3 A Well, examine the units which I have mentioned here
4 tonight. I have found no detrimental effect on property
5 values in the immediate vicinity or the adjacent property
6 values.

7 Q Do you have an opinion as to the overall
8 effect on the general welfare on the community as a result
9 of the granting of this particular application?

10 A The ordinance provides for senior citizen housing
11 indicating that this is one of the services considered in
12 the zoning ordinance. While they have not provided any,
13 where they can be built, they certainly intended that some-
14 where in the community they would be built and, if that is
15 so, the conclusion to me if we are to serve the public good
16 would be construction of a senior citizen housing complex.

17 Q Do you have any conclusions as to the
18 application in general?

19 A I feel that if the application is granted, it will
20 serve the general welfare and meet the existing needs for
21 this type of housing and, in my opinion, it can be granted
22 without any impact on the zoning ordinance, the zone plan,
23 or the purpose of tenant zoning.

24 MR. DALTO: I have no further
25 questions for this witness at the present time.

1 MR. HORNE: Mr. Cariste, you name
2 several places that you've been associated
3 with or aware of. All of them have 50 percent
4 or just slightly larger than 50 percent
5 parking. My question is: Are those, or most
6 of them, in the same type of economic area
7 as we are where we can expect the senior
8 citizen in this town to sell a home for \$60,000
9 or \$65,000 or \$70,000 and move into this
10 senior citizen complex and sell his car?

11 MR. CARISTE: No, they would not in
12 that situation. However, it's quite clear to
13 me that this kind of situation demands that no
14 more, certainly not substantially more than
15 one parking unit for every two dwelling units,
16 whether they be a condominium proposal for
17 sale or they be occupied by other citizens.
18 Apparently, the need for more parking spaces is
19 not present in an area with the vast majority
20 of the services required by the people living
21 in the complex they can generally walk to,
22 so that the necessity for automobiles is
23 diminished tremendously.

24 MR. HORNE: There has been some
25 question on the amount of parking places, and

1 some of the testimony regarding it as to
2 whether the people in town that would move
3 into a senior citizen's dwelling would make
4 use of public transportation and get rid
5 of their vehicles by doing so.

6 MR. CARISTE: I will point out what I
7 mentioned before. The corner of Smith and
8 High Street is a nine-story unit. It has
9 96 units and only 18 spaces are provided.
10 We have never found the 18 parking spots
11 fully occupied.

12 MR. HORNE: That, I guess, I can see.
13 That's what I'm asking. If it was put in
14 the center of Perth Amboy or the center of
15 Plainfield or the center of New Brunswick,
16 where someone was used to living in
17 another complex in the center of the city,
18 and maybe never had a car, then I can
19 understand that. My question is whether
20 this is the same type application?

21 MR. CARISTE: I don't know that I under-
22 stand your question, but it --

23 MR. HORNE: In other words, the center of
24 South Plainfield is not a huge business area
25 with shopping malls and everything else.

1 Someone is still going to have to either get
2 on a bus or take their automobiles to go
3 shopping and, therefore I question whether
4 the people that move into these places are
5 going to sell their automobiles and whether
6 50 percent parking is sufficient?

7 MR. DALTO: I respectfully point out
8 that there is not a question of whether they
9 are going to sell their automobiles. It is
10 a question of whether the demand is in excess
11 of what we are proposing. I think that is
12 the essential consideration. The wording of
13 the question is -- perhaps it would be objection-
14 able if it was placed by an opposing attorney,
15 but --

16 MR. CARISTE: I indicated by listing
17 six units and in no case have we found the
18 amount of parking spaces inadequate for the
19 occupants in the buildings. Therefore, based
20 on these six alone, I think it is reasonable
21 to assume that a similar-type occupancy is
22 going to take place. We're talking about
23 people 55 and over. I don't assume that they
24 are all going to be 55. I hope there will be
25 some 60, 65, and maybe some 70 years old. I

1 don't know if they are all going to sell their
2 automobiles. Certainly, the need for an
3 automobile is going to diminish.

4 In addition to that, commercial areas
5 within walking distance are adequate. They
6 will supply the everyday needs of the
7 occupants. Yes, I understand that some times
8 along the line these occupants are going to
9 have to go shopping, maybe in Menlo Park or
10 Woodbridge Center, but certainly, the every-
11 day needs which are there in the immediate
12 vicinity will supply the demands of the
13 occupants and the public transportation is in
14 the immediate vicinity if they wish to go
15 anywhere else. I know that in many municipalities
16 particularly Plainfield, the Oranges and
17 Perth Amboy, all provide periodic transportation
18 for the occupants of this building. I don't
19 know whether South Plainfield does or not. If
20 they don't, it is not too distant where they
21 will provide for transportation to Menlo or
22 Woodbridge Mall or Park Avenue in order to do
23 the type of shopping that the occupants will
24 demand.

25 MR. HORNE: Some of the places that you

1 mentioned, I think, were subsidized, were they
2 not?

3 MR. CARISTE: Yes.

4 MR. HORNE: I see a difference there.
5 I see a difference between the subsidized
6 and a condominium-type atmosphere. I guess,
7 that's what I'm basing my question on.

8 THE CHAIRMAN: I'd like to keep the
9 Board's actions into specific questions, rather
10 than comments.

11 On the first two or three of the
12 specific locations that you mentioned, would
13 you tell us what the either rental or purchase
14 price of an individual unit would be?

15 MR. CARISTE: I think that all of these
16 that I listed are subsidized and, in that
17 respect, a rental is geared to the income
18 which the occupant can pay. It may range
19 anywhere from \$100 to \$300 or \$400 a month.
20 There is no specific amount which can be
21 geared here.

22 THE CHAIRMAN: Would you suggest that
23 the same type of person would be coming into
24 a condominium-type of \$65,000 purchase price
25 that would move into -- you were talking about

1 Perth Amboy on High Street and some other in
2 Perth Amboy. Are you trying to suggest that
3 maybe we are talking about the same thing?
4 I am not sure we are. Do you still say that?

5 MR. CARISTE: Say the same type of
6 occupant? I have to be careful how I answer
7 that question. It will be a human being. They
8 may be single or they may be married, however,
9 the income bracket may be different. Is that
10 what you are referring to?

11 THE CHAIRMAN: Not necessarily income.
12 I am thinking about the outlook on life, the
13 age, lifestyle, the needs of the individual,
14 what he finds in the way of entertainment, in
15 terms of his personal needs and in terms of
16 his travels.

17 MR. CARISTE: All of these units that I
18 mentioned are geared to senior citizens 55 years
19 or over. In that respect, there will be a
20 great deal of similarity because they are
21 restricted by regulations to be 55 or older.
22 In that respect, they are identical. These
23 occupants in South Plainfield will be 55 or
24 older and their age spans together with their
25 mobility and ability are going to be similar,

1 whether or not they will be able to afford
2 automobiles, to be able to travel, I don't
3 know.

4 In subsidized housing, it would appear
5 that that might be a lower income bracket,
6 but I cannot understand the difference in the
7 age bracket being identical, that the needs
8 would be substantially different. I think the
9 needs would be basically similar.

10 THE CHAIRMAN: Would you suggest that
11 a person in subsidized housing is likely to
12 take a trip around the world vs. a person in
13 a \$65,000 condominium taking a trip around
14 the world?

15 MR. CARISTE: Our experience might
16 reveal something that might be shocking. Many
17 of the occupants of the subsidized housing are
18 able to move around a great deal by their own
19 economic ability or by economic assistance
20 offered by the members of the family. Yes,
21 in my opinion, you could find a great deal of
22 similarity whether they own the unit or they
23 are subsidized by some agency of the government.
24 I think there is a great deal of similarity.

25 THE CHAIRMAN: Would you suggest that the

1 same type of person that would want to live in
2 the center of East Orange or the center of
3 New Brunswick or the center of Perth Amboy
4 would be a likely candidate for the center of
5 South Plainfield?

6 MR. CARISTE: I see no reason to think
7 otherwise. As I say, as we get older, I like
8 to think that I'm in that category, we don't
9 particularly like -- again, we make
10 generalizations. Of course, I find exceptions
11 to the rule, but generally, that group in the
12 55 and over does not have great mobility.
13 They want to be able to walk to the hairdresser
14 or barber or the theater, if there is one in
15 the area. Yes, I think that there is
16 definitely similarities between the occupants
17 of a subsidized unit or an individually owned
18 unit.

19 THE CHAIRMAN: Do you own a car?

20 MR. CARISTE: Do I own a car?

21 THE CHAIRMAN: You said you'd like to
22 consider yourself one of these individuals.

23 MR. CARISTE: I'm in business and I need
24 it for my business.

25 MR. LYNCH: I guess I have three

1 questions and they probably don't relate in
2 North Brunswick. If I might ask, are you
3 related to that complex?

4 MR. CARISTE: Yes, we are the managers
5 of that unit.

6 MR. LYNCH: I happen to work, through
7 my company, my office is in North Brunswick
8 and I'm very familiar with the Pincus
9 Apartments. We put in the telephone service
10 for them. I have to say that it's really nice
11 and really adds to the neighborhood, but I
12 have a couple of questions.

13 All over that building I see a big
14 sign U.A.W., does that mean United Auto
15 Workers or --

16 MR. CARISTE: Any of the subsidized
17 units have to have a sponsor. In this case,
18 and the same as in Perth Amboy, the U.A.W.
19 has sponsored the one in Perth Amboy and in
20 North Brunswick and in the Oranges, yes.

21 MR. LYNCH: I guess one of the
22 questions I wanted to ask you is: what is a
23 reasonable walking distance for a senior
24 citizen, and I am familiar with the area,
25 where the shopping areas are in that area, and

1 I guess I have got to go on a minimum of maybe
2 a quarter of a mile to the closest store.
3 Maybe you'll be able to just examine them.
4 I also see that there is busing going by,
5 but I also see on these buses that there is
6 a big sign, U.A.W.

7 Now, as a town, are we going to have
8 to subsidize that or is there going to be a
9 fee? I don't know. I am just curious about
10 that only because --

11 MR. CARISTE: In the project here
12 tonight, there are no provisions by the
13 complex itself to provide any type of busing.
14 There is nothing that prevents the whole
15 group from getting together in their area;
16 charters, to retain a bus on a regular basis,
17 one day, two days or three days a week,
18 and do the same thing.

19 In Perth Amboy the municipality offers
20 senior citizen busing back and forth on certain
21 fixed days for shopping throughout the
22 community. In North Brunswick, as you pointed
23 out, the entire complex is sponsored by the
24 U.A.W. and that provides certain busing as
25 part of the purchase, part of the occupation

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of units.

THE CHAIRMAN: There are no requirements here in South Plainfield to provide any type of busing nor is there in the application here tonight any provisions for that, but there is nothing that says that the common ownership can't do that, nor is there anything that says that the community might not provide, since they do provide, or indicate, a need for senior citizen housing in the community, then it generally follows that some provisions are made by the municipality to offer senior citizen housing and some type of transportation on some kind of a periodic basis.

MR. LYNCH: One of my other questions. What do you consider a reasonable walking distance for senior citizens?

MR. CARISTE: Generally, a distance of two to five blocks is considered a good walking distance. Now, there will be some who can't walk two blocks. I can't walk more than two blocks. I drive if it's more than two blocks, but some people in the age bracket 55 to 70; they can walk a mile or two without any resistance whatsoever, but anywhere between

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two and five blocks is considered walking distance.

MR. ABBRUZZESE: Mr. Cariste, you indicated that you live in Edison?

MR. CARISTE: Yes.

MR. ABBRUZZESE: In an apartment?

MR. CARISTE: No.

MR. ABBRUZZESE: A home?

MR. CARISTE: Yes.

MR. ABBRUZZESE: How large a home do you live in?

MR. CARISTE: Six rooms.

MR. ABBRUZZESE: How much property?

MR. CARISTE: 50 by 150.

MR. ABBRUZZESE: Are you able to take care of the property?

MR. CARISTE: I have farmed it out a long time ago. When my children left home, I farmed it out.

MR. ABBRUZZESE: Are you planning to move in a condominium someday?

MR. CARISTE: I have worked that thought around for the last ten years, and I think that both my wife and I are not adaptable to a senior citizen group or a condominium. I think

1 we will stay there for the rest of our lives.

2 MR. ABBRUZZESE: Thank you.

3 THE CHAIRMAN: Mr. Miller.

4 CROSS-EXAMINATION BY MR. MILLER:

5 Q Mr. Cariste, the key word, of course, here in
6 this appeal is senior citizen. Could you define for me what
7 a senior citizen is?

8 A As defined by the State of New Jersey and others, any-
9 one who is chronologically 55 years or older.

10 Q How about the federal government in its
11 attitude toward Social Security?

12 A Well, the latest is 62 for females and 65 for males.

13 Q How about if you wanted to go to a moving
14 picture? What is a senior citizen ticket?

15 A I don't know the answer.

16 Q Would it be 55 or would it be, maybe, 60?

17 A I don't know.

18 Q Now you gave examples of other communities
19 where there is senior citizen housing. Could you tell me if
20 there are any age limitations to your knowledge in any of
21 those senior citizen housing units?

22 A Yes, you must be age 55 or over.

23 Q Now, were they all offered for either rental or
24 resale or strictly rental units? In other words, was there
25 a mix?

1 A No, they're either rental or ownership. These are
2 rentals.

3 Q All these other examples are rentals?
4 None are ownership?

5 A Not that I know of.

6 Q There is a difference all right in the ones
7 you quoted and the application tonight. I understand this
8 application is either for rental or condominium resale?

9 A My understanding is all are for sale. Each unit is
10 for --

11 THE CHAIRMAN: The application is
12 "for sale only."

13 Q Now, these others are all rental situations?

14 A Yes.

15 Q Now, in your specific neighborhood, did you
16 take note of the surrounding streets insofar as the present
17 parking requirements, or lack of requirements are concerned?
18 I can give you specific examples. Did you look at Church
19 Street to see whether there is off-street parking allowed
20 anywhere on Church Street between Lakeview and Hamilton
21 Boulevard?

22 A I didn't see the sign, but I don't think any parking
23 occurs there.

24 Q How about on South Plainfield Avenue between
25 Front Street and Hamilton Boulevard?

1 A I don't remember seeing any signs, but it's the
2 center of town. The center -- the old center of town.

3 Q Right. In other words, you are not fully
4 versed in the lack of allowed parking or allowed parking?

5 A No, I didn't make any study as to no parking signs
6 in that area, but I certainly will relate that to the
7 parking available in New Brunswick, parking available in
8 Perth Amboy, parking available in the Oranges, and,
9 certainly, they have as many problems in parking in those
10 municipalities as are present here in South Plainfield.

11 Q I like your use of the word problems.

12 A If there is such a problem, as you are pointing out
13 there is a problem, the problem is identical and they have
14 no problem with it.

15 Q Now, you had also mentioned that if these
16 kinds of units are approved there is apparently a need
17 in many cases to bus people around?

18 A I didn't say that. I said some communities provide
19 it and some do not.

20 Q All right. Now, we're living in a time of
21 somewhat economic recession. Does the average person stop
22 working at 55, the average man?

23 A I hope not.

24 Q I hope not too. In order to work you have to
25 get to work. You must have some transportation, I should say?

1 A Some.

2 Q Right.

3 A Some.

4 Q Normally, a car?

5 A Some don't. They may walk to work. If some are in
6 the vicinity, they could walk to work.

7 Q Depending on where the site of where they
8 live is located. How about the average wife? Do many work
9 past the age of 55, especially, in these days and times?

10 A Some.

11 Q And would they normally work at the same place
12 that their husband worked?

13 A I doubt it.

14 Q Right. So, it's reasonable to assume they
15 might also need a car?

16 A The assumption can be made, yes.

17 Q Okay. Then how can you equate examples of
18 where the parking allowed or given is on a one-half basis.
19 That would not even be one car per unit, but a half a car
20 per unit. How can these things work out? How can I --

21 MR. DALTO: Very respectfully, I am
22 going to object because I think the question
23 is hypothetical. It is based on the premise
24 that all the occupants are going to be 55
25 years old and that testimony has been submitted,

1 in the previous session, by Mr. Strong, that
2 probably the greater part of the people would
3 be substantially in excess of 55 years of age.
4 So the question itself is not based on the
5 facts that are here and it is hypothetical.
6 It is unrelated to the questioning on direct.

7 A I also tried to answer that. I gave examples of
8 five or six units similar in age level, similar in type of
9 occupancy, and with similar provisions for parking. I
10 indicated that in Perth Amboy on High Street we have 96
11 units, 18 parking. That's almost one out of five dwelling
12 units. We have never found the 18 occupied.

13 Now, I think it is reasonable to assume that if that
14 happens in North Brunswick, if that happens in New Brunswick,
15 or if that happens in New Brunswick, or Old Bridge, I think
16 it is reasonable to assume a similar situation will occur
17 here instead of trying to limit the occupancy here to all
18 55, some of which may be working, some may not. I think it
19 is reasonable to assume that you are going to have some 60
20 to 65 and some 70.

21 MR. LANE: Mr. Dalto, I think Mr.
22 Cariste just overruled your objection.

23 Q I think you stated that the other units all
24 were subsidized rental units in these other communities?

25 A Yes.

1 Q All right, now, these are offered as
2 condominiums or resale?

3 A Yes.

4 Q Could you say a higher income bracket of
5 people would be buying these units then would be living or
6 renting in the other units in the other towns?

7 A That is a possibility. I'm 68 years old. I hope
8 I never live in a senior citizen complex, but that's my
9 mentality. I think it is reasonable to assume here that
10 people, to my way of thinking, don't want to feel that they
11 are living in subsidized housing and will buy their unit
12 to be, but, they will want to be totally free of any of
13 the cares or maintenance that goes with the requirements of
14 a single-family occupancy. I think that you have a great
15 need for that.

16 If you go to Rossmoor in Monroe Township, you will
17 find many of those occupants primarily bought it to be
18 relieved of the responsibility of painting the exterior,
19 removing the snow, cutting the grass. That is the primary
20 objective why they bought these units in a condominium
21 complex. I think it is reasonable to assume that a similar
22 situation, and for similar reasons, these units will be
23 bought.

24 Q All right, based on the parking situation that
25 is shown in this appeal, it seems that one out of every two

1 purchasers is not going to own a car?

2 MR. DALTO: Very respectfully, excuse
3 me, I am going to object to the line of
4 questioning. Mr. Cariste has not been
5 presented as an expert in the requirements of
6 parking for these type units. He has been
7 presented to determine the impact of this
8 particular project on the area and he has
9 utilized similar projects with similar parking
10 requirements and similar parking adjustments.
11 We have an expert in the field of parking
12 requirements for this type of unit and we will
13 be submitting that expert at the given time
14 this evening. Hopefully, but I think it is
15 far beyond Mr. Cariste's capacity to discuss
16 the parking requirements as an expert. He is
17 rendering his determination on the impact and
18 the values and that's all he has been presented
19 for.

20 THE CHAIRMAN: I was unaware that there
21 will be a parking expert. We will postpone
22 talking about any parking until that time.

23 MR. MILLER: Let me just ask one
24 more question:
25 Can you tell me where the nearest supermarket

1 is to this proposed site?

2 A There was one across from Sacred Heart Church and
3 currently, it is under offering for sale. The one that I
4 am most familiar with, at this moment, as a group, not
5 individually, through shopping in their local municipality
6 convenience stores.

7 MR. MILLER: All right. That's all.

8 THE CHAIRMAN: We will now open up
9 this witness to questions from the audience.
10 I would respectfully request that each of
11 you phrase your questions as a question and
12 not as statements or discussion questions.

13 Did I see your hand up?

14 A VOICE: I want to give a statement.

15 THE CHAIRMAN: There will be time for
16 that.

17 THE CHAIRMAN: I have one question on what
18 you mentioned. Being familiar with Rossmoor,
19 what would you estimate the number of cars
20 per unit at Rossmoor?

21 MR. CARISTE: I'd be making a wild
22 guess. I have several friends who are living
23 there and I don't think that the exact
24 comparison is a fair one because it is a total
25 suburban setting and the total concept is

1 vastly different than that which is planned
2 here. The current values at Rossmoor range
3 anywhere between \$90,000 and \$125,000. It is
4 not designed to sit in an urban section of the
5 community, it is situated in a suburban
6 situation where there is nothing within walking
7 distance of Rossmoor or Clearbrook. Everything
8 has to be travelled to by automobile. I think
9 there is only one store across the street that
10 can probably serve any of the needs, other
11 than the restaurant down Forsgate. There's
12 nothing there. The demand for automobiles
13 in that particular situation would be greater
14 than they are here.

15 If this is approved, the lady can walk
16 across the street to a hairdresser, the man
17 can get to a barber shop across the street and
18 if he wants a convenience store, he can get
19 it in the immediate vicinity. They can go
20 to Park Avenue while it is a substantial
21 distance, he can do that. You can't compare
22 this with Rossmoor.

23 MR. DALTO: I have concluded with
24 Mr. Cariste. I'd like to present my next
25 witness, Mr. Zvosec.

1 THE CHAIRMAN: Does Mr. Cariste have
2 a copy of this report that you'll be submitting?

3 MR. DALTO: We weren't planning on
4 submitting it.

5 Mr. Zvosec.

6 MR. ZVOSEC: John Zvosec.

7 MR. DALTO: And your address?

8 MR. ZVOSEC: My office address is
9 621 Alexander Road, Princeton, New Jersey.

10 J O H N Z V O S E C, sworn.

11 THE CHAIRMAN: I am not sure if you
12 testified before this Board before?

13 MR. ZVOSEC: Not that I'm aware of.

14 THE CHAIRMAN: Maybe Mr. Dalto would
15 care to introduce you.

16 MR. DALTO: I am going to take him
17 through his qualifications for the Board's
18 benefit.

19 DIRECT EXAMINATION BY MR. DALTO:

20 Q Mr. Zvosec, what is your business or
21 profession?

22 A I am a architect and planner.

23 Q How long have you been engaged in the
24 profession of architecture?

25 A I have been registered in the State of New Jersey and

1 had my own firm with my partner for about ten years.

2 Q And how long have you been a planner?

3 A Planner? Approximately the same length of time.

4 Q Would you briefly describe your background.

5 A I've got a Bachelor's in Architecture from Miami
6 University in Ohio and a Master's in Site Design and Planning
7 from the same University.

8 Q Are you a member of any professional
9 organizations?

10 A I am a member of the American Institute of Architects
11 and the American Institute of Planners.

12 Q And would you describe, briefly, for the
13 Board, the nature of your architectural practice?

14 A The nature of the practice is quite varied. We have
15 a firm of approximately 15 people and the types of projects
16 that we've been involved with, and are now, are State
17 projects, public buildings and municipal buildings; a
18 considerable amount of multi-family housing, subsidized
19 housing, religious buildings, churches, care centers, a
20 cross section of what we have in the office right now is
21 a State building for the Library for the Blind, a State
22 building for the State Medical Examiner in Newark,
23 renovation of a major building at the New Jersey Psychiatric
24 Institute. We are working with the service center on the
25 conversion of an apartment to housing for the mentally

1 retarded people. We have, at this time, one subsidized
2 senior citizen project under construction, three in design
3 and one being reviewed by the HUD people. We are also
4 involved in a variety of other types of projects.

5 Q Have you participated in the design and
6 execution of any of what we have called senior citizen
7 housing projects?

8 A Yes, I have.

9 Q Approximately, how many?

10 A Well, let's see. I'm the principal by way of two
11 partners in our organization. I'm the principal that has
12 been most closely associated with the senior citizen projects
13 that have come through the office. We have had one senior
14 citizen project which is in Vineland, New Jersey which
15 is three-stories that was built. We have a three-story
16 project which is under construction at Cedar Grove. We are
17 converting the 19-story building in Trenton, the
18 Kingsberry Apartments, if you are aware of the name, from
19 family housing to senior citizen units. We have a project
20 being reviewed, the schematic documents are being reviewed
21 now on it, the New Jersey Housing Finance Agency for a
22 project. This is a senior citizen building which is six-
23 stories combined with family units; total of about, I think,
24 there's 250 units in there. We have another project which is
25 being reviewed in Newark at HUD right now. We are hoping it

1 will go out on bid next month. It is a nine-story senior
2 citizen building with, approximately, 140 units I believe,
3 for Millville, New Jersey. Those are basically it.

4 There was another project that we designed for the
5 Lawrence Township senior citizens which would have been a
6 New Jersey Housing Finance Agency project, but that was not.

7 Q In any case, you have participated in it.
8 I show you a list of projects, the titles of which are
9 subsidized housing projects. Is that a representative list
10 of those projects on which you have done, either design or
11 execution projects?

12 A Yes, this includes essentially all I've described and
13 a couple of others.

14 Q Had your firm been the recipient of any design
15 awards?

16 A Yes, we have.

17 Q Could you describe, briefly, to the Board,
18 what some of these design awards are?

19 A I guess I would like to refer to the list myself
20 which -- okay, the American Institute of Steel Construction
21 award, Physical Education Building at Ramapo College of
22 New Jersey. Another design award for the Academic Building
23 at Ramapo College, a design award for Crystal Lake Planned
24 Unit Development, which is in South Jersey, which is
25 involved in all kinds of housing, a design award for an

1 overpass bridge at Montclair State College, another one for
2 a library at Ramapo College, another one for a building at --
3 the Math-Science Building at Montclair and two other
4 academic --

5 MR. DALTO: Rather than prolong an examination of Mr.
6 Zvosec's qualifications, I would like to submit to the
7 Board a representative indication of various projects that
8 have been worked on, design awards, and subsidized housing
9 projects that have been worked on and a summary of Mr.
10 Zvosec's qualifications as well as a summary of his
11 personnel in his office.

12 THE CHAIRMAN: Fine, A-4.

13 MR. LANE: Any objections, Mr. Miller?

14 MR. MILLER: Not at all.

15 (Folder of Mahony & Zvosec Architects
16 and Planners received and marked Applicant's
17 Exhibit A-4 for Identification.)

18 Q Mr. Zvosec, are you familiar with the guide-
19 lines and regulations which are applicable, generally, to
20 senior citizen housing?

21 A Yes, I am.

22 Q And have you that information?

23 A Well, the ones that are used almost exclusively,
24 first of all, the BOCA building code which we have in New
25 Jersey and applies to all buildings has certain provisions

1 that deals specifically with this type of housing. The
2 other very prominent set of standards is called the
3 Minimum Property Standards which is issued by the HUD
4 Department of the Federal Group that really deals with
5 subsidized housing, and then beyond that the New Jersey
6 Housing Finance Agency has their own standards which apply
7 to senior citizens. We have the Office of the Aging in
8 New Jersey which you'll hear some testimony from. Mrs.
9 Carlin also has guidelines and standards which apply to
10 senior citizen housing. All of these we have become very
11 familiar with and work with on each one of those projects.

12 Q Are you personally involved with the
13 preparation of plans which are the subject matter of this
14 application?

15 A Yes, I was.

16 Q And how would you describe those plans from a
17 standpoint of their completeness and if you call them
18 schematic or detailed plans?

19 A I call those schematic.

20 Q So that you will be testifying this evening
21 from the standpoint of the generalized conditions which
22 exist within the project as you propound it and not on finite
23 details of the project, is that correct?

24 A That's true, yes.

25 Q And those finite details would be submitted,

1 presumably, for site plan consideration assuming that this
2 application reaches that point?

3 A Site plan and also for any type of building permits.

4 Q Would you, briefly, describe for the Board
5 the projects as has been conceived on the site plan that is
6 before the Board?

7 A We have submitted some plans, but those were -- we
8 have something that's more up to date. I guess the question
9 now is where can I place these?

10 THE CHAIRMAN: Will they be placable
11 on the bulletin board?

12 You say these are revised from what
13 has been submitted?

14 MR. ZVOSEC: Some are revised and
15 have additional information which was not
16 submitted with that.

17 MR. DALTO: May I ask that as Mr.
18 Zvosec testifies to each of the exhibits that
19 they be marked for identification and we'll
20 submit them in evidence at the proper time?

21 MR. LANE: Fine.

22 THE CHAIRMAN: How about marking them
23 all at the end of his testimony.

24 A We have here a site plan which identifies the site
25 in question, bordering onto Hamilton Boulevard and, basically,

1 this is what you have before you with some modifications
2 as far as numbers of parking spaces and types of parking
3 spaces. What we are talking about here is an L-shaped
4 building which will contain the entire 100 units. A
5 circular traffic pattern going all the way around, coming
6 out onto Hamilton Boulevard, that being the one-way system
7 in that direction. Also coming off that road would be
8 access to the front of the building for pick up and drop off
9 of people, also for visitors parking adjacent to the front
10 entrance. Off on the side we have the main parking area
11 for the tenants.

12 The deviation between what you have and what I have
13 here are a couple of things. One is, and we don't identify
14 it there but, an entrance to the side of the building in
15 this location or in towards the main parking area. Another
16 element that we have included is the -- we got an exit and
17 we got an exit off of this wing of the building and we have
18 included the parking spaces there.

19 Q May I interrupt?

20 You indicated locations at the northerly end of the
21 building and at the westerly end of the building.

22 A The northerly and the westerly, yes. The purpose of
23 these two are primarily to provide circulation for the
24 tenant and easy access to the parking and getting back into
25 the building. That would be for the northern entrance

1 point. The eastern or the western would serve somewhat the
2 same purpose, but what else we've done here, we included
3 a drop off and pick up point here. This was at the
4 suggestion of Mrs. Carlin who reviewed these plans to make
5 sure that we haven't forgotten any important factors. This
6 is sort of a subtle situation and you will see it more
7 clearly on the floor plan but the intent of both of these
8 is for tenants to be able to get closer to their parking
9 without having to come through a front entrance. The other
10 one here is subtle because this could be used and should be
11 used for pick ups and drop offs of people that might have
12 a medical problem, that might get a stroke, or that might
13 all of a sudden be an ambulance case and even if you have
14 somebody that dies in the complex, you don't have that type
15 of circulation going through the front entrance. What we've
16 done with the circulation is, or the parking, we've increased
17 the parking to 60 spaces. One of the things that we've done
18 to increase that parking, was to initiate half of the main
19 parking lot as a parking lot for compact cars only. We
20 think that has a lot of logic because I know we have got
21 a parking lot of about 45 spaces and at least 50 percent,
22 including my own car, are compact cars.

23 Now, in so doing, we did not change the important
24 dimension between parking spaces, in other words, these are
25 90 degree parking spaces. We still have approximately 24

1 feet in between them, which is what you usually have for a
2 conventional sized car. We have retained that because we
3 recognize that the senior citizen requires a little bit more
4 flexibility as far as maneuvering their car. We have
5 increased the parking to 60 spaces, we introduced that one
6 innovation.

7 We also have identified some areas for handicapped
8 parking. The things that we have not done, which we don't
9 want to do, we haven't proposed a bit of "Green Area" which
10 is directly behind the building itself and, of course, the
11 intent is to landscape the area all the way around the site
12 and on the site itself, but again, as we identify these
13 schematic plans, when it comes time to site plan approval
14 itself, we'll be happy to submit the detailed landscaping
15 plan with the plans and something that could be available
16 for professional analysis.

17 Briefly running through the plan, this is the
18 typical first floor plan. I guess the only deviations from
19 what you have, are those openings that I made mention of
20 in the stairs and at the ends of the buildings which --

21 Q Excuse me, what page will that correspond to
22 in your site plan which we submitted to the Board? Is that
23 page 3?

24 A Page 3.

25 Basically, what we've got in the main entry area,

1 we've got -- the architectural features are that which I
2 consider quite important. The question is, whether those
3 are obvious to the laymen looking at the presentation.
4 The intent here is to have the people coming into the
5 front lobby area, actually walking through sort of an arch
6 up there and then walking under the enclosed area and
7 walking into a sheltered weather foyer and then walking
8 into the main lobby elevator. There are a number of
9 reasons for these types of things. One of the things that
10 we have discovered with senior citizens projects is that
11 people like to sit out in front of the building. They like
12 to watch children play in the community and traffic going
13 by. This would give them the capability of sitting outside,
14 but still in a sheltered area. This is covered although it
15 doesn't have glass around it. During inclement weather
16 they actually can sit in this inner lobby which would be all
17 glass. They can still communicate visually with what's
18 going on in the front of the building and then also the
19 elevator lobby is quite large. The intent here, again, is
20 to provide a sitting area because people, and this is quite
21 obvious in senior citizen projects regardless of what kind
22 of project it is, like to see the traffic pattern of where
23 people are coming and going. You might say they like to be
24 busybodies. If that's the case, then that's what it is.
25 So we intentionally provided provisions for them, because if

1 you don't, they will actually bring their chairs down and
2 plant them close to that front entrance. I am saying we are
3 intending to design this for senior citizens, their habits,
4 and their ways of life, and through our various projects,
5 we became acquainted with these habits.

6 The workings of the building beyond that, simply, is
7 the elevator lobby. We also put two elevators in of units
8 such as these, these elevators will be large enough to
9 accommodate a stretcher for emergencies. Then, of course,
10 we have double corridors with the senior citizen units on
11 both sides.

12 One of the other little subtleties that we have
13 introduced is to have glass at the end of these corridors
14 because there is nothing as dismal as going into a corridor
15 that looks like a long tunnel with no relief. This would
16 provide natural sight. These are not very long corridors
17 as senior citizens buildings go. In fact, they would almost
18 be a short corridor, so we got natural light in those
19 corridors and we got natural light coming into the main
20 area.

21 MR. LANE: Mr. Zvosec, are there any
22 other entrances other than the main entrance
23 on the first floor? Page 3 doesn't seem to
24 show those entrances.

25 MR. ZVOSEC: What we did, we do have

1 the entrances, but they're in different
2 locations, there and there (Indicating).

3 MR. LANE: Okay, these are the --

4 MR. ZVOSEC: To go directionally.

5 MR. LANE: So this will change then?

6 MR. ZVOSEC: Just to that extent.

7 THE CHAIRMAN: The stairwell will remain?

8 MR. ZVOSEC: Yes, that's a code

9 requirement. The location of these stairwells,
10 by the way, are all predicated on the code.

11 The building code which is going to impose all
12 the requirements on this building. The upper
13 stories are basically like the lower stories
14 excepting that we will fill in this corridor
15 with an additional living room so that we
16 still have our three fire stairs continuous
17 throughout the building. Again, on every floor
18 we are permitting natural light to come into
19 this corridor, from this end, from this end,
20 and now we've introduced also, natural light
21 to come in in the central elevator lobby area.

22 The description of the unit itself is
23 on page -- sheet 4 and, basically, we come in
24 off the corridor and we have a series of
25 closet areas, one of which, of course, will

1 be a coat closet, a linen closet, and a bulk
2 closet off of that central living and dining
3 room which has a balcony, a closed and open
4 balcony and it is serviced by the kitchen
5 itself, which is a Pullman-type kitchen. There
6 is a bedroom with its own large coat closet
7 and a bathroom within the unit itself. The
8 bathrooms and the kitchens are designed to
9 accommodate wheelchairs, all of them are.

10 This is basically a typical senior
11 citizen-type of living unit, regardless of
12 where you go. This is bigger than most.
13 This is about 750 square feet. The ones that
14 we are doing for the New Jersey Housing
15 Finance Agency were about 625 square feet.
16 HUD changed the requirements. Some people
17 might think that these are small, but they're
18 very livable. HUD's requirements, until only
19 recently, were about 520 square feet. They
20 were 580 and they pushed those down to about
21 520, so we're above the HUD and the HFA
22 requirements. Inside of the units, it works
23 very much like their's do.

24 I will give you some features about
25 these also later. The other floor of the

1 building really needs some explanation. This
2 is the basement here, and if you want to
3 relate this to, let's say, the first floor,
4 then take a look at this location, this by the
5 way, this drawing; number five, you don't
6 have in your set, but, basically, relating
7 it to your set, here's the two elevators,
8 here's the elevator lobby, which is on the
9 first floor. The main entrance would be in
10 this proximity here and, basically, what
11 we're doing here is, we're taking one wing
12 of the building and using that for various
13 purposes. We really don't need the other
14 wing, however, we have it available to us if
15 the need becomes apparent.

16 Directly up the elevator lobby we will
17 have a mechanical room and also that would be
18 the service area for the service people. We
19 have a community room off the main elevator
20 lobby which is quite large. This community
21 room could accommodate 150 people. Servicing
22 the community room would be a men's and a
23 women's restroom facility. A central laundry
24 for the building would also be down here. We
25 also have a full-sized kitchen which would

1 service the community room. The balance of
2 the space we have for tenant storage. There
3 are two areas here and we still have two
4 stairs for egress out of this basement area.
5 The community room that we're talking about
6 here, the main function of this in essentially
7 all of these projects, is for primarily
8 night use. That doesn't mean that we don't
9 use it during the day, but your big gatherings
10 are going to be planned night gatherings,
11 Bingo, special types of parties, that type of
12 thing. You are not looking at this being used
13 day and night, but you have to have some type
14 of facility when they do want to organize
15 something. Some of the features that we're
16 talking about here, besides the size and
17 arrangement of the apartment, and these
18 relate directly to senior citizen living,
19 some of them are requirements by the building
20 code. Some of them, well, most of them, are
21 quite optional, however, it is good policy to
22 put these types of features into these living
23 units to accommodate this type of a tenant.
24 What we're also trying to tell you, we're
25 not designing an apartment here for anybody.

1 We're designing a living unit for senior
2 citizens. The arrangement, as I made mention,
3 the accommodation of wheelchairs are a
4 requirement for them, of course, a require-
5 ment for handicapped individuals too, but
6 not a general requirement. Little things,
7 raised wall receptacles, in other words,
8 your typical height is about 18 inches, we
9 put them up about 24 inches so it is more
10 convenient for the senior citizen. We will
11 lower the kitchen counter tops and appliances.
12 In most of your units they are about 34 inches.
13 We will be putting it down to about 30 inches,
14 with ample lighting, of course. Two-way
15 bathroom doors. These bathroom doors swing
16 both ways to accommodate wheelchairs. No
17 saddles on the doorways, in other words, the
18 carpeting here will have tile here instead
19 of that ledge that people usually put in. We
20 won't put that in. It is a tripping hazard
21 and it works against your wheelchair. Lower
22 the window sills. This glass area would
23 actually be lower, but in the bedroom area,
24 where you would usually put a sill about 36
25 inches, we will put it down about 30 inches

1 so when the senior citizen sits down here he
2 can look out. Casement-type windows We
3 have found that the casement-type being the
4 type that you roll, is the most accommodating
5 type to senior citizens as opposed to the
6 heavy double hung slider. We have had too
7 many cases with sliders where on a large
8 building they start lapping back and forth and
9 let's a lot of air filtration in. So the
10 casement we have found to be the most
11 practical for these type of people. Higher
12 air conditioning controls. We would have, by
13 the way, in these units, we were thinking
14 about vertical fan coil units that would give
15 each apartment, each living unit, its own
16 temperature control.

17 This is a very important one. Lever
18 hardware on the doors as opposed to turning
19 knob. Lever hardware. We are putting this in
20 all of the senior citizen buildings and I think,
21 probably, it is going to be a code requirement
22 shortly.

23 Hand held shower heads in the showers
24 themselves. Together with shower sets this
25 is not what you usually put into showers, but

1 this is something that senior citizens
2 require. Larger stall showers. Kitchen
3 ranges with front controls on them so people
4 aren't reaching across a burner to get to
5 the controls. Bathroom grab bars, of course,
6 at the tub and also at the toilet area.
7 Top or wall-mounted ovens as opposed to ovens
8 down below the burners where they have got
9 to reach down and pick up heavy food items
10 and put them on the working area which is
11 close. The balconies are going to be something
12 that they can use and enjoy. Lower elevator
13 controls in the elevators themselves.
14 Emergency call communication networks. These
15 are not a requirement by BOCA, but, of course,
16 we would have call network; every one of these
17 units coming back to a central console. The
18 central laundry facilities. A card system for
19 building access; this is not restricted to
20 senior citizens, but it helps. When I was
21 talking about the people coming in and out of
22 the front entrance, or these other entrances,
23 we would give them something that resembles
24 a credit card and they would have to put it in
25 the machine to get access to the building,

1 but still have their own key system to their
2 own unit. These are all many features --
3 we'll show you another one that you don't find
4 in many other residential complexes; handrails
5 along one full wall of these corridors which
6 is a requirement, again, for senior citizens.

7 So all of these features we are
8 grinding in. They are included into this
9 building design specifically because we are
10 designing for senior citizens here. We are
11 not designing for anybody else and these are
12 the type of characteristics that should be
13 incorporated into their type of living
14 quarters.

15 The design of the building, I guess,
16 resembles what you have in your drawing six.
17 This, again, is the elevation on Hamilton
18 Boulevard and this is the main entranceway
19 where I was talking about. Here is an open
20 area, two-stories high so that people can
21 actually sit in there when they want.

22 Architecturally, we could make a one-
23 story, but we prefer to keep it this way so
24 that people feel that they are walking into
25 a space, not that they're walking under

1 something. After people experience it, they
2 appreciate it. Of course, you've got your
3 balconies, and they occur on all sides. One
4 of the things I didn't mention was the way
5 that we faced these. As you can see, we have
6 closed in two sides. We got sort of a
7 pocket arrangement and the intent here is
8 this is the north, south is here, and our
9 sun travels this way, so we would like to
10 capture the morning sun in as many units as
11 possible in the mid-afternoon and in the
12 wintertime, the late afternoon. These units,
13 of course, don't get it because they're on
14 the north side. There's not much you can do
15 about that, however, these pockets being
16 reversed this way in the summertime, let's
17 say, from about oh, 2:30 or 3:00, and it gets
18 very hot, people don't want to sit in that
19 kind of sun. That is the sun that we would
20 be blocking out.

21 The balconies also give us a very
22 nice aesthetic relief of the building in that
23 from any elevation you're not just looking
24 at one big blank facade, you are looking at
25 a facade that has got texture, something

1 happening to it, some interest is there and,
2 of course, the people would also be part of
3 the facade too because they would be using
4 the balconies.

5 I think that's basically what we are
6 talking about. I made mention that these are
7 schematic. Should the project go further,
8 then, of course, we would incorporate even
9 more of those features I was talking about.
10 We would also work up, naturally, the
11 elevations, site plans, and everything in
12 much more detail to present for site plan
13 review and then the final situation, of course,
14 is the working drawings which would have to
15 conform to, not only your requirements, but
16 all of the building code requirements before
17 we could get a building permit.

18 Q Focus specifically on page 2 of the site plan
19 for the application. Have we provided for parking for the
20 handicapped?

21 A Yes.

22 Q Would you show us how many spaces there are and
23 where they are located?

24 A We have got two spaces here, and one space here. It
25 conforms to the code requirement. We could have more if

1 anybody chooses.

2 Q With respect to the 64 parking spaces that
3 you have accommodated on site, how does that provision of
4 parking equate to the standards that are generally applicable
5 to senior citizen housing projects?

6 A Well, I don't want to get into the same confusion
7 that the previous person was in, however, I will give you
8 our experience. I will qualify that. This is on subsidized
9 projects. We have never experienced the need for much more
10 than 30 percent. HFA only requires 25 percent. The
11 Department of Aging has proven through experience to only
12 need around 30 percent. Most of the experience that we
13 have had on our projects is around 30, 35 percent.

14 Q In this case you are providing 60 percent?

15 A 60 percent.

16 Q What is the height of the proposed building?

17 A The building as designed now, is approximately 56
18 feet and the way that's proposed, is the first floor and
19 with the basement. We might even be able to lower that,
20 but we are talking about a bare wall here. With pre-cast
21 planning, the first floor we generally put about 12 feet from
22 the floor to the ceiling, and then we're talking about an
23 eight-inch plank. So, we got 12 foot 8 there. Then on the
24 second floor it would be eight foot from floor to ceiling
25 and then an eight-inch plank so, I guess, the 56 is made up

1 very simply of twelve eight plus five times eight feet
2 eight inches and that's where the 56 feet comes from.

3 Q This particular building is six stories, is
4 that correct?

5 A Yes.

6 Q Would that be characterized as a mid-rise?

7 A Yes.

8 Q Are mid-rise buildings generally or commonly,
9 rather than generally, commonly used for senior citizen
10 housing?

11 A Yes, they are. In fact, the federal government
12 encourages six stories because in the way they encourage
13 it they give more subsidy.

14 Q Is there a reason, based on the style of
15 senior citizen housing, that there seems to be a suitable
16 alternative?

17 A Very definitely.

18 Q Would you tell the Board what that is?

19 A You're talking about the mid-rise form of living.

20 Q Yes.

21 A Well, we have only one project, and it is just
22 approaching the design stage, which is a one-story senior
23 citizen project and that's because we got a lot of land and
24 it is mixed up with a new community. It is not built into
25 an urban area. Our property, our experience and everything

1 shows that senior citizens really prefer a community-type
2 living. As we showed you, they have their own apartment
3 set up with a bathroom and kitchen and they can, in fact,
4 seclude themselves in there. What happens on your one-
5 story units, what you have is that they're all spread out.
6 The people tend to seclude themselves more, so here they
7 have to get out of their units just to go outside. They
8 have to rub shoulders against somebody else even if they
9 don't speak to them because they are going up and down
10 elevators, they are going through the entrance. You got
11 community facilities there which is another opportunity
12 for them to communicate. You got the central laundry
13 facility so I'm really placing all the emphasis on this
14 community type of living. They will have a place where
15 they can communicate with each other, and as I made mention
16 of, Mrs. Carlin can probably give more details on that.
17 From the knowledge that we have, we know this type of living
18 really increases the longevity of people and also we know
19 it increases their attitude about living.

20 Q Mr. Zvosec, did you participate in the
21 preparation of a report for the maintenance costs of this
22 particular project, and specifically, as they relate to
23 units in the project?

24 A Yes, I did.

25 Q Would you give the Board the benefit of the

1 figures that have been compiled for that particular project?
2 A This is the current list. The important thing
3 that we are addressing here, we are simply saying that the
4 people that would participate in this type of a situation
5 would be those who would sell their houses and then the
6 concern was the caring cost once they bought them. One
7 might say it's almost comparable to what the rent cost
8 subsidy people have to undertake. To do this, we establish
9 eight categories that have to be covered. They make
10 up essentially the monthly caring charge for the individual
11 in each living unit. If it is a couple, obviously, the
12 care charge is for the couple. Maintenance; we have got
13 an individual here, one man at \$12,000 a year. Insurance;
14 insurance is based on the value of the building and this
15 we got from insurance people, also I might add that I'm
16 also on the Board of Directors of Architect's Housing which
17 is an eight-story building built in Trenton and I believe,
18 we have got about 135 units there. So I have -- I have used
19 to some degree, some of the actual figures that go into
20 perpetuating that type of a structure. In some other cases,
21 I've had my engineers look into things like utility costs,
22 what will the building cost to heat, and air conditioning,
23 and so on. We've got the insurance of 14,000 maintenance
24 and repair. We've put -- and these are equated down.
25 Those figures I'm using are per year costs. The maintenance

1 man at \$12,000, of course, that comes down to roughly \$10
2 per month, the insurance is \$11.76 a month. The maintenance
3 and repair, we put in \$10,000 per year here. The first two
4 or three years, obviously, being a new building, you're not
5 going to have that type of expense and, of course, we will
6 have insurance to cover any kind of catastrophic problems.
7 However, this \$10,000 a year would give the occupants the
8 capability of building up some kind of a reserve so that
9 three or four or five years after the building is built,
10 and things start happening, they'll have some kind of a
11 slush fund to fall back on to. So it could be much lower
12 than \$10,000 a year, but these figures are conservative and
13 we prefer to be on the conservative side.

14 The taxes; the taxes we have got on here are \$10,956
15 which is about \$9.13 per month and this was established
16 to my knowledge on the tax rates that South Plainfield has
17 in action now.

18 Garbage collection; \$4,800. On this they would have
19 their own contract, of course, for garbage collection. That
20 we got from a local contractor. You have things although
21 we just put it in under exterminator, you have things like
22 having to have people come in on occasion to make sure that
23 extermination is being taken care of. We're talking about
24 snow plowing and some of the other incidentals. We've put
25 \$1,200 per year for that or another \$1 per month per unit

1 on that total, about \$44.13 a month. A big one, as we know,
2 is utilities and utilities as I say, we have calibrated
3 on the experience in the other building that I am part of
4 and also I had my engineers -- whenever we design any kind
5 of building, whether it's this or any kind of building,
6 we have to expose -- not expose, but portray to the client
7 what he can expect in charges for utilities under a normal
8 usage situation. So we're quite conversant on projecting
9 these things. In this case, and we are talking about
10 heat, cooking, electric, lighting and air conditioning,
11 hot water; \$126,000 per year, which is about \$105 a month.
12 Then there's real estate tax here being a condominium-type
13 of a situation, that's about \$76,708 and that comes out to
14 \$63.92 a month. The total is \$168.92, plus \$44.13. So
15 that is approximately \$210 per month.

16 We have gone to that extent of analyzing what the
17 caring expenses are and they are roughly about \$210 a month.

18 Q Mr. Zvosec, are you reading from and
19 testifying from a document which reads "Elderlodge
20 Maintenance Per Unit"?

21 A Yes, I am.

22 Q I'd like to submit that to the Board as an
23 exhibit.

24 (Elderlodge Maintenance Per Unit
25 document received and marked Applicant's

1 Exhibit A-5 for Identification.)

2 Q Mr. Zvosec, have you incorporated into the
3 schematics that you prepared, to the best of your knowledge,
4 all of the guidelines, design standards, and regulations,
5 which may be applicable to senior citizen housing?

6 A No, we have not. To qualify what I'm simply saying
7 is, we've met the basic building code requirements. We've
8 incorporated a number of the basic elements necessary for
9 senior citizen type of living, however, when we proceed
10 beyond this point, we will incorporate it even more into
11 the mechanical network and a number of other items. That
12 is premature to show it on this point, so we will have
13 either more characteristics built into this building which
14 are custom to senior citizen living.

15 MR. DALTO: I have nothing more for Mr. Zvosec. I'd
16 like to submit the two, three, four, five, six plans that
17 have been testified to as a collective exhibit.

18 MR. LANE: I think that's a good idea.

19 THE CHAIRMAN: How about marking
20 number one. We'll leave the other ones there
21 for people to see.

22 (Schematic plans, received and marked
23 as Applicant's Exhibit A-6 for Identification.)

24 MR. DALTO: I have nothing further of
25 Mr. Zvosec.

1 THE CHAIRMAN: Mr. Zvosec, why don't
2 you be seated?

3 From your introduction and looking
4 through your resume, apparently, it is quite
5 extensive on subsidized housing. I did not
6 see any non-subsidized housing. Are there
7 any specific examples that you have worked on
8 before?

9 MR. ZVOSEC: We have one condominium
10 project in the office right now which is in
11 Raritan which has not been built thus far.

12 THE CHAIRMAN: Is it in similar stages?

13 MR. ZVOSEC: It is more rural. I don't
14 think it would be applicable to this.

15 THE CHAIRMAN: From a planning point
16 of view, what differences would you be looking
17 for in terms of subsidy; the building
18 requirements for subsidized housing vs.
19 non-subsidized housing?

20 MR. ZVOSEC: The difference is, well,
21 it is going to be a question of degrees.
22 The difference I'm looking at here, because we
23 think we are attempting to meet and market that
24 which would be in the subsidy category, we
25 have exceeded what is required in most subsidized

1 projects by a couple of elements. One is,
2 you don't have air conditioning in most of
3 your subsidized projects. We would have it
4 here as I made mention. These units are
5 larger than the typical unit. However, the
6 composition of elements, the arrangement of
7 elements, is about the same. We will have
8 the ability, probably, of getting more
9 refined utility networks in this building than
10 you have to live under, because of the HUD
11 and HFA standards. What I'm really saying is,
12 that the two are supremely similar. We have
13 the flexibility to introduce a couple more
14 amenities. We are not going overboard to the
15 point of making this cost beyond the range of
16 the people that we think we want to service.

17 THE CHAIRMAN: Okay, this brings up
18 two questions. The first one is, what do you
19 estimate the entire cost of this project to be?

20 MR. ZVOSEC: The brick and mortar cost
21 that we're talking about here, and we used
22 for tax evaluations, is about three and a half
23 million dollars.

24 THE CHAIRMAN: And the next question
25 relates -- perhaps it is a little stickier.

1 The market that you're looking to attract,
2 how would you describe it in demographic
3 terms, in terms of age, home levels, attitudes?

4 MR. ZVOSEC: I would, I think you are
5 referring to the economic level?

6 THE CHAIRMAN: More than that, but that
7 certainly --

8 MR. ZVOSEC: If you are not directing
9 that towards the economic level, I would like
10 to have the next witness answer that because
11 she's much more qualified for that.

12 THE CHAIRMAN: You are planning it, you
13 are designing it?

14 MR. ZVOSEC: Well, I'm here primarily
15 as an architect and the experience that we've
16 had in designing for senior citizens. I
17 would like to represent the building as being
18 designed for senior citizens, although the
19 characteristics in this building are directed
20 towards senior citizens, I don't know if this
21 really answers your question.

22 THE CHAIRMAN: No, I'll let that pass
23 for the moment.

24 Is there any other --

25 MR. ABRUZZESE: Mr. Zvosec, I wonder if

1 you can give me some idea as to the dimensions
2 of the various rooms? You haven't indicated
3 any dimensional requirements.

4 MR. ZVOSEC: I don't have the dimensions,
5 but we do have a scale here which represents
6 very closely -- I think I can approximate.
7 The scale is quarter inch. The overall unit
8 is approximately -- I think it is about
9 25 by 27; that's approximately what it is.
10 Then you have got the balcony which should be
11 about six feet deep and that's going to be
12 about 12 feet, maybe 14 feet, which is about
13 the width of the living room. This would be
14 about 14 feet and this would be about 15.
15 So living and dining, about 14 and 16, and
16 the bedroom is going to be about 11 feet by,
17 probably, 12 or 13 feet.

18 MR. ABBRUZZESE: Can you repeat that,
19 sir?

20 MR. ZVOSEC: I would have to scale
21 these to give you the accurate dimensions.

22 MR. HORNE: That's the bedroom?

23 MR. ZVOSEC: And the bath. I don't have
24 the scale, but it is going to be about nine by
25 nine and I'd say the kitchen is approximately

1 the same thing, maybe nine by ten. These are
2 all in conformance with the requirements
3 put forth by HUD and the New Jersey Housing
4 Finance Agency and by the handicap code itself,
5 which existed in New Jersey.

6 MR. ABBRUZZESE: In reference to the
7 parking spaces for the compact cars, you are
8 increasing that from 14, by 10 more, so that
9 brings it up to 24, and I am wondering, if
10 the size of those spaces --

11 MR. ZVOSEC: The sizes of compact cars
12 are six feet wide by ten by eighteen.

13 MR. DALTO: No, 9 by 28.

14 MR. ZVOSEC: I think they are 10 by
15 20. See, that's the handicapped spaces
16 8 by 20, 8 feet wide. Some people would
17 like to push that down to 6 feet. I think
18 that's too tight. Eight feet, I think, works
19 quite well.

20 MR. ABBRUZZESE: And the others are
21 10 by 20?

22 MR. ZVOSEC: The others are 9 by 20.

23 MR. ABBRUZZESE: I'm sorry, 9 by 20.

24 MR. ZVOSEC: And the handicapped are
25 12 by 20.

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MR. RYNO: I have some questions.

I still have some problems with the parking, but I'm not going to get into that aspect with you.

MR. ZVOSEC: I think Mrs. Carlin can probably address that pretty strongly.

THE CHAIRMAN: May I ask a question before you continue? May I ask what Mrs. Carlin's qualifications are?

MR. DALTO: She is the Supervisor of Specialized Services, Division on Aging for the State of New Jersey.

MR. RYNO: One of the things that concerns me with this project is, the fact that it is wide open. I think I expressed this concern last week and since the last meeting, I've had an opportunity to go to a couple of senior citizen complexes, one over on Park Avenue which abuts Cedar Park. That's enclosed with a fence and I just don't like the idea myself of this property not being fenced. I think it is a dangerous situation that we have. Somebody could come down off that slope, hit one of those older people and take off. Do you have any provision for more

1 protection?

2 MR. ZVOSEC: Well, if you are talking
3 about fencing, I guess all I can tell you is
4 that we have never had a requirement to fence
5 any project that we have been involved in, by
6 that I mean, we've never had a requirement
7 from the federal government, from the state
8 government, nor, from any municipality. We
9 have never thought that a fence really would
10 accomplish that much security. What security
11 is based on in this building are the interior
12 networks that you have and the communications
13 networks. They are very valid both for
14 security and for fire detection as well.

15 MR. RYNO: I am talking about the
16 outside security. I'm not concerned with the
17 security inside the building. I'm talking
18 about people when they get out of their cars,
19 70 years old, or 65 years old, and have to
20 walk from that parking lot to the back of the
21 building into the back door, from the side to
22 get in, and there's no way that these people
23 are shielded from the --

24 MR. ZVOSEC: The only other thing I
25 could make mention of is, of course, you have

1 the same condition in shopping centers and
2 just about anyplace else. We will extensive
3 site lighting on this project. So that at
4 night all of the environs of the site will be
5 fully lighted.

6 MR. RYNO: Do you know who would put
7 the fence up on Park Avenue; the City of
8 Plainfield?

9 MR. ZVOSEC: I don't know. That is a
10 surprise to me because, again, we have been
11 involved with seven projects and there has
12 been no requirement for a fence and there has
13 been no -- never any -- you know, pressure
14 put on by any agency to have a fence around
15 these projects.

16 MR. DALTO: I would like to point out
17 that, obviously, that may be a question for
18 site plan, but if it were a consideration for
19 the Board and the Board has the right to impose
20 whatever conditions it deems appropriate on
21 this application, assuming that it would be
22 granted.

23 MR. ZVOSEC: I'd say that should a fence
24 be warranted, I am simply saying, we could
25 accommodate it with no problem.

1 MR. RYNO: I have some other questions
2 for you too.

3 What are you going to do inside of that
4 grass area there in the back?

5 MR. ZVOSEC: Well, we probably will
6 put in passive seating, places where they
7 could sit down and read a book; landscape it.
8 The extent of recreational facilities, again,
9 we have experienced in our projects for
10 senior citizens, doesn't go much beyond that.
11 So that type of thing would be instituted in
12 that area also, but it would be refined as
13 far as landscaping and passive seating.

14 MR. RYNO: I noticed in some of the
15 other sites that I had occasion to look at,
16 that they had benches.

17 MR. ZVOSEC: That's what I am talking
18 about. I am not talking about seeding,
19 s-e-e-d.

20 MR. RYNO: I want to get back to --
21 I'm a little concerned too about -- are there
22 different standards, subsidized vs. non-
23 subsidized housing?

24 MR. ZVOSEC: There are no standards for
25 non-subsidized housing.

1 MR. RYNO: What part does HUD play in
2 this?

3 MR. ZVOSEC: They play no part. What
4 I'm saying is, they have got proven standards
5 which have been built all over the country
6 and their standards are also the types that
7 I have worked with and we want to meet at least
8 their standards. We have exceeded their
9 standards.

10 MR. LAFERRARA: I have a couple.

11 Mr. Zvosec, I like that idea about the
12 area where they sit in the foyer. Could you
13 give me an idea of how many people at one time
14 can sit in that area?

15 MR. ZVOSEC: Are you talking about
16 sitting in around tables, or sitting --

17 MR. LAFERRARA: You want to encourage
18 them to sit?

19 MR. ZVOSEC: You can get 20 people in
20 there without too much problem. I don't think
21 you are going to get that many in there.

22 MR. LAFERRARA: 20 on the outside too?

23 You mean you will supply them with
24 seats or will they have to bring their own?

25 MR. ZVOSEC: The outside seating would

1 be there and, of course, the interior seating
2 would be part of the furnishings, like the
3 community room and all public spaces would be
4 furnished by the project.

5 MR. LAFERRARA: The security that you
6 are talking about, the side entrances, would
7 there be a closed-circuit TV in there?

8 MR. ZVOSEC: There should be. We would
9 have some type of a light system to identify
10 if any doors open, any exterior doors, but
11 better than that, would be the TV situation.

12 MR. LAFERRARA: The reason I ask you is,
13 someone is making a delivery, it would be just
14 as easy to keep the door ajar for some means
15 of gaining --

16 MR. ZVOSEC: That's why there should be
17 some form of communication that the door is
18 open. The tenant might simply run out to his
19 car and prop the door open and that's --

20 MR. LAFERRARA: What about heating and
21 the AC? Could you show me on that floor plan
22 where you would put it?

23 MR. ZVOSEC: It depends what route we
24 go. If we have a vertical fan as we said,
25 apparently, right here on this partition, we

1 consider this and this.

2 MR. LAFERRARA: In other words, it
3 would stick out from the wall itself?

4 MR. ZVOSEC: The unit that I am talking
5 about, we have it in the Trenton complex.
6 It might stick out about six inches from the
7 floor to the ceiling. The other thing that
8 we would use is a fan coil unit with a cabinet.
9 It would be along the wall here and along the
10 wall here.

11 MR. LAFERRARA: Would it have any
12 hinderance to the glass partition that's on
13 the other side of that balcony?

14 MR. ZVOSEC: If we have that type of
15 unit that would be a concern here, yes, but
16 the vertical fan coil would not.

17 MR. LAFERRARA: That brings up another
18 question. How many people can stand on that
19 balcony?

20 MR. ZVOSEC: How many people can stand
21 on this balcony? That's about six by six;
22 two or three people.

23 MR. LAFERRARA: Is it feasible to put
24 a table out there and a couple of chairs?

25 MR. ZVOSEC: A couple of chairs, yes.

1 MR. LAFERRARA: Two people, no more.
2 The only reason I ask, I was just wondering
3 if the unit, the balcony itself, you know,
4 what it could be used for?

5 MR. ZVOSEC: Well, it has got a number
6 of uses. If you got two people out there,
7 yes, they can both fit out there. They could
8 put plants out there, just to have plants
9 out in the open air. We would hope they
10 wouldn't use it as some kind of a storage
11 area, but it is a planting area, a seating
12 area. Just having the capability of knowing
13 that you can get out, psychologically means
14 something as opposed to being in a place where
15 there is nothing but a couple of windows. It
16 is a usable balcony, but it is not for heavy
17 usage. It is for the usage of the occupants
18 of the unit.

19 MR. LAFERRARA: The windows you were
20 going to use, try to use, the casement windows,
21 would they be the metal casement windows,
22 single pane?

23 MR. ZVOSEC: We have used metal
24 casement windows. We don't think they will
25 get cold in the wintertime. We have been using

1 very successfully the vinyl covered wood.
2 There's a good window, Gradco, or even
3 Anderson. We would be talking about a vinyl
4 covered wood window.

5 MR. LAFERRARA: Single pane?

6 MR. ZVOSEC: It would be an insulated
7 double pane.

8 MR. LAFERRARA: I would like to see
9 that floor plan for the recreation room in
10 the basement.

11 Now the thing that come to my mind,
12 which I don't seem -- I don't know -- it's
13 hard to view that somebody would have to walk
14 through that longer room to get into the
15 storage area. Now, what happens if there's
16 functions -- some sort of function happening
17 during the day, which can be feasible, and
18 then one in the evening?

19 MR. ZVOSEC: That occurred to us, and,
20 I guess, the only rationale that we put behind
21 it is that the tenants storage area isn't going
22 to be used that frequently. I am not going to
23 say that it won't happen, but I don't think
24 that it would happen to the degree that it
25 would be a conflict.

1 MR. LAFERRARA: Would that be a rented
2 extra expense or would each apartment be issued
3 an area for storage?

4 MR. ZVOSEC: This would not be a rented
5 extra expense, it would be for the apartments
6 themselves.

7 MR. LAFERRARA: How would you regulate
8 that?

9 MR. ZVOSEC: Some of them have actual
10 bins which they use, which are mesh, so you
11 define whose bin it is going to be. I don't
12 know if we have to go to that extreme because
13 every person that comes here is not going to
14 require this storage area. I don't know if
15 that's going to lead to a problem, but if
16 50 percent or 70 percent were to use the
17 storage area, and 30 percent don't need it and
18 leave it empty, this is going to have to be
19 some kind of a management policy.

20 MR. LAFERRARA: It seems to me, you
21 know, everyone there needs some sort of extra
22 storage area, but it doesn't really have that
23 much space in the unit itself for storage.

24 MR. ZVOSEC: Your subsidized projects
25 have no space like this.

1 MR. LAFERRARA: But for people, we're
2 talking about --

3 MR. ZVOSEC: What I am saying is, that
4 we can define an area for each tenant if it
5 really looks as though there is not enough,
6 again, we have this portion of the building
7 and we can expand our basement. We have quite
8 a bit of space.

9 MR. LAFERRARA: The laundry rooms;
10 what size laundry room is required?

11 MR. ZVOSEC: We have got in here three
12 washers and two dryers. According to the
13 standards that we've been experiencing, that
14 would service, again if that has to get bigger,
15 that can get bigger, in more detailed planning.

16 MR. LAFERRARA: That's the only
17 questions I have.

18 MR. LYNCH: Going back to -- when you
19 build this are you going to have a basement
20 all the way under the other wing that can be
21 expanded?

22 MR. ZVOSEC: I think what's going to
23 happen, obviously, if we go under this point,
24 these questions are going to be looked at very
25 seriously by us and a decision will be made

1 whether its -- if it's needed, it can be
2 built in this project. It doesn't have to
3 be finished space like the others.

4 MR. LYNCH: I know that.

5 MR. ZVOSEC: And it's not terribly
6 expensive space because we have to come down
7 in the foundation anyway. That is a decision
8 that would be made before we went for any
9 kind of a building permit.

10 MR. LANE: Mr. Chairman, I got a
11 couple of questions.

12 Mr. Zvosec, how many stories would the
13 building be if it met the height requirements
14 of the zoning ordinance?

15 MR. ZVOSEC: 35 feet. Take twelve and
16 a half feet off of that. Between three and
17 four.

18 MR. LANE: Is there any characteristic
19 of the land that requires that it be six
20 stories as opposed to four stories?

21 MR. ZVOSEC: No, what really is
22 predicated it is the units.

23 MR. LANE: Other than achieving that
24 quantitative number of units, is there anything
25 unique to this particular piece of property

1 that would require it be constructed as six
2 stories as opposed to four stories?

3 MR. ZVOSEC: We couldn't go any higher
4 than six stories and still accomplish the
5 parking ratio.

6 MR. LANE: No. I'm saying is there
7 anything unique to the property that would
8 require that it be in excess of four stories?

9 MR. ZVOSEC: Not beyond the number of
10 units that we want to achieve.

11 MR. LANE: That is the reason for
12 preparing it six stories?

13 MR. ZVOSEC: It would not be economically
14 feasible otherwise.

15 MR. LANE: The number of square feet
16 in each dwelling unit, is that including
17 closet spaces?

18 MR. ZVOSEC: Yes, it does.

19 MR. LANE: And does the HUD requirement
20 also include closet space with the minimum
21 feet requirements?

22 MR. ZVOSEC: They dictate the type of
23 closet you're going to have and how big they
24 have to be. That's in excess of what they
25 tell you the room itself has got to be.

1 MR. LANE: With the 580 square feet
2 that was reduced down, does that include
3 the closets?

4 MR. ZVOSEC: Yes, that does.

5 MR. LANE: I have no further questions.

6 MR. DALTO: May I ask the Board to
7 take judicial notice of the fact that Section
8 704.2 of the Zoning Ordinance of the Borough
9 of South Plainfield provides that the minimum
10 floor area per dwelling unit for two family
11 dwellings is 650 square feet and, of course,
12 this exceeds that. I would also like to
13 clarify the fact that we have not attempted
14 to produce any evidence that the requirement
15 of height variance is inherent within the
16 property itself. What we have attempted to do
17 is, to show that the need dictates the height.
18 The need for senior citizen housing and the
19 need for this type of project in a mid-rise
20 form dictates the necessity for the height,
21 not the characteristics of the property itself.

22 THE CHAIRMAN: Getting back to my
23 original question, concerning some of the
24 costs which had been testified to earlier and,
25 I believe, it was Mr. Strong that suggested

1 that there would be a security guard, full-
2 time. That didn't appear in your page that
3 you provided.

4 MR. ZVOSEC: I was not aware that he
5 had testified to that.

6 MR. DALTO: Mr. Strong wasn't --

7 MR. ZVOSEC: In my estimates, there's
8 no need for a full-time security guard.

9 THE CHAIRMAN: Back to a couple of
10 architectural-type of questions.

11 You heard the previous witness in terms
12 of buildings for senior citizens that have
13 been put in several locations.

14 MR. ZVOSEC: Yes.

15 THE CHAIRMAN: Would the plans for this
16 kind of a building, in general, meet the
17 same architectural patterns, be economically
18 feasible and, from a planning point of view,
19 justifiable in any or all of those places that
20 Mr. Cariste testified to, namely; North
21 Brunswick, two in Perth Amboy, one in West
22 Orange and -- I forget what the first one was.

23 MR. ZVOSEC: Yes, I guess. Generally,
24 I would have to say yes. I could see this
25 building being built in any one of these

1 communities depending on the type of site that
2 you are talking about. If it is a similar
3 site to this, I don't see that it can't be
4 built and why it wouldn't be siteable in
5 those type of areas.

6 MR. RYNO: Let me follow up on that.
7 You say it would be suitable, but would it sell?

8 MR. ZVOSEC: I couldn't answer that
9 because I have not done a marketability of
10 those sites.

11 THE CHAIRMAN: Have you done one for
12 this site?

13 MR. ZVOSEC: No, because that's not our
14 mission.

15 THE CHAIRMAN: Mr. Miller.

16 CROSS-EXAMINATION BY MR. MILLER:

17 Q I am not going to ask you parking questions,
18 although I am very concerned about that. Apparently there
19 is going to be another witness who will testify to that,
20 but I would want Mr. Zvosec to testify if this witness doesn't
21 satisfy us as to parking. I think that's very important.

22 Mr. Zvosec, the laundry where the clothes will be
23 washed and dried, that's going to be located where?

24 A In the basement area.

25 Q Now, will those individual units have any

1 connection whatsoever, or is it planned that the tenant
2 and inhabitants can have their own individual washing and
3 drying units in the apartments?

4 A No, that's not.

5 Q Okay, so if, let's make believe, I am a
6 senior citizen and I am 75 years old, and I have a load
7 of laundry to do, I would then take the laundry, put it in
8 the basket, and carry it over to the elevator to go down
9 the stairs to the basement to do the wash, not wait for it,
10 maybe come down again for the dryer and come back up to my
11 apartment. Would that be the usual procedure?

12 A It could be a case, I guess.

13 Q All right, and have you ever lived in an
14 apartment yourself when you were younger?

15 A Yes, in fact, I was a janitor in an apartment house
16 for five years.

17 Q Do you remember what it was like to live on
18 maybe the sixth floor and take the laundry out of the apartment
19 all the way downstairs, come all the way back up?

20 A People didn't seem to mind.

21 Q Somebody 75 years old might mind?

22 A A person incapacitated or another 75, conceivably,
23 would not have the problem. What I'm identifying is that
24 all subsidized projects prefer central laundries.

25 Q I want to give you just three theoretical

1 situations and see what the plan of action would be.

2 Let's say I am a visitor. I want to visit somebody
3 in any one of these units. I come in the front door and
4 what happens next?

5 A What happens is that you're permitted to come into
6 these doors, to this lobby. This lobby is secured from
7 that point on. You have a panel box there where you will
8 buzz that person in whatever apartment and have voice
9 contact with that person, which is typical with every type
10 of multi-family situation, and once that person communicates
11 with the individual, then that person can choose to press
12 a buzzer and open the outside door.

13 Q All right, in other words, if I'm not buzzed
14 in by the party whose buzzer I have rung, I can't get any
15 further into the building?

16 A That should be the case.

17 Q Now, how about a tradesman who would
18 presumably be delivering there or maybe in the back, a
19 trade entrance?

20 A There will be an entrance for maintenance people or
21 some type of service person on duty during the day. At
22 some particular point also, when the ownership turns over
23 to the tenants themselves, they, through the association,
24 will have to identify key people that would be familiar with
25 that type of a situation.

- 1 He is not privileged to go in unless he is permitted.
- 2 Q I think my concern is, and certainly the
3 concern of all of us, that senior citizens, unfortunately,
4 fall prey to younger people. The last thing we want
5 to happen is for someone who doesn't belong in this building
6 to somehow work their way into that building, especially
7 like in the laundry area for instance, where these things
8 do happen and we have some terrible, terrible, terrible
9 incidents that we are going to be sorry for someday.
10 Security is extremely important.
- 11 A That's number one on the list as far as we are
12 concerned.
- 13 Q Insofar as the size of the units are
14 concerned, are these patterned somewhat after the other
15 senior citizen designs that you are familiar with in
16 subsidized housing?
- 17 A Yes, I said in general arrangement, composition of
18 units, they are.
- 19 Q Am I correct in my assumption that subsidized
20 housing allows people to move in only if they are of a
21 certain maximum income level, in other words, dollars count
22 on subsidized housing?
- 23 A Dollars count only as far as the amount of subsidies,
24 if any, they are going to get.
- 25 Q All right, now, about the bathroom, which I

1 believe you testified will be 9 by 9, give or take. Will
2 that have a bathtub?

3 A We have different opinions on that and, again, there
4 are differing opinions on whether we should have a bathtub
5 or a shower and which are best suited for senior citizens.
6 This will be something to decide in the final.

7 Q I say these questions are important because
8 I think we all have some familiarity with someone in our
9 family who is a senior citizen. I certainly do and these
10 people have to live in apartments. You have to get to know
11 these people in a building to get to know the feel of what
12 they are looking for, what they want and what they should
13 have.

14 A If we have a tub, we would have grab bars. If we
15 have a shower, the showers are going to have to meet some
16 type of individual's requirements.

17 Q Now, garbage collection; senior citizens
18 finish their meal with the wife and then the garbage builds
19 up. What do they do with the garbage?

20 A We have not identified that, but we will have chutes
21 the entire length of the building, mostly in the back or
22 somehow identified with the mechanical room. There will be
23 a dumpster that will go outside when it is filled with the
24 garbage and the contractor will pick it up. So we will have
25 a central collection within the building.

1 Q There would be an apartment on the first floor
2 level, on the ground level?

3 A Yes, there are.

4 Q And is there going to be any extra security
5 applied by the building as far as the ground floor
6 apartments are concerned?

7 A To the extent of probably putting a burglar alarm
8 system in the glass area on those first floor units, yes.

9 Q Now, some of the units in the rear, presumably,
10 will have their outlet windows towards the overpass?

11 A No.

12 Q None at all?

13 A Well, the overpass -- the back here. All right,
14 these, of course, are now looking at it, these are not. These
15 are not. These, yes, but then that's some distance from
16 them.

17 Q I think Mr. Cariste testified that the over-
18 pass, I may be wrong, but I think he said it may be 25
19 feet over grade?

20 A The overpass varies. 25 feet, I'm not sure about
21 the height, but I think the 25 feet he is talking about is
22 this. It gets lower as you go in this direction, so it is
23 a 25 foot plane that we're looking at.

24 Q I'd be interested in the elevation looking
25 from the far end of the overpass. We don't have an opinion

1 tonight, do we?

2 A No, we don't.

3 Q In other words, the overpass is a barrier?

4 A It is not a Chinese wall by any means that we have
5 there.

6 Q This may not be a fair question to ask you,
7 but I will ask it anyway. Are the sales of these units
8 limited to residence of South Plainfield in any way?

9 MR. DALTO: We might -- is there a
10 preference to your knowledge that you can
11 establish that sales -- yes, will be
12 restricted to senior citizens within South
13 Plainfield. There is no reason why they
14 can't and why they shouldn't impose that
15 type of requirement.

16 Q Now, I think the question was asked of you
17 that there was no reason why this building couldn't be of
18 a lesser height, other than an economic reason, is that
19 correct?

20 A Basically, that's what we are talking about, yes.

21 Q What if I was in there as a 75 year old
22 grandfather and I wanted my grandchildren to come and stay
23 overnight with me. How could you handle that.

24 A From what standpoint?

25 Q Space, availability within the unit?

1 A I'm afraid we would have to work that out or the
2 association owning the building itself. They may have a
3 restriction as to that or they would have to establish a
4 policy with the tenants themselves.

5 MR. MILLER: Okay, that's it.

6 THE CHAIRMAN: Are there any additional
7 questions?

8 MR. MILLER: Just one quickie.

9 Mr. Zvosec, let's say, God forbid,
10 that fire breaks out on the fourth floor
11 apartment. Does this get handled in this
12 kind of a situation through your architectural
13 design?

14 MR. ZVOSEC: We have stand pipes within
15 the building, we have fire hoses within the
16 building. BOCA requirements are that you have
17 to make provisions for firemen to come within
18 those stairwells and have access to this fire
19 fighting equipment. This is if you are going
20 to fight the fire from the inside. The
21 requirements are extensive to the point where,
22 for instance, they would have access to these
23 three stairwells from the outside. They have
24 phones and phone jacks within these stairwells
25 that they plug themselves into, so that they

1 could communicate within themselves in here.
2 What I am really pointing out is, there is a
3 very extensive set of standards, specifically,
4 for fire coverage which are part of the code
5 requirements, and then, beyond that, we have
6 our own intercommunications systems set up
7 for that type of a situation.

8 MR. MILLER: I'd like to make just one
9 -- just one comment for feedback from our
10 volunteer fire department or Board of Fire
11 Commissioners or whatever we have as to that
12 kind of an application.

13 MR. LANE: If it is requested,
14 sometimes.

15 MR. ZVOSEC: Basically, what we have
16 done is we have submitted this site plan for
17 approval, we submitted it to these people and
18 they're very extensive with them and it
19 satisfied them about these exact questions.

20 MR. GRAF: For your information on this
21 thing here, I don't have any problem with a six-
22 story building, but there is an office building
23 on Hadley Road and the fire inspector is going
24 out and running evacuation drills there and the
25 same thing would be done on this type of a

1 building.

2 MR. MILLER: I am concerned with the
3 equipment we have in our department.

4 MR. GRAF: The equipment here is --
5 we have gone over it in my department. The
6 equipment that we have can handle this. We
7 have a hundred foot hook and ladder which
8 there is no problem whatsoever on this thing.
9 Even in an emergency, you could take people
10 from the balcony.

11 MR. LAFERRARA: I have one question.
12 I thought I pointed it out at the last meeting,
13 and my question was, "Can the equipment make
14 the turn around the building?" We still haven't
15 got that back yet.

16 MR. GRAF: That would have to be taken
17 into consideration on the site plan.

18 THE CHAIRMAN: These aren't in scale.

19 MR. DALTO: I think if you refer to
20 Mr. Ney's testimony, he made specific mention
21 of that and indicated that with the exception
22 of the one radius at the far northwesterly
23 corner, the radii and clearance were sufficient.

24 THE CHAIRMAN: I didn't get the
25 feeling that they had --

1 MR. DALTO: He was testifying from a
2 traffic standpoint.

3 THE CHAIRMAN: The hour is 11:00. The
4 Board is going to be extremely busy in the next
5 couple of months. Do you feel that the
6 remaining witness will take less than a half
7 an hour, including the people making comments?

8 MR. DALTO: Well I can't be governed
9 by what other people would do, but I wouldn't
10 think, by virtue of the extent of the
11 discussion to this point, that it should take
12 more than that.

13 MR. LANE: It's your witness.

14 MR. DALTO: I'm sure she will not --

15 THE CHAIRMAN: Is the Board willing
16 to continue on?

17 MR. ABBRUZZESE: Just one more witness?

18 MR. LANE: The applicant has one other
19 witness.

20 THE CHAIRMAN: Let's give it a go.

21 MR. DALTO: I'd like to call Mrs.
22 Carlin.

23 V I V I A N C A R L I N, sworn.

24 MRS. CARLIN: Vivian Carlin, C-a-r-l-i-n.
25 My work address is 363 West 8th Street, Trenton,

1 New Jersey.

2 THE CHAIRMAN: Please be seated.

3 DIRECT EXAMINATION BY MR. DALTO:

4 Q Mrs. Carlin, are you an official of the
5 State of New Jersey?

6 A Yes, I am.

7 Q In what particular department?

8 A I work in the Department of Community Affairs,
9 Division on Aging.

10 Q And how long have you been in that employment?

11 A About 12-1/2 years.

12 Q What position do you hold at the present time?

13 A Well, I hold two positions. I am Supervisor of
14 Support Services, Specialized Services, which include
15 housing, and among other things, I was a housing specialist
16 previous to this promotion. I was also the White House
17 Conference Start Coordinator for New Jersey and Delegate
18 to the White House Conference.

19 Q Would you describe, briefly, your duties in
20 those specific capacities?

21 A Well, as Staff Coordinator for the White House
22 Conference, I coordinated the entire effort in the State
23 of New Jersey to gather together the needs of older people,
24 their problems, their solutions and we held a Governor's
25 Conference. When an elderly community forms, we had task

1 forces and technical committees and this was put together
2 in a Governor's report. I did orientation and training
3 sessions with the delegates and observers to prepare them
4 for the White House Conference, which was just held in
5 December of 1981. The rest of my job -- I supervise
6 housing training and education employment, congregate
7 services. We are in the middle of a change in administration.

8 Q Does it fall within your province to prepare
9 and be familiar with the guidelines, standards, and
10 regulations, applicable to senior citizen housing?

11 A Yes, it certainly does.

12 MR. DALTO: I am going, if the Board
13 wishes, I will go into Mrs. Carlin's
14 educational background.

15 THE CHAIRMAN: Why don't you continue
16 with your witness and if the Board has
17 questions, we will follow up.

18 Q Mrs. Carlin, has the applicant and his
19 architect communicated with you with respect to this
20 particular project?

21 A Yes, they have consulted me to the extent that these
22 are only preliminary drawings. I did make some critique
23 and some suggestions which I must say they have handled
24 in a very creative way so far.

25 Q Only because it has become such a critical

1 consideration, would you focus on parking requirements
2 specifically? What, in your experience, amount of parking
3 space is applicable for this type of housing, given the
4 fact that it is not subsidized housing, for parking?

5 A Well, I think we have probably one of the few states
6 that have done analysis of the parking in elderly housing
7 in New Jersey. We have not -- I am not reporting now on
8 three projects or six projects but on all of the projects
9 that we know of in the State. We did do parking require-
10 ments back in 1973, which we then updated in another report,
11 part of which was done in 1978. We are now in the process
12 of putting together our latest analysis and this is, as I
13 said, based on all of the elderly projects in the state
14 which include low-income and moderate-income elderly.
15 Without giving you the complete report, I will simply
16 indicate that the housing that would be more comparable
17 to the proposed housing that we would consider moderate-
18 income and there, in our last report, we said a reasonable
19 estimate would be 35 to 40 percent. We found, as I
20 remember, that only about 30 or 31 percent was the actual
21 parking spaces, but we upped it a bit to include staff and
22 visitors' parking. I must say that in all the projects that
23 I know of, I don't believe any of them exceed more than 50
24 percent.

25 Q This particular project projects a 60 percent

1 ratio. Do you consider that adequate for the project, given
2 the fact that it is moderate-income?

3 A Yes, I do. As I said, we have some things -- we had
4 a zoning board of adjustment that wanted to include that a
5 certain amount of space be set aside for the more spaces.
6 From what it looks like here, you would be able to add another
7 five or fifteen spaces, and I must say, that everyone that
8 we have made that recommendation to, just to satisfy a
9 board -- it is hard to believe that we don't need any more
10 parking spaces for elderly housing and that nobody has yet
11 had to use that space that was allocated.

12 Q And by researching an area -- as a back up
13 position you were referring to the green area of the site
14 plan which is before the Board this evening?

15 A Right, it is the little area in the back. I forget
16 how many feet that is.

17 Q Mrs. Carlin, have you statistics on the
18 percentage of elderly who own cars?

19 A Yes. According to -- unfortunately the present census
20 has not yet released information, but the last census that
21 we have analyzed, 50 percent of the elderly own cars.

22 Q Now, I'd like, for the Board's benefit, to
23 focus upon the need for senior citizen housing in New Jersey,
24 and perhaps, focus on the need for moderate-income housing
25 in New Jersey.

1 In your experience, and based upon your studies of
2 analysis, is there a need for this type of housing in
3 New Jersey?

4 A There is a very large unfulfilled need for both
5 low- and moderate-income housing in the State of New Jersey,
6 yes. They all have very long waiting lists, all our
7 projects.

8 Q You have read the reports which have been
9 submitted, or at least Mr. Strong's report, which was
10 submitted to the Board at the last session. He made certain
11 projections of needs within the community of South
12 Plainfield. Are you in agreement with those projections?

13 A Yes, I certainly think that the estimate of a
14 minimum of 240 and I would say more like 360 -- I wrote it
15 down somewhere, would certainly be an absolute minimum for
16 South Plainfield. I'm sorry. I have that here; 385. I
17 would think I would even up that 240 to that.

18 Q Based upon your experience with subsidized
19 housing, is there a reasonable anticipation that there will
20 be subsidized housing constructed in the near future?

21 A I would say that the information that we are getting
22 from the Department of HUD and Washington, has been extremely
23 bad from the point of view of new construction.

24 Q Would you consider a type of project which is
25 unfunded by any federal or state agency a reasonable

1 alternative to achieving the needs that are outstanding for
2 housing?

3 A I would say in a moderate-income group it is a
4 sufficient alternative, yes.

5 Q In your experience, is there any reason why
6 the applicant could not prefer residents of the Borough of
7 South Plainfield for occupancy of these units?

8 A They may not exclude others, but they certainly can
9 give preference, first preference, to present residents,
10 former residents that have been forced out and would like
11 to come back and parents of present residents. These are
12 all allowable preferences.

13 Q With your knowledge of existing senior
14 citizen projects in the State of New Jersey, are you familiar
15 with any in the Borough of South Plainfield which are
16 privately operated, privately owned and would be close to
17 the type of units being constructed here?

18 A Unfortunately, most of the retirement communities
19 are not similar. They are mostly located in Monmouth and
20 Ocean Counties, along the shore, and many of them, of course,
21 are for even higher incomes. I would say South Plainfield
22 is mostly middle and upper-income, but I did find one which
23 I have not personally visited, but it is classified as a
24 retirement community. Under our Retirement Community Full
25 Disclosure Act, this would also come under that same act.

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1 That is Putnam House in Union in Union County and that is very
2 similar. It is a mid-rise, U-shaped building, 120 units,
3 and strangely enough, they had only allocated 20 spaces for
4 parking, which would be less than 20 percent. They found
5 that they did not need more parking for staff and visitors.
6 There is a public garage and they do use some of the spaces
7 from the public garage, but they don't use anywhere near
8 even 50 percent. It is a very comparable unit. It is the
9 only one, I think, that I know of that's like it in size and
10 income.

11 Q Does your fact sheet reveal the amount of
12 acreage which is dedicated to that particular site?

13 A One acre.

14 Q So that that would be considerably smaller and
15 a higher density of use?

16 A Yes.

17 Q What is projected in this particular project?

18 A A good deal of this lot is covered by building. They
19 have very little open space.

20 Q How would you characterize this type of
21 building as to its height?

22 A I would characterize it as a mid-rise.

23 Q What is the relationship between mid-rise
24 housing and senior citizen housing and the accommodations of
25 both, one to the other?

1 A You mean what kind of living environment does it
2 present?

3 Well, we've advocated enough land to go up,
4 rather than out. We've found large numbers of problems
5 in the small numbers of projects for the elderly.

6 For one thing, I have found that some of the people
7 have difficulties in leaving their units. They can't get
8 at community space and social interaction is much, much
9 less and it is not as good -- I did a particular research
10 study on 12-story buildings for middle and upper-income
11 people. The minimum age was 60. The average age would be
12 higher, I think, than this is, and the amount of interaction
13 and socializing and mutual aid and support, was remarkable.
14 There was a sense of community participation in this
15 building. It was really at a much higher level than those
16 at the very spread-out retirement communities. You don't
17 get anywhere near the participation in this building.
18 It was something like, as I recall, over 50 percent of these
19 people. These are very elderly people, living and
20 independently participating at some active level in the
21 resident council, that is, held an office or they were
22 chairman of a committee or they were an operating member
23 of a committee.

24 Q The community space which is proposed in this
25 particular project, had you reviewed that space?

1 A Yes, I have. I think it is absolutely essential.
2 I first looked at the plans and I felt that the building
3 wasn't really viable because there wasn't a place -- I
4 wanted to meet a group of residents and there wasn't a place
5 big enough to do that and, I think, that in view of the fact
6 that you can't go any higher than six-stories, because you
7 already are applying for a variance, that the only viable
8 space would be in this area. But, I do not think it will
9 serve the residents since you can get 15 to 20 people in
10 each of those entry areas. You will have a lot of
11 opportunity for social interaction. People use those areas
12 not just for passive recreation, but they also use them to
13 meet friends, you know, go out together, wait to be picked
14 up, and in the buildings that I have studied, and these
15 are, again, not low-income at all, but middle and upper-
16 income, those spaces were used all day long, every day.
17 When you say 15 or 20 in each area, the same 15 or 20 will
18 use it a great deal, and, I assume, that the mail rooms
19 would be right there for people coming down to get their
20 mail and there, again, you have a great deal of interaction.

21 That is one of the big advantages of your mid-rise
22 as opposed to your one-story, one level building being
23 spread out.

24 Q Mrs. Carlin, at your request, I submitted to
25 you the projected maintenance charges for the units that are

1 projected in this particular site. Would you tell the
2 Board why you requested that information as a contingency
3 to your testifying this evening?

4 A I couldn't testify unless I knew what the income
5 group was that the housing was being designed for, and until
6 I know what the monthly costs were going to be. I couldn't
7 estimate what income group would pay for it. I very care-
8 fully evaluated this and I came to approximately \$213 a
9 month, and if you multiply that by 12, you get something
10 like \$2,500 for the year. The rule of thumb that nobody
11 should pay more than 25 percent of their income for rent
12 and that is a little over \$10,000 as a minimum income to
13 people who could afford this.

14 I'd like to clear up a misunderstanding, if I may,
15 to tell the Board and, I think, it is extremely important
16 that subsidized housing projects allow lower incomes and
17 in your community for one person the maximum is \$13,450.
18 For a couple it is \$15,350, so that the upper end, of
19 course, the lower end is \$8,400 for one person and \$9,600
20 for the couple, which means that anything below the \$8,400/
21 \$9,400, is considered low. We will take very low incomes,
22 I could call it low -- you will be talking about a very
23 significant number of people who live in subsidized housing
24 and they would be the same people in terms of income. It is
25 something like 15,000 of that part of your population, of

1 subsidized housing projects, in our state housing now.

2 That agency project I gave you the parking
3 requirement information for, and we have 96 such projects
4 in the state, most of them are mid and high-rise. We have
5 some one-story and those are the ones we are having a
6 problem with. We are getting the same kind of good living
7 environment that we are in our mid and high-rise buildings.
8 This is for the exact income group that you are discussing
9 as potential people here. That is why I said it is very
10 important that I be sure I give you the information that's
11 been within our experience in order to find out what the
12 income group is. Obviously, people who have 60,000, 70,000
13 or 80,000 also may live here if they choose, but you have a
14 very, very significant number of people within those income
15 groups in South Plainfield who could live here if they
16 choose to.

17 Q With respect to the schematic drawings which
18 are the subject matter of this application, did the architect
19 attempt to incorporate those suggestions that you have made
20 with respect to the overall project?

21 A Yes, I'm really extremely pleased because we have so
22 many retirement communities built by private developers who
23 don't consult the Division on Aging and who have not attended
24 design conferences such as Mr. Zvosec's group has and he has
25 been in touch with our office on other projects. Most of our

1 retirement communities put in very few, if any, of these
2 important design criteria. We would be very glad to submit
3 that information for the record, if you are interested.

4 MR. DALTO: Perhaps, we can submit it
5 to the Board.

6 Well, I have two things here -- one I
7 do have -- do you want a copy for the Board?

8 MRS. CARLIN: A Community Guide:
9 Housing New Jersey's Elderly, put out by our
10 division, which I supervise. Is one sufficient?

11 Then I also have The Built Environment
12 For The Elderly: A Planning and Design Study,
13 a synopsis. I didn't bring the 400-page
14 original, but this was done by Princeton
15 University, School of Architecture and Urban
16 Planning, a grant from my division on a
17 proposal that I developed which has, again,
18 a good deal of information. I wanted to point
19 out that both of these -- I'm sorry, I only
20 have one copy of both of these. It does talk
21 about balconies and as a luxury that would be
22 recommended and certainly is one of the things
23 that I think this project is doing that isn't
24 usually included in our lower income projects.

25 (Planning and Design Study dated 1975

1 received and marked Applicant's Exhibit A-7
2 for Identification.)

3 (Community Guide, received and marked
4 Applicant's Exhibit A-8 for Identification.)

5 (Parking Requirements received and
6 marked Applicant's Exhibit A-9 for
7 Identification.)

8 (Housing Survey received and marked
9 Applicant's Exhibit A-10 for Identification.)

10 MR. CARLIN: It is page two on the
11 bottom. See the last paragraph, that is
12 pertaining to the parking.

13 THE CHAIRMAN: It is very similar to
14 the 1973 because we found very little change.

15 Q Mrs. Carlin, could you approximate the
16 maintenance charge projected in this particular project and
17 the figures projected for your projects, subsidized housing
18 projects?

19 A Well, I actually don't think that is fair because
20 they are not condominium units. I went and looked at a
21 retirement community projection in 1980. They ranged from
22 \$38 to \$86 a month depending on the size and type of
23 construction. Obviously, the apartment-type was at the
24 very lower end because they didn't have large scale
25 gardening and maintenance. I asked the people at Putnam

1 House what their monthly maintenance was. They said \$50
2 a month. So it is very very close. That's the one I
3 described as being very similar.

4 THE CHAIRMAN: Spell out \$50?

5 MRS. CARLIN: I didn't get a breakdown
6 for them, nor did I look into it extensively.
7 It is in the same ballpark as what was
8 projected here.

9 MR. DALTO: I have no further
10 questions.

11 THE CHAIRMAN: In your experience, you
12 mentioned that 50 percent of the elderly own
13 a car?

14 MRS. CARLIN: 50 percent do not own one.

15 THE CHAIRMAN: What would you think the
16 likely demographics of a residential facility
17 like this might be in terms of age and in --

18 MRS. CARLIN: When we look at the
19 retirement communities, which is the thing I
20 am going to be comparing it to --

21 THE CHAIRMAN: Give us an example.

22 MRS. CARLIN: Well, I mean Rossmoor,
23 Clearbrook, Leisure Town, Leisure Village, and
24 they do range in income, you know, from fairly
25 expensive to very very expensive. When we

1 looked at the ages, we found that they are
2 slightly younger than our subsidized housing
3 people are, partially because they have a
4 lower entrance age; 55, 52, and our subsidized
5 housing is 62. Also they have been up less
6 time than the subsidized housing. They
7 haven't been in existence as long. We find
8 the average age in retirement communities to
9 be more near the 67, 68, and it is going up
10 all the time.

11 THE CHAIRMAN: If 50 percent of the
12 elderly own cars -- you are suggesting though
13 that 50 percent of a similar number of the
14 percentage of elderly would not be likely to
15 live in this kind of a facility since you are
16 suggesting only 30 to 40 percent might be
17 needing parking spaces?

18 MRS. CARLIN: I am not suggesting it.
19 I am telling you what the actual experience is
20 in hundreds and hundreds of projects in the
21 State of New Jersey. We surveyed one and we
22 said "How many parking spaces do you have and
23 how many are used?" We found that in those
24 projects where the zoning boards were more
25 reluctant to even give 50 percent or 25 percent

1 spaces and put it -- in other words, it is
2 just not being used. You just have blacktop.

3 THE CHAIRMAN: What about the percentage
4 -- would you overburden subsidized housing,
5 which are likely not to have cars, as opposed
6 to Rossmoor?

7 I'd gone down there looking and there
8 are just cars all over the place.

9 MRS. CARLIN: Well, I haven't counted
10 the cars at Rossmoor, but I think I would
11 like to go back to what I did testify to.
12 The fact is, that we are saying that there was
13 a similar age group living in subsidized housing;
14 the same group -- I'm sorry, the same income.

15 THE CHAIRMAN: Would you estimate the
16 income level of this extenuating list that
17 you testified to?

18 MRS. CARLIN: The extenuating list is
19 anybody whose income is under \$13,450 and
20 \$15,350; that's your county. I have to amend
21 that by telling you that in every county the
22 median income -- there is an eight percent
23 variance. I have them here.

24 THE CHAIRMAN: Potter, Putnam -- Putnam
25 as you testified to, could you give us a little

1 bit better explanation of what it is you said?
2 Is it a low-rise on a small piece of property?

3 MRS. CARLIN: It is a mid-rise on
4 one acre. Unfortunately, I have not visited
5 every single housing project in New Jersey,
6 and this is one I have not visited. It is a
7 residential area or downtown area. It is on
8 Chestnut Street, 204 Chestnut Street. I mean
9 it is no less or more downtown, probably,
10 than yours would be.

11 THE CHAIRMAN: And the town is
12 Irvington?

13 MRS. CARLIN: Union, Union County.

14 THE CHAIRMAN: Union County, but what
15 town?

16 MRS. CARLIN: Union.

17 THE CHAIRMAN: It isn't Union City.
18 I was differentiating.

19 MRS. CARLIN: I know retirement
20 communities very well. We have done extensive
21 studies in retirement communities, particularly
22 Ocean and Monmouth Counties. These are
23 located all over, so far out of town, that
24 it's not really a fair comparison. But, even
25 there people carpool, run jitneys; because

1 otherwise, they are completely isolated.

2 THE CHAIRMAN: What would you think
3 should be the minimum distance to a food
4 grocery store?

5 MRS. CARLIN: It should be a couple of
6 blocks, two or three blocks. Probably, about
7 a quarter of a mile is about the average,
8 I think, the furthest an older person should
9 carry packages.

10 That is our experience, and it is
11 substantiated in any book you may pick up
12 on planning and designing.

13 THE CHAIRMAN: But this is an extension
14 of that distance?

15 MRS. CARLIN: Yes, if you had a bus,
16 sure.

17 THE CHAIRMAN: That's all I have.

18 Anybody down here have any questions?

19 MR. LYNCH: Yes, I do.

20 You say 50 percent of the people do not
21 own cars; low and middle income?

22 MRS. CARLIN: I don't know what you're
23 talking about. I said 50 percent of all
24 elderly have cars; 50 percent do not.

25 MR. LYNCH: You examined all income

1 groups? Are you eliminating low-income
2 groups, which I think we're talking about here?
3 What percentage would that be?

4 MRS. CARLIN: I don't know.

5 MR. LYNCH: Now, we are saying 50
6 percent don't own cars, which I want to assume,
7 but how many parking spaces are going to be
8 available? We know a certain percentage can't
9 afford cars at this age.

10 There have been a lot of studies of
11 subsidized housing where people do not, if I
12 understand, qualify unless they are 54 or
13 older. As you get up there in age, you are
14 less inclined to have a car.

15 MRS. CARLIN: That is an older study of
16 Bergen and Hudson County. Because of the
17 insurance rates, a senior citizen is not going
18 to have a car.

19 THE CHAIRMAN: I am really curious of
20 what the actual study in our area would be of
21 the type of people -- not type of people, but
22 the age income group that happen to own cars?

23 MRS. CARLIN: Based on our experience,
24 I could assume that you will not get very many
25 people in the younger end of this age group.

1 You will get them near the 60, 65, 70 range.
2 They will probably be mostly not working, so
3 they will not need a car.

4 MR. LYNCH: Can moderate-income people
5 afford whatever this unit may cost?

6 MRS. CARLIN: I did not make a study of
7 what your housing sells for in South Plainfield,
8 but based on planner's report, it says that the
9 average house is being sold for something like
10 \$70,000, I believe, in South Plainfield. If
11 that information is accurate, and I'm not
12 testifying to that, because I did not literally
13 go through it, but this information looks
14 reasonable to me, then these people, based on
15 the sale price and anticipated sale price,
16 which is \$55,000, they would certainly be able
17 to purchase it outright if they choose to,
18 and then, I think, I figured out that what they
19 do need is an income of a little over \$10,000
20 to meet the 25 percent income test.

21 THE CHAIRMAN: Looking at the time, I
22 think, we will have to adjourn. We will have
23 to carry this to the next meeting, if that's
24 agreeable with you?

25 MR. MILLER: I will make it very short.

1 What year was the 50-50 survey done?

2 What year was that?

3 MRS. CARLIN: That survey was based on
4 the 1970 census. There is no census
5 information available, but I would assume, on
6 the basis of cost of gasoline -- on that we
7 find it not to be anymore. We figure it
8 would probably be less.

9 MR. MILLER: I would think otherwise.

10 Your statistics, in other words, are
11 really unfounded in a sense. I am referring
12 to something --

13 MRS. CARLIN: I'm sorry. The information
14 I gave you on the parking was well-founded in
15 moderate-income projects, based on 1978,
16 and we are doing it right now and finding
17 exactly the same thing.

18 MR. MILLER: The location of this
19 particular site, are you familiar with it?
20 Have you looked it over, looked over the site?

21 MRS. CARLIN: Yes.

22 MR. MILLER: And how do you compare its
23 relationship to some of the other sites you
24 quoted, in the sense, is it city, suburban?

25 MRS. CARLIN: It compares with some

1 and not with others we have. We did surveys,
2 we went to places like Princeton, Westfield;
3 I mean places located all over, cities,
4 urban areas, suburban areas.

5 MR. MILLER: This may not be your
6 field, but what are your feelings on half of
7 the parking spaces being for compact cars?
8 That was mentioned. Do you have any feelings
9 on that at all?

10 MRS. CARLIN: I am not really an
11 expert on how many compact cars elderly people
12 have. I am afraid I'm not going to pass
13 judgment on that.

14 MR. MILLER: I'm going to save my
15 comments on your testimony to my summing up.

16 THE CHAIRMAN: Questions, specific
17 questions of this witness from the audience?

18 I think I will call a recess until
19 next week. Our agenda for next week does not
20 look all encompassing. We will try and
21 finish this up.

22 MR. MILLER: When would that be,
23 Mr. Hepburn?

24 THE CHAIRMAN: March the 2nd.

25 MR. DALTO: I am not concluding the

1 applicant's case this evening, but Mr. Strong
2 wanted to make one correction to his report
3 which he just discovered recently.

4 MR. ABBRUZZESE: I have several
5 questions for Mr. Strong, and I also have
6 several questions relative to the traffic
7 report.

8 THE CHAIRMAN: There are several
9 things I would like to work out which would
10 take substantially longer than I think we have.

11 I am calling this meeting to
12 adjournment or carrying this case until
13 something on the order of 9:30 next Tuesday
14 night, right here, at which time Mr. Miller
15 will conclude. Mr. Dalto will bring Mr. Ney
16 and Mr. Strong back to the witness stand.
17 The Board has a couple of things that they
18 would like to bring up and the audience will
19 have a chance to state their case, comments,
20 and whatever they will. We are going to be
21 away.

22 MR. DALTO: May I ask, in the event
23 that Mr. Ney is not going to be available,
24 could the Board commute its questions to
25 writing so to get an answer from him?

THE CHAIRMAN: Yes.

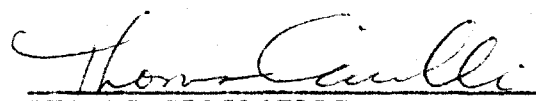
This meeting will be adjourned.

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C E R T I F I C A T E

I, THOMAS CICCARELLI, a Shorthand Reporter, certify
that the foregoing is a true and accurate transcription
of my stenographic notes, taken on the date and place
hereinbefore set forth.



THOMAS CICCARELLI
Shorthand Reporter

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