

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

HUDSON COUNTY  
PLANNING BOARD

RE:

REGULAR MEETING : TRANSCRIPT OF  
OF THE :  
HUDSON COUNTY PLANNING : PROCEEDINGS  
BOARD :  
:

-----

O P E N S E S S I O N

Bergen Square Center  
Floor 9A  
830 Bergen Avenue  
Jersey City, New Jersey  
Tuesday, September 19, 2017  
6:30 p.m.

B E F O R E:

RENEE BETTINGER, Chairwoman  
DANIEL CHOFFO, Commissioner  
FLOYD JETER, Commissioner  
THOMAS MALAVASI, Commissioner  
JAMES CRYAN, Commissioner  
KENNEDY NG, Commissioner

A L S O P R E S E N T:

JOHN J. CURLEY, ESQ., Board Counsel  
KEVIN FORCE, Assistant Planner  
MARIO TRIDENTE, Inspector  
FRANCESCA GIARRATANA, PP AICP, Board Secretary  
PAUL CRAY, PE

Job No. NJ2707619

1 CHAIRWOMAN BETTINGER: I would like  
2 to call to order the meeting of the Hudson County  
3 Planning Board for Tuesday, September 19, 2017.  
4 Counselor, has this meeting been properly  
5 advertised?

6 MR. CURLEY: Yes. The meeting has  
7 been properly noticed in accordance with the Open  
8 Public Meetings Act. The notice of the meeting was  
9 published in the Jersey Journal and the Star Ledger.  
10 In addition, it was posted on the Clerk of the  
11 County's bulletin board and the Clerk of the  
12 Freeholders' bulletin board.

13 CHAIRWOMAN BETTINGER: Madam  
14 Secretary, may we have a roll call, please?

15 MS. GIARRATANA: Yes. Commissioner  
16 Choffo.

17 COMMISSIONER CHOFFO: Here.

18 MS. GIARRATANA: Commissioner Cryan.

19 COMMISSIONER CRYAN: Here.

20 MS. GIARRATANA: Commissioner  
21 Glembocki, absent. Commissioner Hernandez, absent.  
22 Commissioner Jeter.

23 COMMISSIONER JETER: Here.

24 MS. GIARRATANA: Commissioner Kopacz,  
25 absent. Commissioner Lugo, absent. Commissioner

1 Malavasi.

2 COMMISSIONER MALAVASI: Here.

3 MS. GIARRATANA: Commissioner Mehta,  
4 absent. Commissioner Ng.

5 COMMISSIONER NG: Here.

6 MS. GIARRATANA: Commissioner Romano,  
7 absent. Chairwoman Bettinger.

8 CHAIRWOMAN BETTINGER: Here.

9 MS. GIARRATANA: Chairwoman, we have  
10 a quorum.

11 CHAIRWOMAN BETTINGER: Will everyone  
12 please rise and salute the flag.

13 (Flag Salute.)

14 CHAIRWOMAN BETTINGER: The next order  
15 of business is the adoption of the meeting minutes  
16 of July 18th, 2017. Did all the Commissioners  
17 receive the minutes? Were you able to review them?  
18 Does anyone have a motion?

19 COMMISSIONER CHOFFO: I'll make a  
20 motion.

21 CHAIRWOMAN BETTINGER: Do I have a  
22 second?

23 MS. GIARRATANA: On a motion made by  
24 Commissioner Choffo, seconded by Commissioner Ng.

25 Commissioner Choffo.

1 COMMISSIONER CHOFFO: Aye.

2 MS. GIARRATANA: Commissioner Cryan.

3 COMMISSIONER CRYAN: I'll abstain.

4 MS. GIARRATANA: Commissioner Jeter.

5 COMMISSIONER JETER: Aye.

6 MS. GIARRATANA: Commissioner

7 Malavasi.

8 COMMISSIONER MALAVASI: Aye.

9 MS. GIARRATANA: Commissioner Ng.

10 COMMISSIONER NG: Aye.

11 MS. GIARRATANA: Chairwoman

12 Bettinger.

13 CHAIRWOMAN BETTINGER: Aye.

14 MS. GIARRATANA: The motion has  
15 passed. The minute have been adopted it. The next  
16 orders of business is there are no matters scheduled  
17 for public hearing. First we have the adoption of  
18 the Hudson County Community Forestry Management Plan  
19 for 2017 to 2021. It was a plan we had worked on  
20 and sent to the NJDEP for review, which would in  
21 particular have effect on Hudson County Planning  
22 Board in that it would set a standard for the shade  
23 trees that are required for the development  
24 projects, as well as a new standard for shade tree  
25 contribution.

1 Overall, this plan, this is an  
2 implementation plan for shade trees throughout the  
3 County roads and County parks, and allows for to us  
4 to be eligible for additional funding from the  
5 NJDEP. We had circulated this plan earlier this  
6 summer to all Commissioners. We also had it  
7 available to the public for the mandatory 30-day  
8 comment period, for longer than that, and we didn't  
9 receive any comments, but you know, like I said, it  
10 was properly advertise and available for comment.

11 Unless there are any questions, do I have  
12 a motion?

13 On a motion made by Commissioner Cryan,  
14 and seconded by Commissioner Choffo.

15 Commissioner Choffo.

16 COMMISSIONER CHOFFO: Aye.

17 MS. GIARRATANA: Commissioner Cryan.

18 COMMISSIONER CRYAN: Aye.

19 MS. GIARRATANA: Commissioner Jeter.

20 COMMISSIONER JETER: Aye.

21 MS. GIARRATANA: Commissioner

22 Malavasi.

23 COMMISSIONER MALAVASI: Aye.

24 MS. GIARRATANA: Commissioner Ng.

25 COMMISSIONER NG: Aye.

1 MS. GIARRATANA: Chairwoman  
2 Bettinger.

3 CHAIRWOMAN BETTINGER: Aye.

4 MS. GIARRATANA: The motion has  
5 passed. The plan has been adopted. The next item  
6 of business is the memorialization of resolutions  
7 that were considered at the prior meeting. It's  
8 Application 2017-41-SP, at 2507 Kennedy Boulevard,  
9 LLC; at 2507 John F. Kennedy Boulevard; Block 50;  
10 Lots 15, 25.01, and 26.01 in North Bergen.

11 On a motion by Commissioner Choffo.  
12 Second by Commissioner Jeter.

13 Commissioner Choffo.

14 COMMISSIONER CHOFFO: Aye.

15 MS. GIARRATANA: Commissioner Jeter.

16 COMMISSIONER JETER: Aye.

17 MS. GIARRATANA: Commissioner  
18 Malavasi.

19 COMMISSIONER MALAVASI: Aye.

20 MS. GIARRATANA: Chairwoman  
21 Bettinger.

22 CHAIRWOMAN BETTINGER: Aye.

23 MS. GIARRATANA: The motion has  
24 passed. The next item, Item C, Applications to be  
25 administratively approved, Application 2017-62-SP

1 New Cingular Wireless PCS, LLC, 1931 John F. Kennedy  
2 Boulevard; Block 40, Lot 6, in North Bergen.

3 Do I have a motion?

4 On a motion made by Commissioner Choffo.

5 Second by Commissioner Cryan.

6 Commissioner Choffo.

7 COMMISSIONER CHOFFO: Aye.

8 MS. GIARRATANA: Commissioner Cryan.

9 COMMISSIONER CRYAN: Aye.

10 MS. GIARRATANA: Commissioner Jeter.

11 COMMISSIONER JETER: Aye.

12 MS. GIARRATANA: Commissioner

13 Malavasi.

14 COMMISSIONER MALAVASI: Aye.

15 MS. GIARRATANA: Commissioner Ng.

16 COMMISSIONER NG: Aye.

17 MS. GIARRATANA: Chairwoman

18 Bettinger.

19 CHAIRWOMAN BETTINGER: Aye.

20 MS. GIARRATANA: The motion has  
21 passed. The next item is Applications to be Exempt.  
22 I'll read them all together, and then you'll be  
23 voting on them all together.

24 Application 2017-51-SP; T-Mobile  
25 Northeast, LLC; at 2017-2019 Summit Avenue; (Block

1 171, Lot 10; in Union City.

2 Application 2017-58-SP; T-Mobile  
3 Northeast, LLC; at 284 3rd Street; Block 11104, Lot  
4 4; in Jersey City.

5 And Application 2017-61-SP; Sirius XM  
6 Radio; 114 33rd Street, Block 201, Lot 1; in Union  
7 City.

8 Do I have a motion?

9 On a motion made by Commissioner Choffo  
10 and seconded by Commissioner Cryan.

11 Commissioner Choffo.

12 COMMISSIONER CHOFFO: Aye.

13 MS. GIARRATANA: Commissioner Cryan.

14 COMMISSIONER CRYAN: Aye.

15 MS. GIARRATANA: Commissioner Jeter.

16 COMMISSIONER JETER: Aye.

17 MS. GIARRATANA: Commissioner

18 Malavasi.

19 COMMISSIONER MALAVASI: Aye.

20 MS. GIARRATANA: Commissioner Ng.

21 COMMISSIONER NG: Abstain.

22 MS. GIARRATANA: Chairwoman

23 Bettinger.

24 CHAIRWOMAN BETTINGER: Aye.

25 MS. GIARRATANA: The motion has



1 passed. And the rest will just be a notice of  
2 action so just bear with me. I'll read it as fast  
3 as I can. Notice of Action for Applications  
4 Approved or Declared Exempt at the Subdivision and  
5 Site Plan Review Committee Meetings:

6 Application 2017-38-SD; Applicant Hartz  
7 Mountain Industries, Inc., 435 Bergen Avenue; Block  
8 286, Lot 4; in Kearny. It was a major subdivision  
9 application not along a County Road. Declared Exempt  
10 by committee.

11 Application 2017-50-SP; Applicant Journal  
12 Square Ramp, LLC; at 808 Pavonia Avenue; Block 9404,  
13 Lots 34, 35, and 41 and Block 10601, Lots 30 & 39;  
14 in Jersey City. A major site plan application not  
15 along the County road. It was declared exempt by  
16 the committee?

17 CHAIRWOMAN BETTINGER: Excuse me.  
18 Did you say Lot 30?

19 MS. GIARRATANA: 38, yes.  
20 Application 2017-52-SD; 277 Second Street, LLC; 277  
21 2nd Street; and 250 1st Street; Block 11114, Lots  
22 7.01, and Lot 8; in Jersey City. A minor  
23 subdivision application not along a County Road. It  
24 was declared exempt by the Committee.

25 Application 2017-53-SP; Applicant Bayonne

1 Equities Urban Renewal, LLC; 477 & 479-4781 Broadway  
2 Block 204, Lots 2 and 3; in Bayonne. A major  
3 subdivision application not along a County Road.  
4 Declared Exempt by the Committee.

5 CHAIRWOMAN BETTINGER: Again, I think  
6 it's 481.

7 MS. GIARRATANA: Yes. Application  
8 2017-56-SP; Bayonne Redevelopers Urban Renewal, LLC;  
9 301 Chosen Few Way; Block 700, Lot 1 in Bayonne. A  
10 major site plan application not along a County Road,  
11 and it was declared exempt by the Committee.

12 Application 2017-57-SP; Applicant 145  
13 Restaurant, Inc., at 145 Newark Avenue, Block 11405,  
14 Lot 9; in Jersey City. A major site plan  
15 application not along a County Road, and it was  
16 declared exempt by the Committee.

17 Application 2017-59-SD/SP; Applicant PSIP  
18 Avenue A, LLC; location 99 Avenue A; Block 310, Lots  
19 1 through 13, Block 311.01, Lot 1, Block 333.01,  
20 Lots 1 through 6, Block 333.02, Lot 1, Block 301.01,  
21 Lot 7; in Bayonne. A major site plan and major  
22 subdivision application not along a County Road, and  
23 it was declared exempt by the Committee.

24 Application 2017-60-SP; North Street  
25 Properties, LLC; at 105 North Street, Block 295,

1 Lots 16 and 17) in Bayonne. A site plan application  
2 not along a County Road, and it was declared exempt  
3 by the Committee.

4 Application 2017-63-SP; 165-169 St. Paul's  
5 Avenue, LLC; at location 165-169 St. Paul's Avenue;  
6 Block 6603, Lots 2 and 3, in Jersey City. A site  
7 plan application not along a County Road. Declared  
8 Exempt by the Committee.

9 No action needs to be taken. Thank you.  
10 Old business, there is none, and for the new  
11 business, we would like to ask for nominations for a  
12 Vice Chair, since Mike Holloway was our previous  
13 Vice Chair.

14 CHAIRWOMAN BETTINGER: I would like  
15 to make a motion to make Jamie Cryan Vice Chair.

16 COMMISSIONER CHOFFO: I second it.

17 MS. GIARRATANA: Are there any  
18 nominations? The nominations have closed. To vote  
19 on Jamie Cryan as the new Vice Chair, do I have a  
20 motion?

21 On a motion made by Commissioner Choffo,  
22 seconded by Commissioner Ng.

23 Commissioner Choffo.

24 COMMISSIONER CHOFFO: Aye.

25 MS. GIARRATANA: Commissioner Cryan.

1 COMMISSIONER CRYAN: Aye.

2 MS. GIARRATANA: Commissioner Jeter.

3 COMMISSIONER JETER: Aye.

4 MS. GIARRATANA: Commissioner

5 Malavasi.

6 COMMISSIONER MALAVASI: Aye.

7 MS. GIARRATANA: Commissioner Ng.

8 COMMISSIONER NG: Abstain.

9 MS. GIARRATANA: Chairwoman

10 Bettinger.

11 CHAIRWOMAN BETTINGER: I vote aye.

12 MS. GIARRATANA: The motion has  
13 passed.

14 CHAIRWOMAN BETTINGER:  
15 Congratulations.

16 MS. GIARRATANA: The next meeting  
17 date is Tuesday, October 17th at 6:30 p.m.

18 CHAIRWOMAN BETTINGER: Do I have a  
19 motion to adjourn?

20 COMMISSIONER NG: Motion to adjourn.

21 CHAIRWOMAN BETTINGER: All in favor.

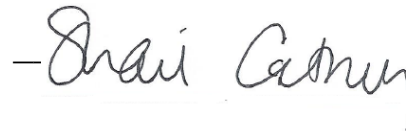
22 (Whereupon the proceeding is then  
23 concluded at 7:12 p.m.)

24

25

C E R T I F I C A T I O N

I, SHARI CATHEY, CCR, RPR, License No.  
30XI00234700, and Notary Public of the State of New  
Jersey, hereby certify that the proceedings herein  
are from the notes taken by me of a Meeting of the  
Hudson County Planning Board, held on Tuesday,  
September 19, 2017; and that this is a correct  
transcript of the same.



SHARI CATHEY, CCR, RPR  
A NOTARY PUBLIC of the  
State of New Jersey  
I.D. No. 2283786  
Commission Expires 2/4/22

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

<b>&amp;</b>	<b>2017-58</b> 8:2	<b>435</b> 9:7	<b>adoption</b> 3:15
<b>&amp;</b> 9:13 10:1	<b>2017-59</b> 10:17	<b>477</b> 10:1	4:17
<b>1</b>	<b>2017-60</b> 10:24	<b>479-4781</b> 10:1	<b>advertise</b> 5:10
<b>1</b> 8:6 10:9,19,19,20	<b>2017-61</b> 8:5	<b>481</b> 10:6	<b>advertised</b> 2:5
10:20	<b>2017-62</b> 6:25	<b>5</b>	<b>aicp</b> 1:20
<b>10</b> 8:1	<b>2017-63</b> 11:4	<b>50</b> 6:9	<b>allows</b> 5:3
<b>105</b> 10:25	<b>2021</b> 4:19	<b>6</b>	<b>applicant</b> 9:6,11
<b>10601</b> 9:13	<b>204</b> 10:2	<b>6</b> 7:2 10:20	9:25 10:12,17
<b>11104</b> 8:3	<b>2283786</b> 13:14	<b>6603</b> 11:6	<b>application</b> 6:8,25
<b>11114</b> 9:21	<b>25.01</b> 6:10	<b>6:30</b> 1:9 12:17	7:24 8:2,5 9:6,9
<b>114</b> 8:6	<b>250</b> 9:21	<b>7</b>	9:11,14,20,23,25
<b>11405</b> 10:13	<b>2507</b> 6:8,9	<b>7</b> 10:21	10:3,7,10,12,15,17
<b>13</b> 10:19	<b>26.01</b> 6:10	<b>7.01</b> 9:22	10:22,24 11:1,4,7
<b>145</b> 10:12,13	<b>277</b> 9:20,20	<b>700</b> 10:9	<b>applications</b> 6:24
<b>15</b> 6:10	<b>284</b> 8:3	<b>7:12</b> 12:23	7:21 9:3
<b>16</b> 11:1	<b>286</b> 9:8	<b>8</b>	<b>approved</b> 6:25 9:4
<b>165-169</b> 11:4,5	<b>295</b> 10:25	<b>8</b> 9:22	<b>assistant</b> 1:18
<b>17</b> 11:1	<b>2nd</b> 9:21	<b>808</b> 9:12	<b>available</b> 5:7,10
<b>171</b> 8:1	<b>3</b>	<b>830</b> 1:8	<b>avenue</b> 1:8 7:25
<b>17th</b> 12:17	<b>3</b> 10:2 11:6	<b>9</b>	9:7,12 10:13,18,18
<b>18th</b> 3:16	<b>30</b> 5:7 9:13,18	<b>9</b> 10:14	11:5,5
<b>19</b> 1:9 2:3 13:8	<b>301</b> 10:9	<b>9404</b> 9:12	<b>aye</b> 4:1,5,8,10,13
<b>1931</b> 7:1	<b>301.01</b> 10:20	<b>99</b> 10:18	5:16,18,20,23,25
<b>1st</b> 9:21	<b>30xi00234700</b>	<b>9a</b> 1:7	6:3,14,16,19,22
<b>2</b>	13:4	<b>a</b>	7:7,9,11,14,16,19
<b>2</b> 10:2 11:6	<b>310</b> 10:18	<b>able</b> 3:17	8:12,14,16,19,24
<b>2/4/22</b> 13:15	<b>311.01</b> 10:19	<b>absent</b> 2:21,21,25	11:24 12:1,3,6,11
<b>201</b> 8:6	<b>333.01</b> 10:19	2:25 3:4,7	<b>b</b>
<b>2017</b> 1:9 2:3 3:16	<b>333.02</b> 10:20	<b>abstain</b> 4:3 8:21	<b>b</b> 1:11
4:19 13:8	<b>33rd</b> 8:6	12:8	<b>bayonne</b> 9:25 10:2
<b>2017-2019</b> 7:25	<b>34</b> 9:13	<b>act</b> 2:8	10:8,9,21 11:1
<b>2017-38</b> 9:6	<b>35</b> 9:13	<b>action</b> 9:2,3 11:9	<b>bear</b> 9:2
<b>2017-41</b> 6:8	<b>38</b> 9:19	<b>addition</b> 2:10	<b>bergen</b> 1:7,8 6:10
<b>2017-50</b> 9:11	<b>39</b> 9:13	<b>additional</b> 5:4	7:2 9:7
<b>2017-51</b> 7:24	<b>3rd</b> 8:3	<b>adjourn</b> 12:19,20	<b>bettinger</b> 1:12 2:1
<b>2017-52</b> 9:20	<b>4</b>	<b>administratively</b>	2:13 3:7,8,11,14
<b>2017-53</b> 9:25	<b>4</b> 8:4 9:8	6:25	3:21 4:12,13 6:2,3
<b>2017-56</b> 10:8	<b>40</b> 7:2	<b>adopted</b> 4:15 6:5	6:21,22 7:18,19
<b>2017-57</b> 10:12	<b>41</b> 9:13		8:23,24 9:17 10:5
			11:14 12:10,11,14
			12:18,21

<p><b>block</b> 6:9 7:2,25 8:3,6 9:7,12,13,21 10:2,9,13,18,19,19 10:20,20,25 11:6 <b>board</b> 1:1,4,17,20 2:3,11,12 4:22 13:7 <b>boulevard</b> 6:8,9 7:2 <b>broadway</b> 10:1 <b>bulletin</b> 2:11,12 <b>business</b> 3:15 4:16 6:6 11:10,11</p>	<p><b>clerk</b> 2:10,11 <b>closed</b> 11:18 <b>comment</b> 5:8,10 <b>comments</b> 5:9 <b>commission</b> 13:15 <b>commissioner</b> 1:12,13,13,14,14 2:15,17,18,19,20 2:21,22,23,24,25 2:25 3:2,3,4,5,6,19 3:24,24,25 4:1,2,3 4:4,5,6,8,9,10 5:13 5:14,15,16,17,18 5:19,20,21,23,24 5:25 6:11,12,13,14 6:15,16,17,19 7:4 7:5,6,7,8,9,10,11 7:12,14,15,16 8:9 8:10,11,12,13,14 8:15,16,17,19,20 8:21 11:16,21,22 11:23,24,25 12:1,2 12:3,4,6,7,8,20 <b>commissioners</b> 3:16 5:6 <b>committee</b> 9:5,10 9:16,24 10:4,11,16 10:23 11:3,8 <b>community</b> 4:18 <b>concluded</b> 12:23 <b>congratulations</b> 12:15 <b>considered</b> 6:7 <b>contribution</b> 4:25 <b>correct</b> 13:8 <b>counsel</b> 1:17 <b>counselor</b> 2:4 <b>county</b> 1:1,4 2:2 4:18,21 5:3,3 9:9 9:15,23 10:3,10,15 10:22 11:2,7 13:7</p>	<p><b>county's</b> 2:11 <b>cray</b> 1:21 <b>cryan</b> 1:14 2:18,19 4:2,3 5:13,17,18 7:5,8,9 8:10,13,14 11:15,19,25 12:1 <b>curley</b> 1:17 2:6</p> <p><b>d</b></p> <p><b>daniel</b> 1:12 <b>date</b> 12:17 <b>day</b> 5:7 <b>declared</b> 9:4,9,15 9:24 10:4,11,16,23 11:2,7 <b>development</b> 4:23</p> <p><b>e</b></p> <p><b>e</b> 1:6,6,11,11,16,16 13:1 <b>earlier</b> 5:5 <b>effect</b> 4:21 <b>eligible</b> 5:4 <b>equities</b> 10:1 <b>esq</b> 1:17 <b>excuse</b> 9:17 <b>exempt</b> 7:21 9:4,9 9:15,24 10:4,11,16 10:23 11:2,8 <b>expires</b> 13:15</p> <p><b>f</b></p> <p><b>f</b> 1:11 6:9 7:1 13:1 <b>fast</b> 9:2 <b>favor</b> 12:21 <b>first</b> 4:17 <b>flag</b> 3:12,13 <b>floor</b> 1:7 <b>floyd</b> 1:13 <b>force</b> 1:18 <b>forestry</b> 4:18 <b>francesca</b> 1:20</p>	<p><b>freeholders</b> 2:12 <b>funding</b> 5:4</p> <p><b>g</b></p> <p><b>giarratana</b> 1:20 2:15,18,20,24 3:3 3:6,9,23 4:2,4,6,9 4:11,14 5:17,19,21 5:24 6:1,4,15,17 6:20,23 7:8,10,12 7:15,17,20 8:13,15 8:17,20,22,25 9:19 10:7 11:17,25 12:2,4,7,9,12,16 <b>glembocki</b> 2:21</p> <p><b>h</b></p> <p><b>hartz</b> 9:6 <b>hearing</b> 4:17 <b>held</b> 13:7 <b>hernandez</b> 2:21 <b>holloway</b> 11:12 <b>hudson</b> 1:1,4 2:2 4:18,21 13:7</p> <p><b>i</b></p> <p><b>i.d.</b> 13:14 <b>implementation</b> 5:2 <b>industries</b> 9:7 <b>inspector</b> 1:19 <b>item</b> 6:5,24,24 7:21</p> <p><b>j</b></p> <p><b>j</b> 1:17 <b>james</b> 1:14 <b>jamie</b> 11:15,19 <b>jersey</b> 1:8,8 2:9 8:4 9:14,22 10:14 11:6 13:5,14 <b>jeter</b> 1:13 2:22,23 4:4,5 5:19,20 6:12</p>
<p><b>c</b></p>			
<p><b>c</b> 6:24 13:1,1 <b>call</b> 2:2,14 <b>cathey</b> 13:3,13 <b>ccr</b> 13:3,13 <b>center</b> 1:7 <b>certify</b> 13:5 <b>chair</b> 11:12,13,15 11:19 <b>chairwoman</b> 1:12 2:1,13 3:7,8,9,11 3:14,21 4:11,13 6:1,3,20,22 7:17 7:19 8:22,24 9:17 10:5 11:14 12:9 12:11,14,18,21 <b>choffo</b> 1:12 2:16 2:17 3:19,24,25 4:1 5:14,15,16 6:11,13,14 7:4,6,7 8:9,11,12 11:16,21 11:23,24 <b>chosen</b> 10:9 <b>cingular</b> 7:1 <b>circulated</b> 5:5 <b>city</b> 1:8 8:1,4,7 9:14,22 10:14 11:6</p>			

<p>6:15,16 7:10,11 8:15,16 12:2,3 <b>job</b> 1:25 <b>john</b> 1:17 6:9 7:1 <b>journal</b> 2:9 9:11 <b>july</b> 3:16</p>	<p><b>mandatory</b> 5:7 <b>mario</b> 1:19 <b>matters</b> 4:16 <b>meeting</b> 1:3 2:2,4 2:6,8 3:15 6:7 12:16 13:6 <b>meetings</b> 2:8 9:5 <b>mehta</b> 3:3 <b>memorialization</b> 6:6 <b>mike</b> 11:12 <b>minor</b> 9:22 <b>minute</b> 4:15 <b>minutes</b> 3:15,17 <b>mobile</b> 7:24 8:2 <b>motion</b> 3:18,20,23 4:14 5:12,13 6:4 6:11,23 7:3,4,20 8:8,9,25 11:15,20 11:21 12:12,19,20 <b>mountain</b> 9:7</p>	<p><b>notice</b> 2:8 9:1,3 <b>noticed</b> 2:7</p>	<p><b>properties</b> 10:25 <b>psip</b> 10:17 <b>public</b> 2:8 4:17 5:7 13:4,13 <b>published</b> 2:9</p>
<p><b>k</b></p>	<p><b>n</b></p>	<p><b>o</b></p>	<p><b>q</b></p>
<p><b>kearny</b> 9:8 <b>kennedy</b> 1:14 6:8 6:9 7:1 <b>kevin</b> 1:18 <b>know</b> 5:9 <b>kopacz</b> 2:24</p>	<p><b>nj2707619</b> 1:25 <b>njdep</b> 4:20 5:5 <b>nominations</b> 11:11 11:18,18 <b>north</b> 6:10 7:2 10:24,25 <b>northeast</b> 7:25 8:3 <b>notary</b> 13:4,13 <b>notes</b> 13:6</p>	<p><b>o</b> 1:6,6,11,16 13:1 <b>october</b> 12:17 <b>old</b> 11:10 <b>open</b> 2:7 <b>order</b> 2:2 3:14 <b>orders</b> 4:16 <b>overall</b> 5:1</p>	<p><b>questions</b> 5:11 <b>quorum</b> 3:10</p>
<p><b>l</b></p>	<p><b>p</b></p>	<p><b>r</b></p>	<p><b>r</b></p>
<p><b>l</b> 1:16 <b>ledger</b> 2:9 <b>license</b> 13:3 <b>llc</b> 6:9 7:1,25 8:3 9:12,20 10:1,8,18 10:25 11:5 <b>location</b> 10:18 11:5 <b>longer</b> 5:8 <b>lot</b> 7:2 8:1,3,6 9:8 9:18,22 10:9,14,19 10:20,21 <b>lots</b> 6:10 9:13,13 9:21 10:2,18,20 11:1,6 <b>lugo</b> 2:25</p>	<p><b>p</b> 1:6,16 <b>p.m.</b> 1:9 12:17,23 <b>parks</b> 5:3 <b>particular</b> 4:21 <b>passed</b> 4:15 6:5,24 7:21 9:1 12:13 <b>paul</b> 1:21 <b>paul's</b> 11:4,5 <b>pavonia</b> 9:12 <b>pcs</b> 7:1 <b>pe</b> 1:21 <b>period</b> 5:8 <b>plan</b> 4:18,19 5:1,2 5:5 6:5 9:5,14 10:10,14,21 11:1,7 <b>planner</b> 1:18 <b>planning</b> 1:1,4 2:3 4:21 13:7 <b>please</b> 2:14 3:12 <b>posted</b> 2:10 <b>pp</b> 1:20 <b>previous</b> 11:12 <b>prior</b> 6:7 <b>proceeding</b> 12:22 <b>proceedings</b> 1:4 13:5 <b>projects</b> 4:24 <b>properly</b> 2:4,7 5:10</p>	<p><b>r</b> 1:11,16 13:1 <b>radio</b> 8:6 <b>ramp</b> 9:12 <b>read</b> 7:22 9:2 <b>receive</b> 3:17 5:9 <b>redevelopers</b> 10:8 <b>regular</b> 1:3 <b>renee</b> 1:12 <b>renewal</b> 10:1,8 <b>required</b> 4:23 <b>resolutions</b> 6:6 <b>rest</b> 9:1 <b>restaurant</b> 10:13 <b>review</b> 3:17 4:20 9:5 <b>rise</b> 3:12 <b>road</b> 9:9,15,23 10:3,10,15,22 11:2 11:7 <b>roads</b> 5:3 <b>roll</b> 2:14 <b>romano</b> 3:6 <b>rpr</b> 13:3,13</p>	<p><b>s</b></p>
<p><b>m</b></p>	<p><b>s</b></p>	<p><b>s</b></p>	<p><b>s</b></p>
<p><b>madam</b> 2:13 <b>major</b> 9:8,14 10:2 10:10,14,21,21 <b>malavasi</b> 1:13 3:1 3:2 4:7,8 5:22,23 6:18,19 7:13,14 8:18,19 12:5,6 <b>management</b> 4:18</p>	<p><b>s</b> 1:6,6,6,16,16 <b>salute</b> 3:12,13 <b>scheduled</b> 4:16 <b>sd</b> 9:6,20 10:17 <b>second</b> 3:22 6:12 7:5 9:20 11:16</p>	<p><b>s</b> 1:6,6,6,16,16 <b>salute</b> 3:12,13 <b>scheduled</b> 4:16 <b>sd</b> 9:6,20 10:17 <b>second</b> 3:22 6:12 7:5 9:20 11:16</p>	<p><b>s</b></p>



<p><b>seconded</b> 3:24 5:14 8:10 11:22</p> <p><b>secretary</b> 1:20 2:14</p> <p><b>sent</b> 4:20</p> <p><b>september</b> 1:9 2:3 13:8</p> <p><b>set</b> 4:22</p> <p><b>shade</b> 4:22,24 5:2</p> <p><b>shari</b> 13:3,13</p> <p><b>signature</b> 13:12</p> <p><b>sirius</b> 8:5</p> <p><b>site</b> 9:5,14 10:10 10:14,21 11:1,6</p> <p><b>sp</b> 6:8,25 7:24 8:2 8:5 9:11,25 10:8 10:12,17,24 11:4</p> <p><b>square</b> 1:7 9:12</p> <p><b>st</b> 11:4,5</p> <p><b>standard</b> 4:22,24</p> <p><b>star</b> 2:9</p> <p><b>state</b> 13:4,14</p> <p><b>street</b> 8:3,6 9:20 9:21,21 10:24,25</p> <p><b>subdivision</b> 9:4,8 9:23 10:3,22</p> <p><b>summer</b> 5:6</p> <p><b>summit</b> 7:25</p>	<p><b>tuesday</b> 1:9 2:3 12:17 13:7</p>
	<b>u</b>
	<p><b>union</b> 8:1,6</p> <p><b>urban</b> 10:1,8</p>
	<b>v</b>
	<p><b>vice</b> 11:12,13,15 11:19</p> <p><b>vote</b> 11:18 12:11</p> <p><b>voting</b> 7:23</p>
	<b>w</b>
	<p><b>way</b> 10:9</p> <p><b>wireless</b> 7:1</p> <p><b>worked</b> 4:19</p>
	<b>x</b>
	<p><b>xm</b> 8:5</p>
<b>t</b>	
<p><b>t</b> 1:16 7:24 8:2 13:1,1</p> <p><b>taken</b> 11:9 13:6</p> <p><b>thank</b> 11:9</p> <p><b>think</b> 10:5</p> <p><b>thomas</b> 1:13</p> <p><b>transcript</b> 1:3 13:9</p> <p><b>tree</b> 4:24</p> <p><b>trees</b> 4:23 5:2</p> <p><b>tridente</b> 1:19</p>	