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2 COMMUNITY INPUT MEETING

3 HEAT CENTER

4 SEPTEMBER 15, 2021 @ 6:11 P.M.  
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9 The within proceedings were taken on by  
10 remotely before Monica A. Sienkiewicz, Notary Public.  
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20 REPORTED BY:

21 MONICA A. SIENKIEWICZ

P R O C E E D I N G S

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2 WHEREUPON --

3 MS. DIPIETRO: Can I confirm the attendees  
4 that I have down, Pierce Flanigan, myself, Matt  
5 Sadowski, Mark Robinson, Karen Holt, Stephanie Spector  
6 and Nicole Sanford. Anyone that I missed? Okay,  
7 great.

8 We are going to call the meeting to order for  
9 the Community Input Meeting for the Heat Center, just  
10 formalities we need to get through. The purpose if the  
11 meeting is to present the draft plan of the community  
12 to allow citizens to ask questions and make comments  
13 and suggestions as required in 268-20 of the Harford  
14 County Code.

15 We do have a stenographer on the line who will  
16 be keeping the transcript of what is going on here  
17 tonight. Keep in mind this is recorded, so when asking  
18 questions or making comments, if you could state your  
19 name for the record, that way she can adequately take  
20 down her notes.

21 The structure of the evening is we will run

1 through a quick team introduction and through process  
2 and timing of the project and site presentation and  
3 open it up for Q and A.

4 To introduce the team, I am Amy DiPietro,  
5 Principal of Morris Ritchie Associates, we are the  
6 engineers and planners on this project. Also, with me  
7 this evening are Nicole Sanford and Mark Robinson with  
8 JDA, Johnson Development Associates. Mark will take  
9 over and explain the services and the type of work that  
10 JDA does.

11 MR. ROBINSON: Thank you, Amy. Mark Robinson  
12 with Johnson Development Associates. I am the Director  
13 of Entitlements and we are a multi asset class  
14 developer who develops multi-family, self storage and  
15 industrial products. At the Heat Center we are  
16 proposing forty what we will call small/medium  
17 industrial warehouses from 2 to 250 thousand square  
18 feet. We develop about 30 million of industrial space  
19 across the U.S. and currently have 57 buildings either  
20 under construction or in the pipeline, all similar to  
21 what we are developing here. We are excited about this

1 market, specifically, and we recently developed a 250  
2 thousand square foot building in Harford County, in  
3 Edgewood, and due to the success of that, we looked for  
4 additional land throughout the County. We have a piece  
5 of land here and a good plan in place to build  
6 functional buildings that are going to mesh well with  
7 the current uses outside of the intended use of a park  
8 and we are very happy to work with Amy at MRA and the  
9 community on another successful project.

10 MS. DIPIETRO: Thank you, Mark. The process  
11 we are going to be following is this is the first step  
12 in a year long process. It is a Community Input  
13 Meeting and from this point, after the meeting, we will  
14 work towards a preliminary and site plan submittal to  
15 Harford County, at which point we will be doing what is  
16 called the Development Advisory Committee (DAC) that  
17 happens about a month in advance of the meeting. The  
18 meetings are held the first and third Wednesdays of  
19 every month. They are public night meetings that are  
20 available for the public to come to and make comments.

21 There is a representative from all of the

1 agencies that will comment on the project. They are  
2 not an approval authority but a technical review.

3 From that point, we go to address any final  
4 comments from the County and get a preliminary and site  
5 plan approval letters. These letters are basically the  
6 developer's contract with the County and outlines what  
7 steps they need to go to, to get through grading and  
8 building permits.

9 At that point, we can start doing real design  
10 work and preparing construction documents and getting  
11 those approved and once those are approved, going  
12 through the permitting and sign agreements and all that  
13 sort of thing and then commence construction, so this  
14 is the very first step in the process.

15 Up on your screen you should be able to see a  
16 rendering of the proposed site plan. The north access  
17 is rotated on this. North is actually in this  
18 direction. At the bottom of the page is 95 and there  
19 is 22, this is Long Drive and if you drive in this  
20 direction, you head out toward the Ripken Center.

21 So the property is located off of Maryland 22,

1 less than a half mile from the I-95 interchange and  
2 will be accessed at the intersection of Technology,  
3 Long and Churchville Road. Technology Drive is already  
4 in place, in addition to water and sewer and all the  
5 other necessary infrastructures for this road. There  
6 are several existing buildings on the site today, that  
7 are already developed. JDA is under contract to  
8 purchase lot 1, 4 and 5, this is lot 1 and lot 2 and  
9 lot five.

10 The first building, building one, is lot 1  
11 would be about 36 acres and we have planned for a 200  
12 thousand square foot building. The entrance will be  
13 off of Technology and it has a loop road that will go  
14 around the building for fire access. It will loading  
15 on this front side of the building with opposing  
16 trailer drops for truck trailers and then automobile  
17 parking on either side.

18 Our second building also access off of  
19 Technology Drive will be what we call cross docks which  
20 means it has docking entrances on both of the long  
21 sides of the building. Again, with the truck sides for

1 tractor trailers, they back up here and unload and the  
2 trailer drop is here where the trailer should be  
3 dropped.

4           Again, have a loop road around the building  
5 and for emergency services purposes and if there  
6 happens to be a tenant situation for the building and  
7 employee and car parking out front along Technology  
8 Drive.

9           And the final building is about 251 thousand  
10 square feet and is located here on lot 5, again cross  
11 docks on either side. This side does not have the  
12 opposing trailer drop, only set up for loading and this  
13 side has the loading with the opposing trailer drops.  
14 Again, parking on either side for car parks and loop  
15 road all the way around for emergency services and in  
16 the property and the building has housing and multiple  
17 tenants.

18           The site will be served by public water and  
19 sewer. What is interesting about this is even though  
20 it is in Harford County, the utilities will be provided  
21 by the City of Aberdeen. There is a 12 inch water main

1 that runs down Technology Drive already, that we will  
2 be tapping into and there is an 8 inch sewer as well,  
3 that has already been installed.

4 We do have a couple of existing storm water  
5 management facilities already built and in place. We  
6 will be using these for storm water management but as  
7 designed, we will be implementing environmental site  
8 design, as well, with smaller micro and bio retention  
9 and swales and infiltration with the Storm Water  
10 Management Department.

11 That was really all have to say about the site  
12 plan. We are required to do as part of our submittal  
13 to Harford County a preliminary site plan and forest  
14 conservation plan and storm water management plan and a  
15 landscaping plan submitted to Harford County for their  
16 review in the site plan approval process. I think that  
17 is all I had on the site plan else Mark or Nicole you  
18 have anything additional you would like to point out?

19 MR. ROBINSON: That was a really good  
20 overview. All of these buildings are being proposed  
21 speculatively, so e we don't have a final tenant



1 identified for any of them. We are building them in a  
2 flexible way that would appeal to a broad range of  
3 tenants, anything from traditional warehousing to  
4 storage to light manufacturing and everything in  
5 between.

6 MS. DIPIETRO: And then the final slide we  
7 have shows some preliminary architectural elevations of  
8 one of the buildings, just to show you kind of what the  
9 mapping of the building would look like. I am not an  
10 architect by any means but these bigger buildings and  
11 take some extra effort to break up the facade and  
12 incorporate glass in different colors and different  
13 materials.

14 This is the end of our presentation. Are  
15 there any questions or comments, and just as a reminder  
16 if you can state your name for the record, so our court  
17 reporter can accurately reflect the record.

18 MR. SADOWSKI: This is Mark Sadowski.

19 MS. DIPIETRO: How are you?

20 MR. SADOWSKI: I am okay. My focus is  
21 industrial building one, the west property line of this

1 lot is adjacent to my property and I have -- yes, right  
2 there. I have a residence probably within 90 feet or  
3 so of that property line. My house, you can see it in  
4 the upper right-hand corner. I own like 4 properties  
5 right here, 3 of them or 2 of them are contiguous with  
6 this particular lot.

7 So from my perspective that building is huge.  
8 If you were to take a football field and turn it up on  
9 edge, that would be the side of the building facing my  
10 property, pretty much, maybe not as tall. Is there  
11 anyway that this building and this whole parking area,  
12 can it be moved to the east?

13 MS. DIPIETRO: Unfortunately, no. There's a  
14 large stream and wetland system that drains through  
15 this area here. It does impact and drains down and  
16 that limits our ability to push it in this direction.  
17 To do that -- go ahead?

18 UNIDENTIFIED SPEAKER: One thing we have done  
19 is to be sensitive to those with facing the loading  
20 away from any residential uses and even the rear of the  
21 building, we are not painting that. That is going to

1 be a stone emergency loop for fire access. There will  
2 not be any trucks utilizing that or employee vehicles  
3 or anything. We try to keep all the intensive parts of  
4 the development facing towards the east.

5 MR. SADOWSKI: Is it possible to elongate the  
6 building? My concern is how close this building is to  
7 my property and along with the access road that you  
8 were referring to. It is a 200 thousand square foot  
9 building, plus or minus. Can you elongate it toward  
10 the pond and elongate and narrow along and away from my  
11 property?

12 MS. DIPIETRO: Give me just a second. Are you  
13 able to see the updated image on that screen?

14 MR. SADOWSKI: Yes.

15 MS. DIPIETRO: So unfortunately in this case,  
16 the environmental features drive the layout. So in  
17 this area, there's a stream with the wetland and  
18 there's a major stream system here going through and  
19 eventually heading down to Cranberry Run and several  
20 pocketed wetlands here and here. We are doing our best  
21 to not impact as much as possible. So unfortunately,

1 that does limit our ability to expand to the south.

2 MR. SADOWSKI: This access road, how many feet  
3 is there between the edge of that access road? This is  
4 very preliminary, I guess, but how many feet is there  
5 between the property line and the access road?

6 MS. DIPIETRO: I don't have that exact  
7 dimension, sir. If you give me a couple minutes I can  
8 pull it up and measure it.

9 MR. SADOWSKI: I would also like to know the  
10 size of the building to the property line, as well,  
11 that distance?

12 MS. DIPIETRO: I would guess the access road  
13 that is shown by eyeballing it is 20 feet off of the  
14 property line and the building is probably close to 100  
15 feet off the property line.

16 MR. SADOWSKI: I actually scaled it up. I did  
17 not know how accurate it was, closer than those numbers  
18 based on what I scaled up. I don't know how accurate  
19 it was. I think there is like a 25 feet setback from  
20 the property and cannot put any roadway or building in  
21 there. That is what Planning and Zoning told me. So I

1 mean the two -- I guess aesthetic concerns I have are  
2 the visual and audible impact on my residential  
3 properties.

4 MR. ROBINSON: So we would install landscaping  
5 along to shield it as much as possible, and obviously  
6 if we could, we would leave existing vegetation between  
7 the road and the property line. As far as the noise,  
8 like I said before all, the noise associated with the  
9 property would be on the east side of the building wall  
10 and would act as a noise wall and barrier on the front,  
11 so.

12 MR. SADOWSKI: What would keep 18 wheel trucks  
13 from access or making that loop across that access  
14 road.

15 MS. DIPIETRO: The size of it. It is not wide  
16 enough nor structurally stable enough for that type of  
17 vehicle. It is really there for emergency purposes  
18 only in the event of a fire.

19 MR. ROBINSON: We would be installing signs to  
20 eliminate trucks from using that or making that or  
21 making it a restricted area. So what we did, you see

1 on building one a truck to turn left or right and we  
2 did that so there would be no where to traverse to that  
3 side of the building. Trucks are looking at getting  
4 from the interstate to the dock doors so they have full  
5 access -- access to both sides of the truck no matter  
6 what based on the current design.

7 MR. SADOWSKI: Did you say that this access  
8 road would only be stone and not paved?

9 MR. ROBINSON: I would defer to Amy. We are  
10 not using it for circulation and we are zoned -- we  
11 were proposing it for a fire loop, for emergency  
12 services. So I defer to Amy on what material the road  
13 can be.

14 MS. DIPIETRO: In the past, we have seen them  
15 paved or stone, also seen them done with permeable  
16 pavers and pavers that can support emergency services  
17 vehicles as well, so several options.

18 MR. ROBINSON: As the owner, we would be  
19 willing to explore those different options to make it  
20 less intrusive to look at different options.

21 MR. SADOWSKI: Okay. The forest between my

1 properties and the building, it is deciduous forest,  
2 there are no evergreens. So when the leaves fall, you  
3 can put pretty much see between the woods. I would  
4 like to request that you guys put up an evergreen  
5 hedge, if you will, to breakup the side of the building  
6 with very fast-growing evergreen type trees. Can you  
7 do that?

8 MR. ROBINSON: We are very open to putting in  
9 a landscaping buffer to break this up. I want to  
10 confirm with Amy her drains are available and enough  
11 room before submitting to special trees. We are open  
12 to provide an evergreen light landscaped area between  
13 our building and your property boundary.

14 MS. DIPIETRO: There are plenty of evergreen  
15 species permitted by Harford County. I am fairly  
16 confident we can find something to work with in that  
17 area.

18 MR. FLANIGAN: I have a couple of questions,  
19 if the first person is finished. Pierce Flanigan and I  
20 own the property at 3647 Churchville Road, at the  
21 entrance to lot 1. So, you know, my comment is it

1 feels like a tight turn from Technology Drive onto your  
2 driveway and it will affect the main cross to my  
3 property. Those are my comments and if it is possible  
4 I would like to talk with the developer and see if  
5 there is anything we can do to make everything work for  
6 our property and for your property.

7 MR. ROBINSON: We are very open, Pierce, to  
8 having an open dialogue with you. As far as the  
9 turning radius of that driveway, I would defer to Amy  
10 on whether or not that is feasible or not.

11 MS. DIPIETRO: So we have run truck turning  
12 template and we can provide those to you if you are  
13 concerned about the access. It will be opened up for  
14 the trucks to make that turn.

15 MR. FLANIGAN: Great. That is it. Thank you  
16 for the presentation, very helpful.

17 MR. ROBINSON: Mr. Flanigan, know that Amy  
18 forwarded your information the other day. I did try to  
19 call you back. I will send you an e-mail after this.

20 MR. FLANIGAN: I appreciate that. Thank you.

21 MS. DIPIETRO: Any other questions or



1 comments?

2 MR. SADOWSKI: Matt Sadowski and I have a  
3 process question. Are the surrounding property owners  
4 notified of this project? My question is, at what  
5 points are the surrounding property owners notified of  
6 the project?

7 MS. DIPIETRO: You will get notification as  
8 part of the DAC process as well as the Development  
9 Advisory Committee and those will come directly from  
10 the County. So you will have verification of when it  
11 is appearing before DAC. Following that process, that  
12 process, the rest of the process is administrative  
13 through Harford County. You are able to, at any point,  
14 call the County and get drawings or ask about status,  
15 everything that is submitted to the County is public  
16 record.

17 MR. SADOWSKI: Okay, thank you.

18 MS. DIPIETRO: Are there any other comments or  
19 questions? We are hearing no further comments or  
20 questions and so I will let everyone get on with their  
21 evening. Thank you for your time and the interest in

1 the project.  
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CERTIFICATE OF NOTARY PUBLIC/REPORTER

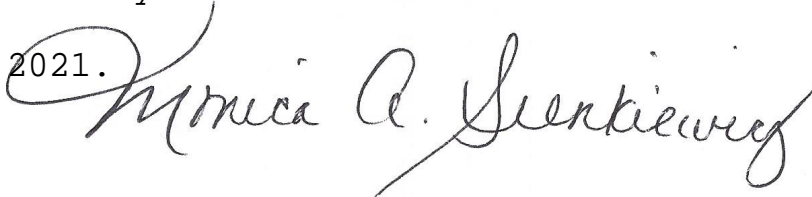
STATE OF MARYLAND

COUNTY OF BALTIMORE, to wit:

I, Monica A. Sienkiewicz, a Notary Public in and for the State of Maryland, County of Baltimore, do hereby certify that I am not an employee of counsel nor related to counsel or the parties in any way and have no interest in the outcome of this proceeding.

I further certify this transcript of testimony was prepared accurately by me to the best of my ability, knowledge and belief.

As witness my hand and Notarial Seal this 6th day of October, 2021.



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Monica A. Sienkiewicz, Notary Public

My Commission expires 10/09/23.

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