

Scott Gross
8 White Meadow Road
Hillsborough, NJ 08844

August 25, 2022

Re: Homestead Road, LLC, File 21-PB-MS/MSPV
July 26, 2022 Letter from Craig Gianetti, Esq
Our Objection to Change of Process in Public Hearings

Dear Chairman Suraci and Planning Board Members:

As you are aware, the Planning Board has been hearing the application for the proposed subdivision and site plan approval for construction of these mega-warehouses on Homestead Road, one of the few remaining backcountry roads in Hillsborough. As Mr. Gianetti correctly observed, there is significant public interest and concern relating to this application. He proposes to change the hearing format, ostensibly as he states to resolve public frustration as to the questioning of his witnesses. I believe there really is no public frustration as much as there is applicant frustration that the public hearing is working to demonstrate this application does not conform to the requirements of the TECD zone.

As a member of the public, and a formal objector, I object to any change in the present hearing process. Hearing the testimony of one witness and then being able to question that witness is a logical and informative way to conduct public hearings. It allows the public and I might add, the Board members the opportunity to hear testimony, take notes and present questions, all when the information is fresh and within everyone's mind. Combining testimony of more than one witness will confuse the issues and if you really want to frustrate the public, that will be the way to do that.

If the traffic engineer and the planner both testify before the Board, the public, or objectors are allowed to question them, the hearing time on October 6th is likely to end before any real questioning can begin and that will mean both witnesses will need to return. It will also frustrate public participation and questioning, since remembering all of the testimony and the pertinent questions for the next meeting which might be scheduled in another month or more, will be difficult and that will be harmful for allowing the broadest scrutiny of this massive Township application.

I will also note that once the Planning Board embarked upon the model of one witness at a time, for the May 12, 2022 and the July 7, 2022 public hearings, the Board has now established the hearing process for this applicant. If the applicant had wanted to conduct the public hearings in a different fashion, it should have requested it at the beginning. To proverbially "change horses in midstream" is now improper and could lead to a justification for challenging the Board's ultimate decision. To change the already established public hearing process simply to accommodate this applicant is unfair to the public.

Thank you for your consideration and recognition that while the applicant is only visiting the Township, we live here. We are the ones ultimately impacted by this proposal and therefore we appreciate your willingness to respect a hearing process that protects all residents' right to a fair and impartial hearing. Maintaining the hearing process with one witness at a time, with public questioning is the best way to provide that fair and impartial hearing for Hillsborough residents.

Sincerely,



Scott Gross