

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, December 17, 2019
6:30 p.m.

B E F O R E:

SAMANTHA LUGO, Chairwoman
JOHN ALLEN, Commissioner
RENEE BETTINGER, Commissioner
ELIZABETH HERNANDEZ, Commissioner
THOMAS MALAVASI, PE, Commissioner
RUSHABH MEHTA, Commissioner

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

JOHN J. CURLEY, ESQ., Board Counsel
STEPHANIE LEE, Assistant Planner
FRANCESCA GIARRANTANA, PP, AICP, Secretary
MARIO TRIDENTE, Inspector
PAUL CRAY, PE

1 VICE CHAIRWOMAN LUGO: Good evening.
2 I would like to call the December 17th, 2019 Hudson
3 County Planning Board to order. Mr. Curley, has the
4 meeting been properly advertised?

5 MR. CURLEY: Yes, the meeting has
6 been properly noticed in accordance with the Open
7 Public Meetings Act. The date and time is on the
8 annual calendar. In addition, those were sent to
9 the New Jersey Journal and the Star Ledger.

10 VICE CHAIRWOMAN LUGO: Thank you.
11 Can we have a role call?

12 MS. GIARRATANA: Yes. Commissioner
13 Allen.

14 COMMISSIONER ALLEN: Here.

15 MS. GIARRATANA: Commissioner
16 Bettinger.

17 COMMISSIONER BETTINGER: Here.

18 MS. GIARRATANA: Commissioner
19 Glembocki, absent. Commissioner Hernandez.

20 COMMISSIONER HERNANDEZ: Here.

21 MS. GIARRATANA: Commissioner Jeter,
22 absent. Commissioner Lugo.

23 VICE CHAIRWOMAN LUGO: Here.

24 MS. GIARRATANA: Commissioner
25 Malavasi.

1 COMMISSIONER MALAVASI: Here.

2 MS. GIARRATANA: Commissioner Mehta.

3 COMMISSIONER MEHTA: Here.

4 MS. GIARRATANA: Commissioner Ng,
5 absent. Commissioner Torres, absent. Commissioner
6 Malavasi, absent.

7 COMMISSIONER MALAVASI: Present.

8 MS. GIARRATANA: Commissioner Walker,
9 absent. Chairman Choffo, absent. Vice Chair, we
10 have a quorum.

11 VICE CHAIRWOMAN LUGO: Please stand
12 to salute the flag.

13 (Flag Salute.)

14 VICE CHAIRWOMAN LUGO: Has everyone
15 had the opportunity to read the minutes from
16 November? If so, can I have a motion?

17 COMMISSIONER HERNANDEZ: I would like
18 to make a motion.

19 MS. GIARRATANA: On a motion made by
20 Commissioner Hernandez and seconded by Commissioner
21 Malavasi.

22 Commissioner Allen.

23 COMMISSIONER ALLEN: Yes.

24 MS. GIARRATANA: Commissioner
25 Bettinger.

1 COMMISSIONER BETTINGER: I will
2 abstain.

3 MS. GIARRATANA: Commissioner
4 Hernandez.

5 COMMISSIONER HERNANDEZ: Aye.

6 MS. GIARRATANA: Commissioner Lugo.

7 VICE CHAIRWOMAN LUGO: Aye.

8 MS. GIARRATANA: Commissioner
9 Malavasi.

10 COMMISSIONER MALAVASI: Aye.

11 MS. GIARRATANA: Commissioner Mehta.

12 COMMISSIONER MEHTA: I abstain.

13 MS. GIARRATANA: Vice Chair, we do
14 not have enough votes. So we need to carry the
15 minutes to the next minute.

16 VICE CHAIRWOMAN LUGO: Do we need a
17 motion to carry?

18 MR. CURLEY: No.

19 MS. GIARRATANA: Thank you. The next
20 item on the agenda are matters scheduled for public
21 hearing. The first is Item A, the Adoption of the
22 County Planning Board Schedule of Meetings for 2020.
23 These were the meetings with one slight change that
24 we circulated at the last meeting and what we sent
25 through e-mail.

1 We're sticking with the same standard
2 schedule with two exceptions. So we have our Site
3 Plan Subdivision Review Committee meeting the first
4 Wednesday of every month in the Planning conference
5 room of the building. And our hearing, the third
6 Tuesday of every month, except in March, which would
7 be the fourth -- I'm sorry, the third Tuesday of
8 every month except for March 24th, which would be
9 the fourth Tuesday of the month, as well as in
10 November. That will also be the fourth Tuesday. Do
11 we have a motion?

12 COMMISSIONER MEHTA: I'll make a
13 motion to approve.

14 COMMISSIONER BETTINGER: I'll second
15 the motion.

16 MS. GIARRATANA: On a motion made by
17 Commissioner Mehta and seconded by Commissioner
18 Bettinger.

19 Commissioner Allen.

20 COMMISSIONER ALLEN: Yes.

21 MS. GIARRATANA: Commissioner
22 Bettinger.

23 COMMISSIONER BETTINGER: Aye.

24 MS. GIARRATANA: Commissioner
25 Hernandez.

1 COMMISSIONER HERNANDEZ: Aye.

2 MS. GIARRATANA: Commissioner Lugo.

3 VICE CHAIRWOMAN LUGO: Aye.

4 MS. GIARRATANA: Commissioner
5 Malavasi.

6 COMMISSIONER MALAVASI: Aye.

7 MS. GIARRATANA: Commissioner Mehta.

8 COMMISSIONER MEHTA: Aye.

9 MS. GIARRATANA: Vice Chair, the
10 motion has passed. The next item on the agenda are
11 memorializations of resolutions considered at the
12 last meeting. The one application is 2019-16-SP/SD.
13 This was at 3373 through 3379 Kennedy Boulevard;
14 Block 3406, Lot 17 and 18; in Jersey City.

15 VICE CHAIRWOMAN LUGO: Do we have a
16 motion?

17 COMMISSIONER MALAVASI: I'll make a
18 motion.

19 COMMISSIONER HERNANDEZ: Second.

20 MS. GIARRATANA: On a motion made by
21 Commissioner Malavasi, and seconded by Commissioner
22 Hernandez.

23 Commissioner Hernandez.

24 COMMISSIONER HERNANDEZ: Aye.

25 MS. GIARRATANA: Commissioner Lugo.

1 VICE CHAIRWOMAN LUGO: Aye.

2 MS. GIARRATANA: Commissioner

3 Malavasi.

4 COMMISSIONER MALAVASI: Aye.

5 MS. GIARRATANA: The motion has
6 passed. The next item on the agenda are Site Plans,
7 Subdivisions and Other Matters Scheduled for Public
8 Hearing. The first application is 2018-41-SP. This
9 is at 3804 32nd Street; Block 261, Lot 3 in Union
10 City. The applicant is Kuenzle Realty, LLC. and the
11 application is to create five-space parking lot for
12 the adjacent building. And for the reference, this
13 application was scheduled to be heard last meeting,
14 but they requested adjournment. They sent their
15 request to us and to Union City; and we received a
16 letter from Union City also confirming that they
17 were okay with the adjournment.

18 MS. PEREIRAS: Thank you very much.
19 Good evening, everyone. May it please the Board,
20 Bianca Pereiras on behalf of the applicant. As
21 mentioned, this is an application to pave the lot
22 that is approximately 25-feet by 112-feet to provide
23 parking for an adjacent building that is also owned
24 by my client. There is already lots on the corner,
25 but this lot is for parking their vehicles and for

1 their employees for the business. We have one
2 expert to testify before the Board, that is our
3 architect, Mr. Pereiras.

4 (The witness is sworn.)

5 MR. PEREIRAS: I do. Manny Pereiras.
6 P-E-R-E-I-R-A-S. For Pereiras Architects
7 Ubiquitous, 1116 Summerland Avenue, Union City.

8 MS. PEREIRAS: Mr. Pereiras has
9 testified before the Board in the past, as well as
10 many other boards throughout Hudson County, and I
11 ask that he be accepted as an expert in the field of
12 architecture.

13 MR. PEREIRAS: Thank you very much.

14 MS. PEREIRAS: Mr. Pereiras, are you
15 familiar with the property in question?

16 MR. PEREIRAS: I am.

17 MS. PEREIRAS: And did you prepare
18 the drawings that are before the Board?

19 MR. PEREIRAS: I have.

20 MS. PEREIRAS: And would you kindly
21 describe the drawings to the Board?

22 MR. PEREIRAS: I would be very happy
23 to. Counsel made a great representation of what's
24 going on. Floor & Glass has been in business there
25 for many, many years. Their business has grown over

1 the years. They have lots of vans, and
2 unfortunately, the only place for them to park or
3 pull over has been along 38th Street. It's caused a
4 little bit of traffic havoc in Union City. The
5 municipality has really encouraged them to try and
6 find a lot. They've been looking for a lot for many
7 years. The opportunity came for the lot right
8 adjacent to them to the north.

9 It's 25 -- it's a slightly irregular lot.
10 It's 25.06 wide; 112-feet on one end; on the
11 northern end, 113-feet; and there was a two-family
12 house there. They demolished that house, and they
13 are looking to create a parking lot for the property
14 there.

15 The application we're going to propose is
16 really as simple as could be. We're proposing a
17 curb cut along Bergen Turnpike; 38th Street will be
18 over here. This is the property where the business
19 is, and this is the lot. We are introducing a
20 little bit of landscape along the front along 32nd
21 Street to create a little buffer between that and
22 the parked cars. We're creating a landscaping area
23 along the rear of the property. We're trying to
24 introduce some other green element, having bike
25 racks so employees can bike to work. A lot of the

1 employees are local to the area, and then have
2 locations for their vans to come in. It's basically
3 for employees out of their vans for -- to be before
4 they head out in the morning.

5 We have five spaces, all compliant, 20 by
6 9 minimum, including ADA quiet spaces. The
7 municipality asked for two spaces, a van space and a
8 regular ADA space. So we're doing that in
9 compliance with what the local instructor
10 specifically asked for. We have no objection to it,
11 and what we're proposing this along the northern end
12 of the property, five parking spaces fully
13 compliant. The aisle is a little tight. It is
14 exactly 15 feet, eight inches.

15 But then again, this is employee parking
16 and they have -- and their operation hours are early
17 in the morning. After business hours, they come in,
18 the trucks go out, and then at the end of the day
19 they come in one time, in and out. This concludes
20 my testimony. I'll keep speaking, but I'm open to
21 your questions.

22 MR. CURLEY: Excuse me, could you
23 just identify the drawing for the record?

24 MR. PEREIRAS: Absolutely. These are
25 the same documents I submitted to the Board. The

1 sheet that I have been referencing is Sheet Z02 of
2 set 15135, and it has an original date of September
3 2017, and it has multiple revision dates, the last
4 one being March 5th, 2019.

5 MR. CURLEY: I have nothing else.

6 VICE CHAIRWOMAN LUGO: Commissioners,
7 any questions?

8 COMMISSIONER MALAVASI: I just have a
9 question for our engineer. The grading, which is on
10 the grading plan, the handicap spaces, they are flat
11 across. It looks like they are at about a nine,
12 almost a ten percent longitude degree. Is that an
13 issue? You think that's in accordance with -- it's
14 unusual to see that kind of a slope on a handicap
15 parking stall. Usually you worry about the cross
16 slope with wheelchairs. Do you have any issues with
17 that slope?

18 MR. CRAY: If I could, I see the
19 architectural plan presented. The last reviews that
20 I did resulted in a review letter dated November
21 25th of this year. Most of these remaining review
22 comments at that time were engineered in the nature
23 of slopes and whatnot, including the slopes being
24 straightened. So it was a grand plan prepared for
25 the meeting by the engineer, and he addressed

1 remaining conditions that I have.

2 That plan is dated November 19th, 2019. I
3 referenced that. I think the most recent
4 architectural plans I have is dated November 15th,
5 2018, and you just referenced a March 5th, 2019. I
6 don't have those. And you referenced two ADA
7 spaces, and I do recall that at one point. When the
8 revised plan came in, the main thing was to work out
9 the slopes of the front sidewalk. That was an
10 ongoing, outstanding issue. The engineer was
11 addressing and finalized the design as accessible,
12 and in the beginning of the site is the one ADA
13 space. At one point it was too steep, and now it's
14 acceptable. So -- but it sounds like your plan is a
15 master plan now.

16 COMMISSIONER MALAVASI: From what you
17 just described, it doesn't. It sounds like you put
18 the location of the ADA spots in the front.

19 MR. CRAY: Well, he only has one
20 space.

21 MR. PEREIRAS: Okay.

22 MR. CRAY: And on the November 19th,
23 2019 engineering site plan, the slope was
24 acceptable.

25 MR. PEREIRAS: Okay.

1 COMMISSIONER MALAVASI: Yeah, I was
2 looking at this at the new hearing plan dated -- in
3 our packet.

4 MR. CRAY: Does it have a revision
5 date?

6 COMMISSIONER MALAVASI: 11/18/19 with
7 no revision.

8 MR. CRAY: Okay. And I have one
9 revision date of 11/19. It was a short period of
10 time that he made one last change, which did bring
11 the cross slope to the ADA space of 1.8 percent,
12 which is --you know -- because you're correct. The
13 one before that, it didn't. The slope didn't quite
14 work.

15 COMMISSIONER MALAVASI: You're saying
16 he's got those spaces --

17 MR. CRAY: One space at the front.
18 So what I would ask the applicant is, reconciling
19 the architecture plan is easy for us, but is that
20 still okay with what you need to do with regard to
21 require approval from Union City?

22 MS. PEREIRAS: The approval itself
23 doesn't call for two ADA spots. The last
24 discussions we had with the building inspector.

25 MR. CRAY: Right. And the only

1 discussion is that that's something -- I'd prefer
2 that you communicate with them. Typically, it's one
3 space for five or so. Now, if he insisted on the
4 two, I'd refer to you and the site civil. It's okay
5 for one, but you would need the access aisle and it
6 does get steeper. It's a challenge for him to get
7 that plateau to the slope. Once you go back it gets
8 deeper. So I don't know if you can do that, but
9 your representation is this.

10 What I would suggest is that we act on the
11 design of the -- as the new plan, that's apart and
12 separate from the town with regards to slopes
13 adjacent to a building. If you have a need to
14 change that with the town, then that would be a
15 separate thing to come back and explain why you have
16 to change it.

17 MR. PEREIRAS: I agree completely and
18 we'll follow-up on that.

19 MR. CRAY: Because the main thing
20 with this that they weren't adding square footage.
21 We did want the representation for the record of
22 what this is for. So we'll just keep it a public
23 parking lot. It's for accessory to the Floor &
24 Glass. So what was left was just to make sure that
25 the sidewalk had the proper ADA slopes. The

1 existing sidewalk is steeper than that. So they
2 have to remove the sidewalk and make it right,
3 because we don't have -- the ADA laws federally are
4 such that we don't have the ability to say it's
5 okay. So they did propose that. They were going to
6 flatten the slope, transition it a little bit off
7 site on either side. It's acceptable to us that the
8 slopes for ADA. And besides that, there's nothing
9 else we could. In this case, it's really just a
10 skinny parking lot with the ADA slopes. So they've
11 addressed those conditions. So we have no remaining
12 comments to be addressed.

13 COMMISSIONER MALAVASI: Yeah. I
14 would say subject to just the plans coordinating and
15 taking a look at it. I won't get into argument
16 about whether they need one or two, because we had
17 that conversation before.

18 MR. CRAY: Right. It would be an
19 easier solution for the architectural plans to match
20 the engineering.

21 COMMISSIONER MALAVASI: Yeah. If the
22 space were complaint -- I mean, if the Board chooses
23 to approve that as a condition, I would support it.
24 I don't have a problem with that. It's just a
25 matter of a technical detail.

1 VICE CHAIRWOMAN LUGO: Any other
2 questions? Do I have a motion?

3 COMMISSIONER MALAVASI: I'll make a
4 motion to approve the application, subject to the
5 conversation about the coordination of the plans so
6 that the ADA spaces are compliant.

7 COMMISSIONER BETTINGER: I'll second
8 the motion.

9 MS. GIARRATANA: On a motion made by
10 Commissioner Malavasi and seconded by Commissioner
11 Bettinger.

12 Commissioner Allen.

13 COMMISSIONER ALLEN: Yes.

14 MS. GIARRATANA: Commissioner
15 Bettinger.

16 COMMISSIONER BETTINGER: Aye.

17 MS. GIARRATANA: Commissioner
18 Hernandez.

19 COMMISSIONER HERNANDEZ: Aye.

20 MS. GIARRATANA: Commissioner Lugo.

21 VICE CHAIRWOMAN LUGO: Aye.

22 MS. GIARRATANA: Commissioner
23 Malavasi.

24 COMMISSIONER MALAVASI: Aye.

25 MS. GIARRATANA: Commissioner Mehta.

1 COMMISSIONER MEHTA: Aye.

2 MS. GIARRATANA: The motion has
3 passed.

4 MR. PEREIRAS: Thank you all very
5 much.

6 MS. GIARRATANA: On the next item on
7 the agenda we have Application 2019-68-SP. The
8 applicant is John & Maryan, LLC at 3437 Kennedy
9 Boulevard; Block 2602, Lot 25; in Jersey City. This
10 is an application to construct a six-story building.
11 It's 60 units, 30 car parking spaces, 36 bike
12 stations, and a CitiBike station.

13 MR. SCHUMANN: Good evening, Members
14 of the Board. My name is Ronald Schumann. I'm from
15 the firm of Friedman Hanlon, and I represent the
16 applicant in this matter. I brought this evening
17 all of the professionals who appeared before city
18 zoning board in the event there are questions from
19 each profession, but I'd ask the architecture to go
20 over, who is our first witness, to lead the
21 presentation, because he has a PowerPoint, and I
22 think he can take you through the PowerPoint, and he
23 can answer most of the questions that I think we
24 anticipate from the Board Members.

25 However, I have the traffic engineer. I

1 have the civil engineer as well, and I think we can
2 proceed with it. The only point I would like to
3 make is that one of the comments that of your
4 professionals had concerned a franchise agreement
5 with the CitiBike franchise that will go in front of
6 the building, and I represent to this Board that in
7 the event you approve this application, then I will
8 spend the time with the County Counsel to negotiate
9 a franchise agreement for the CitiBike stations
10 because there would need to be a survey. There
11 would need to be a survey done of that area.

12 Mr. Garber, please.

13 (The witness is sworn.)

14 MR. CURLEY: Would you please state
15 your name for the record and spell your last name?

16 MR. GARBBER: Richard Garber.
17 G-A-R-B-E-R.

18 MR. CURLEY: Thank you.

19 MR. SCHUMANN: Mr. Garber, before you
20 start, we have a PowerPoint, and I would suggest
21 that what we will do is we'll duplicate the
22 PowerPoint, submit it as evidence, Mr. Curley,
23 instead of documents; hard copies.

24 MR. GARBBER: There's no real
25 deviation from the drawings. It's just projecting

1 drawings themselves. I'm projecting graphics.

2 MR. CURLEY: If we could get it on a
3 disk, that would be fine.

4 MR. GARBER: No problem. All right.
5 Board members, thank you. As Mr. Schumann said,
6 this application was approved unanimously by the
7 Jersey City Zoning Board in late November of 2018.
8 The project has some history in that we had engaged
9 then staff planner, Tanya Marione, and of course,
10 she is the director of planning department, to
11 really work closely with her on this application.

12 What we are proposing is a six-story
13 60-unit building. And again, it was unanimously
14 approved by the Jersey City Zoning Board about a
15 year ago, a little over a year ago. So why do they
16 need your Board approval? As you know, it's on a
17 county road. It's a hundred feet wide. The
18 allowable use is to this day are one and two-family
19 homes. That's something that -- actually, I was
20 told earlier actively being discussed by the
21 Planning Department in Jersey City in terms of up
22 zoning with regard to the types of buildings that
23 I'm about to show you and the types of buildings
24 that typically go before the Zoning Board.

25 So this is our zoning evaluation chart.

1 It basically, the big deviation are variances and
2 parts of the uses in that -- I'm sorry, the big
3 variance that is -- was requested of the Zoning
4 Board was the use variance, because multi-family
5 housing is not a permitted use in the R-1 or 2
6 zones. So as I said, that deviation was granted.
7 In addition to that, we have a deviation for the lot
8 depth. The lot depth is usually 100. We're at 97
9 right there; side yard setback. Right now, we're in
10 the two-foot range, requesting three feet on both
11 sides.

12 As well as building height, the building
13 height comes within use. We are approximately a
14 six-story height here, and I believe that's 66 feet,
15 and it runs to the top of the building. I'm going
16 to show you that. Building coverage, again that's
17 the 60. I think we're at about maybe -- let me just
18 confirm that. Excuse me, 88 percent and then lot
19 coverage we are proposing 92 percent. It actually
20 goes down from the 99 percent, it's currently now a
21 parking lot.

22 And then parking, as written in the RMR is
23 a minimum of one space per dwelling unit. We are is
24 proposing 0.5 space per dwelling unit, which in
25 another application we've had like this to the city

1 department in Jersey City, this is consistent with
2 what they expect. So those are the deviations
3 requested. Another issue, the building site is a
4 large site is. Basically it's about 17,500 square
5 feet and what we find, as you all know, is there's
6 quite a valued character on the Boulevard. We have
7 one and two-family houses. We have some
8 multi-family units. We have industrial uses, we
9 have schools, and I think that's represented in
10 terms of this aerial view where you see an
11 industrial building, a larger multi-family-type
12 building, a school, as well as some one and
13 two-family houses as well.

14 And so our strategy for massing this
15 building was to look at the larger context from the
16 south. So you take the height, and then look at
17 smaller buildings to the north, and you're then
18 subdividing that building so that it actually
19 retains the architectural relationship to the
20 surrounding blocks. We further shift that facade so
21 that part of the building is at six stories, and the
22 other part of the building is at five stories,
23 thereby varying the height, much like you see again
24 in the context from the outside and along the
25 Boulevard.

1 And then this is just the Photoshopped
2 image, and the top view is a closeup of our building
3 Photoshopped, and then the two bullet views are our
4 side of the street standing out a number of blocks
5 and then the other side of the street. And then you
6 see, that you have a varying height with the natural
7 height, varying types of architectural wood.
8 There's a lot of different heights of buildings in
9 this part of town.

10 So one of our proposed designs -- I'll
11 just read these into the record. Our lot size is
12 17,954 square feet, a total proposed building area,
13 62,143 square-feet. As you see, it's residential.
14 It's a use variance. Maximum structure height is
15 six-stories. Proposed building height is 66 feet.
16 Again, I'll show you in the elevation that only part
17 of the building is at six-stories, and the other
18 part of that is at five stories.

19 We are proposing 60 residential
20 apartments; 19 one-bedroom and 41 two-bedrooms. So
21 we're stacking the building to two-bedroom units,
22 which I believe will appeal to small families and
23 also other housing situations that are in Jersey
24 City. There's obviously an elevator proposed in the
25 building, providing wheelchair ADA accessibility to

1 all residents. As I said, there are 30 vehicle
2 parking spaces. In our original application, we
3 actually at 20 spaces, per your comments we have --
4 we're proposing two, and I'll show it was very easy
5 for us to do that. I don't think the code changed,
6 but when we submitted to the City, we only had one
7 space, and we did not hear back on that one. We're
8 happy to provide two. We have six compact spaces
9 and 22 standard spaces, that's 30.

10 We're also proposing 641 square feet of
11 indoor bike storage, with a capacity of 38 bicycles.
12 As Mr. Schumann said, we are also proposing a
13 CitiBike stop with a capacity of 14 CitiBikes; 631
14 square-feet of common wood deck space for
15 residential tenant, and then 3,908 square feet of
16 shared or private roof deck space for some of the
17 apartments. So a lot of roof deck space; some of it
18 will be publicly accessible; some of it privately
19 accessible.

20 I'll take you through some of the views of
21 the building. I do have a material board as well
22 showing you some of the elevations. I'll talk a
23 little bit about the materials, but you can really
24 see that we were very cognizant of trying to sculpt
25 the building with wood materials, differentiate that

1 facade to break down the scale, the kind of things
2 that architects can do. So you can see very clearly
3 here how four sections of the building pop up to the
4 three stories -- excuse me, six stories, and then
5 three sections of the building are depressed for
6 five-stories, and what happens is when we depress
7 the building there, the space on top, so over here,
8 becomes shared roof deck space. So it's access from
9 either side of the apartments on that floor.

10 We were asked by numerous community groups
11 to provide a shadow study. I'm going to play this.
12 I do want to tell the Board something that you
13 obviously know, all buildings cast shadows, but
14 unfortunately because of our orientation and
15 location, the building is primarily casting shadows
16 into the street and less on other buildings. So you
17 see how a building over the course of a year --
18 excuse me, over the course of the summer of
19 solstice, which is June 21st, which is when we're
20 getting some shadow casting, our building is
21 basically casting shadows onto the street itself and
22 less onto other buildings.

23 You will see that even these modest houses
24 in the rear are actually casting shadows on other
25 buildings. So again, all buildings cast shadows.

1 What we try to do is sculpt the building down a
2 little bit and I think fortunately because of the
3 site and the orientation, the majority of the long
4 shadow casting is actually happening on the
5 Boulevard itself.

6 Now, in terms of our ground floor plan, as
7 I said, we have 30 proposed parking spaces. Mr.
8 Staigar here will be talking a little bit about the
9 traffic and parking, but we have two vehicular
10 entrances. One is an entrance on the north side
11 with a one-way circulation, and then an exit on the
12 south side. You see here, we have a CitiBike
13 proposed parking. We have our bike room. We have
14 the dedicated trash room, and then what we have is
15 this is our van accessible ADA parking. We're
16 proposing there can actually be another space here
17 so that we actually have -- because of our location,
18 we have about four-feet required to actually be
19 striped. So I think it's no problem to actually
20 achieve that.

21 So that's what we're proposing and that
22 will be reflected in -- I think it's submitted in
23 the ground floor plan if this is accepted, and our
24 PowerPoint obviously goes into that. Bike storage
25 and trash room, so the trash room has a compactor in

1 it. The trash will be taken out of that trash room
2 and brought up onto the street on collection days
3 only. So there's not going to be trash on the
4 street 24-7. We will contain our own trash in the
5 building, and building maintenance will bring it out
6 on collection days, and then I believe it's very
7 important for us to have our bike storage room very
8 accessible to the main entrance to the building,
9 where it could be brought into the street. So that's
10 our proposed first floor plan.

11 Now, on a second floor plan. There are a
12 number of things that obviously carry through. We
13 have a service core, elevator and trash room, as
14 well as two stairs. The stairs are entirely through
15 the building. And then you see at the second floor,
16 where we're taking our first set back, you have a
17 lot of private -- a fair amount of private deck
18 space -- above parking that abuts the rear of the
19 building. So there's seven rear apartments that
20 face west that will have all their own private
21 decks.

22 As we continue going up the building, the
23 building does basically stack. However we are, in
24 addition to depressing portions of the building in
25 elevation, we are also beginning to setback the

1 building from the street. So you see here how
2 certain portions of the building are actually on the
3 line and certain portions of the building step back.
4 That's all what we're attempting to do formally to
5 modulate the scale of the building. Again, it's a
6 bigger building, but what we're trying to do is
7 sculpt it so that individual portions of the
8 building are more consistently conjectural with what
9 we've already talked about.

10 And then we have -- so this is the third
11 floor plan. The third, fourth, fifth floor plan,
12 they stack, and then you'll actually see how we're
13 taking our three setbacks here. We have a zero
14 setback on this side. We think there's an existing
15 garage here if no one knows, and then we're setting
16 back further on the back portion of the building.

17 Now, what you see here on the sixth floor,
18 where we're depressing the building down in those
19 three areas, we have both shared and common roof
20 decks. So the shared roof deck would be accessed by
21 doors off of these units, and then we have a common
22 roof deck, which is accessed through the hallway
23 through the rear units. So that it's not as big,
24 but you know, I think it's important to give
25 everyone some outdoor space, especially as Hudson

1 County becomes more dense, we're using a lot of
2 floor deck space, so we're big believers in outdoor
3 areas on the buildings.

4 As you see, green roof proposed on the
5 roof, and that green roof is mimicked in the larger
6 area on the roof proper, which is not accessible to
7 the public. So that green roof is -- I think that
8 that green roof is a two-by-two module tray. It
9 sits on top of the built roof. However, it holds
10 some water, allows water to evaporate, allows some
11 insulation value for the building by sitting out on
12 top of the roof, and it has a health value. These
13 things really do clean the air.

14 This is our front elevation. Again, we --
15 I mentioned that we are trying to vary materially
16 and scale. So what we have is metal panel. So that
17 metal panel is in gray. We have building brick very
18 similar, and that's to match the clinic and school
19 that's here. We have a fiber cement shot siding,
20 which is here. We are a tempting to carve out the
21 small and lower scale. We have the green wall
22 truss. So in addition to that, we are attempting
23 the green truss, and then we have a series of double
24 hung windows proposed.

25 I do have a material board.

1 Unfortunately, we lost our window -- our clear end
2 window frame in transit, but it very much is like
3 the metal panel. It very much matches that in terms
4 of its gray tone. Brick, we have that. Cement
5 fiber board, which is a kind of a wood product. We
6 have an image of the gray wall as well here. The
7 rear of the building, we're using the same
8 materials. It's a little more neutral in variation.
9 We are still trying to better the variation of the
10 sections of the building vertically. And then the
11 side elevations, we have some windows where we need
12 them, but most of them on the side. It's basically
13 just going to be finishing -- as I said, the south
14 side of the building actually comes between this
15 garage.

16 These are some details that show how we
17 are actually detailing our windows. What we're
18 doing is we're splitting the brick and metal panel
19 around the windows and double the windows up so we
20 can kind of be somewhat artistic with the material
21 uses. And then we see that in a zoom-in of the
22 first two stories, you have a lobby entry with the
23 green truss, and then we have our garage entries
24 over here. One of them is actually off the screen,
25 but the exit is right here.

1 And then in terms of our green
2 infrastructure practices, which is required by the
3 County, we are attempting to utilize our green
4 parking strategy. As I said, we do have 30
5 vehicular parking spaces, two ADA spaces. So we're
6 adding one to the six compact and 22 standard. So
7 it's a variety of parking spaces. In addition, we
8 are proposing 38 bicycles in the bicycle storage and
9 then the CitiBike dock. So I think we have a
10 variety of transportation options here. And that
11 will include one Zipcar, which is actually something
12 that we're going to testify to.

13 In addition, we have -- we're utilizing as
14 our second green infrastructure practice, the green
15 roofs that I showed you that exists on the sixth
16 floor above. This is a modular green roof,
17 two-feet-by-two-feet. They are a very handsome
18 product, and I don't have a picture of that.

19 And the last thing I just very quickly
20 wanted to talk about was the community engagement on
21 this project. We have to keep everyone happy as you
22 know. I think we have done a great deal of
23 community outreach as well as outreach with the City
24 planning officials in the project. So we agree to
25 do that. We began the project in April of 2017 with

1 a meeting with City planning specifically and then
2 staff planning. Tanya became the director, as you
3 know, and she supported higher density on JFK. She
4 always has, and this project kind of is consistent.
5 A total of four meetings were held with the
6 community, as well as the multiple meetings with
7 Tanya. Those meetings -- public meetings, we had
8 one on February 6th, 2018, at Mr. Schumann's office.
9 We had four people come to that meeting, but it was
10 advertised meeting.

11 We had about 86 neighbors from the
12 200-foot list in February 2018 with a presentation.
13 Then on 8th of May, 2018, at the office of
14 Councilman Yun, we were slotted from 2:15 to 3:20.
15 There were many members present there at that point,
16 and then we followed up about a week later with a
17 meeting on the 14th day. Again, at Councilman Yun's
18 office. He streamed live -- streamed that live on
19 Facebook. I'm not sure if you're aware of that, so
20 there were plenty of people that were signed in 23.
21 And I have no idea who were actually on Facebook.
22 We were slotted on 7:10 to 7:40. We had a very good
23 spirited conversation. Our presentation was
24 actually over to nine p.m. They had 22 people
25 signed in on their sign-in sheet, but there were

1 many more people who didn't sign in.

2 Finally, on the 26th of June 2018, we met
3 with the Nelson Avenue Association at St. Ann's. We
4 did receive a letter of support from the president
5 and vice president of that neighborhood group and
6 also Councilman Yun was also there. So that is the
7 history of the building. I hope I was clear in
8 terms of the design objective of this, and I hope
9 the Board will find that we are sensitive to the
10 community and context of this building and will be a
11 positive asset. So thank you.

12 MR. SCHUMANN: If no one has any
13 questions of the architect, I'd like to call the
14 traffic engineer.

15 MR. TRIDENTE: Excuse me, Madam
16 Chair. Could you please discuss the shade tree
17 situation? The shade trees.

18 MR. GARBER: So I think the engineer
19 can speak to that. We do have street trees
20 proposed.

21 COMMISSIONER BETTINGER: Madam Chair,
22 one other question. The entries, can you just
23 identify exactly where the entries are going to be?

24 MR. GARBER: Sure. So facing the
25 front from the side, there should be two. So the

1 lobby entrance, basically right in the center of the
2 building. We do have glass here. This is a glass
3 wall, and then this is the parking entrance that is
4 on the right side of the building. This is the
5 parking available on the south side. So we have
6 parking on both sides of the building for automobile
7 entry hopefully; the pedestrian and residential
8 entries on the side.

9 COMMISSIONER BETTINGER: Will this be
10 a concierge building or?

11 MR. GARBER: Not determined at this
12 point.

13 COMMISSIONER ALLEN: Why don't you
14 point out where the bike storage is in the building?

15 MR. GARBER: Sure, I can show you
16 that. It's basically in this zone. I'll show you
17 that. It's bigger on the screen. So this is the
18 ground floor plan. So what the ground floor plan is
19 showing are entries. Our lobby entry is here.
20 Coming out of the exit, you'll see the elevator
21 here, and this is it by this dock here.

22 One thing that we are doing, we are --
23 we're working around a lot of buildings in town and
24 buildings of this size, typically PSE&G will require
25 a transformer vault interior to the building. In

1 other words, there's not enough power in the street,
2 as these buildings are scaled. So we're needing
3 space for that transformer vault. We don't need to
4 do it. We can pull power out of these bays that go
5 down into the residential area, but I cannot say at
6 this point, because we haven't gotten into a
7 detailed design phase. We won't do that until we
8 get Board approval.

9 COMMISSIONER BETTINGER: I just want
10 to comment. You did an excellent presentation.
11 Thank you. My concern is move in and move out. So
12 as far as traffic impacts for our Board, any type of
13 traffic that impacts Kennedy Boulevard, and now with
14 the bike lanes and so on and so forth, how will it
15 impact move in and move out?

16 MR. GARBER: Sure. I think the
17 answer is -- we don't have a specific scenario to
18 address that, but my sense would be that there would
19 be -- we would be able to locate for a specific
20 period of time a parking space or a place within the
21 garage where a car could be in. I don't actually
22 see that in this garage actually. So my assessment
23 would be that we would operationally allow for a car
24 or even a small van, we can certainly accommodate
25 that inside the building. And so people would move

1 into or out of the building by access to the
2 elevators, which is here. You can just park inside,
3 as opposed to somewhere on the street. So we can --
4 I think we can find a way to control that
5 internally.

6 COMMISSIONER MALAVASI: My question
7 is on the parking, maybe it's not yours, but will
8 the spaces be assigned for the residents?

9 MR. GARBER: I think our traffic
10 engineer can speak to that. I think --

11 COMMISSIONER MALAVASI: Okay. I'll
12 just hold my question.

13 MR. GARBER: -- the e-mail
14 correspondence in my mind, it makes good sense to do
15 that.

16 COMMISSIONER MEHTA: I have a couple
17 of questions. You mentioned that there are 19
18 one-bedroom and 41 two-bedroom apartment. Will
19 there be -- what might be the size of the apartment?
20 Will there be like a laundry room outside of each
21 apartment? And does this type of size of the
22 building require generators?

23 MR. GARBER: The generator will be --
24 so the reason why this building requires a
25 generator, is not because of the size of the

1 building, it's because the occupancy requires the
2 elevator to be accessible egress. So we have to
3 keep that elevator live 24-7. So if there's a power
4 outage, we have to have a generator.

5 COMMISSIONER MEHTA: So that
6 generator will be located where?

7 MR. GARBBER: Again, that's a detail
8 design question, but we have plenty of room on the
9 high roof that is not occupied by anything. You
10 know, it's a -- the generators are -- you won't see
11 it from the street or anything like that, if that's
12 a concern, but we have space on the high roof. We
13 do not have anything actually showing right now, but
14 again, we do have rooftop space in these areas that
15 we certainly -- I don't exactly know how big those
16 are, but approximately we would be able to put the
17 condenser units up there, the generator would be up
18 there, and these would all be actually shielded from
19 public view. The building is tall enough that you
20 wouldn't be able to look up and see any of that kind
21 of stuff.

22 To answer your question about unit sizes,
23 just looking on my unit schedule. So our
24 two-bedrooms are all -- we have one that's 900
25 square feet, but the rest of them are north of 950

1 square feet. So we have 988s. We have a 1,003, and
2 the biggest one's are 1,137s. So they are larger
3 unit. Typically now we're seeing people getting --
4 and in Jersey City specifically, up to the 900
5 square feet for two bedrooms. These are bigger
6 units than I think what's actually on the market
7 right now.

8 And then our one bedrooms range, I'm just
9 picking from some randomly. It looks like the
10 smallest one is about 765 square feet. Actually, we
11 have one that's 653, I know that's a small one. The
12 other ones are in the range of 773, 766. So again,
13 slightly larger for a typical one-bedroom unit.

14 COMMISSIONER MEHTA: The rooftop, do
15 you know how you're going to maintain access to the
16 people, or will it be for the residents?

17 MR. GARBER: It's only access for
18 maintenance.

19 COMMISSIONER MEHTA: Maintenance
20 people?

21 MR. GARBER: That's it.

22 COMMISSIONER MEHTA: So will it be
23 stairs or elevator?

24 MR. GARBER: Stairs only for
25 maintenance access.

1 COMMISSIONER MEHTA: And on the sixth
2 floor you mentioned that the public access -- the
3 private deck and then the shared deck. So between
4 common deck and shared deck, are you going to have
5 any like a fence or what type of --

6 MR. GARBER: Yes, there will be a
7 fence, and in terms of the shared decks, again, we
8 do not have a detailed design. In my belief, we
9 should just have a big deck shared by two
10 apartments. They are probably going to want a
11 fence. So if we do, it's critical that we treat
12 that as a board-on-board fence. So it's a fence
13 with two-by-six that allows light to come through.
14 It's not hard and heavy separator, but it is a
15 physical separator.

16 COMMISSIONER MEHTA: I understand
17 shared deck will be like between two apartments. I
18 am talking about the common -- between the common
19 deck and shared deck.

20 MR. GARBER: We will have a fence
21 right there.

22 COMMISSIONER MEHTA: A fence there?

23 MR. GARBER: Yes. We're on board
24 with that. Can't go from one to the other. It's
25 blocked.

1 MR. SCHUMANN: Okay. Mr. Staigar.

2 (The witness is sworn.)

3 MR. CURLEY: Would you please state
4 your name and spell your last name for the record?

5 MR. STAIGAR: Yes. My name is Joseph
6 Staigar. S-T-A-I-G-A-R. I'm here as the traffic
7 engineer. I've appeared here before this Board on a
8 number of occasion. I hold a practicing engineers
9 license. I've been a practicing engineer for
10 probably longer than anybody else in the world. As
11 I've said, I've appeared before various boards
12 throughout Hudson County.

13 MR. SCHUMANN: Mr. Staigar, did you
14 read the comments from the County --

15 COMMISSIONER MEHTA: Excuse me. I'll
16 be leaving.

17 VICE CHAIRWOMAN LUGO: Yes. Let the
18 record reflect that Commissioner Mehta is leaving.

19 COMMISSIONER MEHTA: Happy holidays,
20 everybody.

21 MR. SCHUMANN: Mr. Staigar, did you
22 read the review reports from the County?

23 MR. STAIGAR: Yes.

24 MR. SCHUMANN: Concerning the traffic
25 issues?

1 MR. STAIGAR: Yes.

2 MR. SCHUMANN: And can you respond to
3 some of the comments that were made and how would
4 you address it?

5 MR. STAIGAR: Just briefly, I'll go
6 over some of the traffic assets. This is replacing
7 a farmer's market, and the trips that will be
8 generated by these 30 parking spaces in and out
9 during the morning and evening peak hours, in the
10 realm of about 12 trips per hour. Residential
11 development, people start work and end work at
12 different times that will occupy this building. And
13 we have about a three-hour window, two-and-a-half to
14 three-hour window when the majority will leave in
15 the morning, and then come back in the evening.

16 So the traffic that is generated is not
17 condensed within a short period of time, but it's
18 stretched out over that two-and-a-half or three-hour
19 period, which diffuses the trip generation. So 30
20 parking spaces will generate 12 trips in the morning
21 and the evening peak hours. We analyze the
22 intersection at Bowers. We are level service --
23 good levels of service B and C. We'll continue to
24 operate at the level of service. The Board has
25 heard from the traffic engineer talking about levels

1 of service. This is just as in grade school. The
2 calculations classified with the levels of service A
3 is best, F is worst. We're in that B-C range during
4 the peak hours, which is a good level of service.

5 The layout of the site, there will be an
6 ingress driveway only. It will circulate in this
7 counterclockwise direction and then exit out between
8 two signals at Bowers and Lincoln. So those two
9 signals offer good gaps in traffic to facilitate the
10 movements. Your engineer recommended that we have a
11 right-turn only, and we'll put the No Left Turn sign
12 at that location. So it'll be a right turn exit
13 only onto Lincoln Street.

14 Now, with parking, we're anticipating 30
15 spaces to be sufficient, but the types of units are
16 smaller. They are ones and twos. We had a lot of
17 analyzing data for the availability of parking to be
18 appropriate based on U.S. census data. U.S. census
19 data for the City of Jersey City is about 0.5. It's
20 actually 0.47 parking -- it's car ownership per
21 apartment unit. It's higher for owner-occupied.
22 It's 0.47 for apartment.

23 We do have good mass transit. We offer a
24 lot of the accessories, such as biking,
25 bike-ability. And also we're going to dedicate one

1 of the spaces for a Zipcar. Zipcars are -- you rent
2 the car by the hour, by the day, you basically work
3 off of an app on your phone, highly accessible
4 through a code to the car, and what the Zipcars --
5 what they find is that it takes the place of between
6 12 and 15 owned cars. The convenience of having
7 that car in the garage itself provided for the
8 residents, is that they can call upon that car if
9 it's available obviously. But instead of buying a
10 car, storing a car, and using it periodically, it
11 costs about \$10,000 a year to own a car. They have
12 the availability of renting that car by the hour, or
13 by the day, or as needed.

14 So that will -- those aspects, good mass
15 transit availability that continuously run up and
16 down Kennedy Boulevard, as well as the Zipcar,
17 bike-ability. They will all depressed the need for
18 car ownership, which will alleviate the parking
19 demand on the site. So I feel that this will
20 replicate -- at least replicate the U.S. census data
21 for Jersey City at 0.5 spaces per unit and have
22 sufficient parking.

23 One last question was asked about how will
24 these spaces be reserved. They will be reserved for
25 residents. So if a resident chooses to lease a

1 parking and has a car, they'll be given the specific
2 space. So unit one will be -- excuse me, Parking
3 Space 1 will be a lot of reserved for people on
4 floor one and so forth. So as a resident comes in,
5 they'll know that their space is going to be
6 available. They are not circling around looking for
7 a spot as well. And then we'll have garage doors
8 that will be activated by a key fob or by a key
9 punch. But the residents who have the key fobs, so
10 it has the -- as they begin to enter, they'll push
11 the button, the garage door goes up, you pull right
12 in. The garage door goes down behind them, and the
13 same thing in reverse. It'll be automatic on the
14 reverse. There will be a sensor in the ground or
15 somewhere that will just allow the garage door to
16 open and then close as that resident leaves.

17 So the site will operate safely and
18 efficiently with additional parking and have a
19 parking plan that will not cause any confusion or
20 mishaps either on-site or off-site. Thank you.

21 MR. SCHUMANN: Does the Board have
22 any questions?

23 COMMISSIONER BETTINGER: With an
24 apartment this size most likely there will be a lot
25 of deliveries, like for takeout food. Is there

1 going to be a space allocated in the front for
2 someone to pull in?

3 MR. STAIGAR: No. We're not
4 anticipating that, and that could happen up and down
5 the residential development on the site.

6 COMMISSIONER BETTINGER: There's
7 definitely going to be deliveries.

8 MR. STAIGAR: There could be, yes.

9 COMMISSIONER BETTINGER: A food
10 delivery; pizza, chinese, whatever. So they would
11 have to double park basically and block traffic?

12 MR. STAIGAR: I think very similar to
13 -- unless we approach City Council and try to get a
14 dedicated space on the street, unfortunately that's
15 going to be the situation, just as it happens on any
16 residential street. Any residential street that
17 I've seen in Jersey City does not have a dedicated
18 dropoff and pickup for those types of uses.

19 They could pull into the -- there is
20 parking allowed on the street, and I don't mean to
21 change the subject, but the point of move ins and
22 move outs, what normally happens is that you contact
23 the police department. You know when the unit is
24 going to be vacated or moving in. So you contact
25 the police department management. You say, Okay, on

1 Thursday, December 20th, can we block off one or two
2 parking spaces because we're going to have a truck?

3 So we'll be working with the police
4 department in that sense. Those quick deliveries,
5 I'm hoping that that's exactly what they'll be. If
6 the resident is anticipating that pizza is showing
7 up or the chinese food, they'll can't wait to get it
8 in his hands or her hands, that it will be a quick
9 transaction. Hopefully, there will be an open space
10 at that time or like we said --

11 COMMISSIONER BETTINGER: I guess
12 that's why I was asking if the building is going to
13 have a concierge, because the tenant can call down
14 to alert them of a delivery, but they would have to
15 -- the delivery -- I guess my question is, would the
16 delivery person has to have access to get into the
17 building, go up to the sixth floor, or will it be a
18 quick delivery then?

19 MR. STAIGAR: Yeah, it'll be a quick
20 delivery, but I think you'll have the tenant coming
21 down to meet and greet the delivery at the main
22 door. So there will be a key punch intercom, you
23 know, Unit 101, you punch that number in, and you
24 would be talking to that person. Or they could buzz
25 them in. We have to figure those details out. But

1 more than likely, the tenant will have to come down.

2 COMMISSIONER HERNANDEZ: That area is
3 going to be heavy traffic, and the parking that we
4 have in the street is heavy. I really know that
5 area. So I noticed all of the entrances will be
6 only Kennedy Boulevard?

7 MR. STAIGAR: Yes.

8 COMMISSIONER HERNANDEZ: So you don't
9 have anything on the back of the building?

10 MR. STAIGAR: Right.

11 COMMISSIONER HERNANDEZ: It's really
12 very difficult. When they are coming from the
13 market to Kennedy Boulevard I'm with you. It's
14 difficult.

15 MR. STAIGAR: So in terms of traffic
16 generation, the farmer's market and garden center
17 that's there now, generates during peak hours more
18 traffic than this -- these 60 units with 30 parking
19 spaces.

20 COMMISSIONER BETTINGER: I've gone to
21 that farmer's market on several occasions. You were
22 able to pull your car in, and they could stack them.
23 So you're not going to have that --

24 MR. STAIGAR: Oh, you're saying the
25 customers?

1 COMMISSIONER BETTINGER: Right.

2 Right.

3 MR. STAIGAR: Right. The residents
4 obviously can pull in and park their cars.

5 COMMISSIONER BETTINGER: Right.

6 Right. But if you're associating the farmer's
7 market to the residential building, I have to
8 disagree with you.

9 MR. STAIGAR: Okay. Well, I was
10 trying to focus in terms of traffic generation,
11 which I think Ms. Hernandez, that was your question,
12 the movements of cars in and out and the interaction
13 with pedestrians and children.

14 COMMISSIONER HERNANDEZ: Especially
15 at the times of day when all of the children are in
16 the street. I wonder if they will have any mirrors
17 and stuff like that so that drivers can see the
18 kids.

19 MR. STAIGAR: You make a good point,
20 but your engineer recommended to have a pedestrian
21 warning system and if it has -- and that would be
22 activated by the garage door opening that will have
23 a sounder -- when I say a sounder -- it will be
24 visible also.

25 COMMISSIONER HERNANDEZ: When you say

1 garage door, are you going to be recommended by the
2 engineer on both sides?

3 MR. STAIGAR: We can do that. Again,
4 we'll work --

5 COMMISSIONER HERNANDEZ: Especially
6 in that area because but there's so many car
7 accidents I see. I work around there and every time
8 I pass by, it's a lot of traffic.

9 MR. STAIGAR: What we've always found
10 for similar developments such as this, in many in
11 Jersey City, as well as in Hoboken and other urban
12 areas, is when you do have that ability, what we
13 want to do is we want to push pedestrians away from
14 the building. So we do have some frontage here to
15 allow that. But when you're coming out of the
16 building, you have to stop because the garage door
17 stops you until the garage door opens up. During
18 that time period, you'll also have a strobe light, a
19 yellow strobe light with the sounders as well.

20 And so the pedestrian is aware that
21 something is happening at that garage door, and the
22 motorist who is leaving the building is coming from
23 a stopped condition, hopefully using caution as they
24 should. We'll put the appropriate signage, Watch
25 Out for Pedestrians before they leave. But it works

1 very well in these types of apartment buildings,
2 because we're not having different people coming in
3 and leaving day in and day out. You're going to
4 have the same resident that comes in, the same
5 resident that comes out, that they'll know the
6 circumstances and the safety precautions that they
7 have to do. So I believe that working with your
8 engineer making the recommendations for that, we can
9 come up with a safer plan that's already designed.

10 COMMISSIONER MALAVASI: Madam Chair,
11 a couple of questions for -- if you're not the right
12 person, let me know. You mentioned the exit will be
13 signed for right turn only. As you know from coming
14 before this Board many times, the Boulevard is
15 generally straight, right turn in and right turn
16 out. I don't believe we've recommended that here,
17 because your in is in the middle of a signalized
18 intersection. So from the standpoint, the left turn
19 in is not really an issue.

20 The question is can you do a little more
21 instead of just signage from the exit, maybe
22 configure the apron a little more to kind of push
23 people to the right. Straight out -- if there's a
24 sign, if they can sneak across they will. So if you
25 can direct people out a little more and then maybe

1 create a driveway to direct people to the south
2 would be very helpful.

3 The other question I have is the
4 CitiBikes. I'm a little concerned because normally
5 you've got trees in the right-of-way, and that's
6 fine, because the trunk of the tree and the site
7 you're looking at is small. I'm a little concerned
8 -- I'm just trying to picture 14 bikes there. Can
9 you comment, and maybe it's for the site engineer,
10 as to site, is there a sight distance issue with 14
11 bikes lined up. You know, CitiBikes are not
12 completely transparent. They have big fenders and
13 bearings and things. So I'm a little concerned
14 about the sight distance going to the right as
15 you're trying to get out. So if either you or the
16 site engineer can address that?

17 MR. STAIGAR: Yeah, and we will. As
18 I mentioned before, we do have a parking lane, which
19 pushes the travel lane of Kennedy Boulevard
20 southbound out further away from that driveway. So
21 again, trying to get out of the site, having it a
22 right-turn only if you're only looking to your left.
23 So now you're not jockeying around on a left and
24 right, so it'll be a safety enhancement that way.
25 But I think beyond that, I believe you're going to

1 be looking --

2 COMMISSIONER MALAVASI: There's going
3 to be cars there, so that's a good point, you're
4 right.

5 MR. STAIGAR: Yeah, it's going to
6 have a buffer.

7 COMMISSIONER MALAVASI: Then I'm
8 fine. I think we're okay. All right. Good. Thank
9 you.

10 VICE CHAIRWOMAN LUGO: Is that
11 parking residential or metered on the street there?

12 MR. STAIGAR: I think it's just
13 allowed. It's just for the public.

14 COMMISSIONER MALAVASI: I don't
15 believe it's metered anymore.

16 MR. STAIGAR: Yeah, it's not metered.
17 But anybody could park there.

18 MS. GIARRATANA: It could be zoned,
19 depending on the area in Jersey City, you know? It
20 has like residential zones. I can't speak to that
21 area, but that happens as well.

22 COMMISSIONER BETTINGER: Madam Chair,
23 I have a question. What can we do for the cars that
24 are traveling north that they don't make the left
25 into and crossing? Is there anything we could put

1 up like to -- on the Boulevard?

2 COMMISSIONER MALAVASI: Well, I think
3 the issue is there -- because of the signalized
4 intersections, there will be natural gaps for people
5 to make the left in. So I think unlike many other
6 developments on the Boulevard, I don't think it's
7 necessary to restrict the left turn in. If it was
8 in the middle of the Boulevard without a signal --

9 COMMISSIONER BETTINGER: What if it's
10 someone stopping in the middle of the street to make
11 a left-hand turn?

12 COMMISSIONER MALAVASI: It's like
13 making a left turn into a street. It's no
14 different. You have actually less, fewer people.
15 Fewer people are going to want to make that left,
16 only the people that live there.

17 MR. STAIGAR: Right. Thank you for
18 that.

19 MR. SCHUMANN: The civil engineer is
20 here, because I know there were questions about the
21 street trees and the grates. So he's available to
22 be questioned by whoever.

23 (The witness is sworn.)

24 MR. CURLEY: Would you please state
25 your name for the record and spell your last name?

1 MR. CUETO: It's Christian Cueto.
2 C-H-R-I-S-T-I-A-N; last name, Cueto, C-U-E-T-O.
3 I've been a licensed professional engineer since
4 2007. I've been practicing all over from Bergen to
5 Mountain County. I sit on the Board in Kenilworth
6 and my license is in good standing. I've never been
7 before this Board.

8 MR. SCHUMANN: Mr. Cueto, did you see
9 the comments from the outside engineer and the
10 County engineer? Would you please respond to those
11 issues the best you can?

12 MR. CUETO: I believe Mr. Garber and
13 Mr. Staigar answered some of these questions, but
14 I'll be more than happy to address them. One of the
15 comments was the no left turn. On the revised
16 plans, we will put No Left Turns at this exit
17 access. I believe the other one was about the
18 pedestrian warning. Mr. Staigar already solved
19 that, and that would be installed for all of the
20 garage doors.

21 The other question was the ADA compliance
22 and the tree frontage. We revised the grading along
23 that area back to the -- back to where it was in the
24 existing. However, it's a tight area offsite in
25 adjacent to the property with two cut curb lines.

1 So for the majority of the cross slope here, you are
2 less than two percent closer to the street because
3 we're lowering. We're lowering the curb from full
4 depth curb to depressed curb. So it's going to be
5 -- it's going to be slightly a little bit more
6 steeper. That's where we'll put the car unit in.

7 MR. SCHUMANN: Wait. I mean, with
8 regard to the review comment of having the
9 transition out in the front, do you bridge that?

10 MR. CUETO: Oh, we -- I did already
11 change it.

12 MR. CRAY: Okay. Okay. What sheet
13 are you talking about?

14 MR. CUETO: I'm sorry. I'm on Sheet
15 4, the grading and utilities map, and I believe the
16 other comment had to do with the shade trees, and
17 that will be sheet five, which is our landscaping
18 and lighting plan. Based on the ordinance, five
19 trees are required, but because of the CitiBike
20 that's been situated there, we can only put four
21 street trees, and because we have to realign them
22 within, we are going to remove the trees that are
23 there now and place four new trees, and the trees
24 will be Bahamian redbuds and Japanese flowering
25 cherry.

1 I know there was another comment about the
2 area around each tree. I think we've had
3 conversations that there will be these little fences
4 around it, and they want more ADA compliant around
5 each tree. So we have no issues with doing that,
6 and I think we'll work with the planner to do more
7 plastic kind of grading around each one. So that
8 they can -- if the tree starts to get bigger. I
9 believe that is it for all the engineering comments,
10 unless I'm missing anything.

11 MR. CRAY: So we're going to end up
12 with four street trees?

13 MR. CUETO: Yes.

14 MR. CRAY: And then tree pits flush
15 to the sidewalk?

16 MR. CUETO: Yes.

17 MR. CRAY: And ADA compliant grades?

18 MR. CUETO: Yes. And plastic is
19 possible through Jersey City. They would rather not
20 have castings along the road because of repairs.
21 Hudson County is a metal. That's why we went with
22 plastic with respect to the city.

23 MR. CRAY: So they are satisfied with
24 that.

25 MR. CUETO: It will work out.

1 Well actually, I went back. We're providing two
2 curb delineators for ADA ramps. You mean between --
3 which sheet? One just beyond --

4 MR. CRAY: Well, we can work out
5 those details later. So the curb will have
6 delineators, the two-by-four strips for the public
7 curb ramps.

8 MR. CUETO: Yes.

9 MR. CRAY: As the County is planning
10 on paving the Boulevard over the next year, we will
11 actually have to be on the other side of the street
12 to cross, and it's connected away from that other.

13 MR. CUETO: Okay. So I see what
14 you're saying.

15 MR. CRAY: Yes, it's a minor detail
16 we can work out. You had said about doing two --
17 the two ADA spaces, to clarify, you added one to the
18 side, that's fine. The access aisle has to serve
19 both, so I think what we need to do is have the
20 access aisle in between the two, or we would need a
21 second access aisle. But these are minor things
22 that we can work out. If an approval was granted,
23 we would need to make changes prior to proceeding.
24 I'm sorry. I didn't mean to interrupt.

25 MR. CUETO: Oh, no. That was it.

1 MR. CRAY: Madam Chair, should I just
2 go through it with them?

3 VICE CHAIRWOMAN LUGO: Sure.

4 MR. CRAY: I referenced they were in
5 front of Board of Engineer on December 3rd, 2019.
6 The applicant's engineer has made a couple of
7 point-by-point response letters, the most recent one
8 being December 13th, 2019; revised plans dated
9 December 12th, 2019, and they addressed other
10 comments, and now it's down to some smaller details
11 that we've discussed and clarity what they are going
12 to do with the street trees so --

13 MR. CUETO: And we still need
14 approval from JCMUA, and we sent them revisions.
15 We're still waiting to hear from them.

16 MR. CRAY: So what I would suggest is
17 send a draft revised plan to me, and then that way
18 we can get their comment. Otherwise, it's a Catch
19 .22, and then when it's ready, you can provide them
20 to the County. Yes, the left turn revised plans,
21 they revised them to say No Left Turn, but you to
22 grab their attention more. Madam Chair, the other
23 concerns have been addressed through their
24 testimony, and we did take into account that they
25 assigned space, because the City has told how many

1 spaces, but we didn't want a case where people were
2 confused to go in, and then you back up. It's a
3 one-way pattern, and we just didn't want any queuing
4 onto the sidewalk. That affects the County road.
5 But I think the assigned spaces will help. Plus,
6 you can't just go in. You would need a key fob to
7 get in. So that addressed any traffic concerns that
8 we had raised. So based on the fact that the
9 applicant has agreed to address any remaining plan
10 changes, I don't have any further questions on it.

11 MS. GIARRATANA: Madam Chair, I just
12 have one request. In addition, if the applicant is
13 going to move forward with the CitiBike station, we
14 could also get some additional information showing
15 that there's a station within either a quarter mile
16 or half a mile. As you know, bike-sharing really
17 only is accessible when stations are placed in a
18 dense pattern. So I'd like to see that, and I'd
19 also like to see an overlay of the current bike
20 network and the proposed bike network. Thank you.

21 MR. CUETO: We'll do that.

22 COMMISSIONER MALAVASI: Madam Chair,
23 I have a couple of questions. Your testimony about
24 the no left turn signs, can you configure the
25 driveway, exit driveway to direct traffic to the

1 south more than just straight out? Can we
2 reconfigure that to kind of direct people to the
3 south, or is it going to be continued straight?

4 MR. CUETO: It's hard because, you
5 know, if this was more of an open area, you could
6 have more of a sloping turn, but because you have
7 such a -- you have --

8 COMMISSIONER MALAVASI: Just take a
9 look at it and see if you can make it work. Give it
10 a little bit of a push to the south would be
11 helpful. The other thing, I think -- and it's hard
12 to tell on the review of the site, but I think your
13 pavement section needs to conform to County
14 standards, which is 2, 10, and 6. I think you're a
15 little light on your pavement section so.

16 MR. CUETO: I can -- I can --

17 COMMISSIONER MALAVASI: Just double
18 check your pavement section, make sure that's okay.
19 And then the other thing that Mr. Cray would do is,
20 we have a contract to pave the road, which should be
21 sometime in the late spring, early summer. Once the
22 road is paved, there is a five-year moratorium, and
23 if you disturb the pavement then you will repaved
24 technically curb to curb or curb to center line for
25 100-feet wide.

1 So it would be in your best interest, I
2 don't know what your schedule is, but it would be in
3 your best interest to put whatever improvements,
4 including your curb and utility connections, sooner
5 rather than later. If you can get those in before
6 they pave the road, late spring or early summer,
7 you'll be much better off, and you'll save yourself
8 some aggravation having to repave the road. So get
9 in the ground as fast as you can, and get out of the
10 road, and life will be easier. And those are my
11 only questions.

12 VICE CHAIRWOMAN LUGO: Okay. Any
13 other comments or questions?

14 MR. TRIDENTE: Madam Chair, I just
15 have one comment regarding the shade tree
16 contribution. It needs to have a B6 crew with
17 backhoe, soil for the tree and the ADA compliance
18 tree grate.

19 MR. SCHUMANN: I have no issue with
20 that.

21 VICE CHAIRWOMAN LUGO: And for
22 clarification, that's for four trees and then
23 they'll --

24 MR. TRIDENTE: No, they need to have
25 five trees, and they'll make the contribution for

1 one.

2 VICE CHAIRWOMAN LUGO: Thank you.

3 Any other questions? Do I have a motion?

4 COMMISSIONER ALLEN: I'll make the
5 motion.

6 COMMISSIONER BETTINGER: I'll second
7 the motion.

8 MS. GIARRATANA: On a motion made by
9 Commissioner Allen and seconded by Commissioner
10 Bettinger.

11 Commissioner Allen.

12 COMMISSIONER ALLEN: Yes.

13 MS. GIARRATANA: Commissioner
14 Bettinger.

15 COMMISSIONER BETTINGER: Aye.

16 MS. GIARRATANA: Commissioner
17 Hernandez.

18 COMMISSIONER HERNANDEZ: Aye.

19 MS. GIARRATANA: Commissioner Lugo.

20 VICE CHAIRWOMAN LUGO: Aye.

21 MS. GIARRATANA: Commissioner
22 Malavasi.

23 COMMISSIONER MALAVASI: Aye.

24 MS. GIARRATANA: The motion has
25 passed. Next item on the agenda are applications to

1 be exempt. Application 2019-81-SP; 26 Oakland
2 Avenue, LLC; at 26 Oakland Avenue; Block 8202, Lot
3 6; in Jersey City. It's a site plan not along a
4 County road.

5 The next application is 2019-86-SP; 228
6 Sherman Avenue, LLC; at 284 Sherman Avenue; Block
7 1604, Lot 38; in Jersey City. This is subdivision
8 application not along a County road.

9 Do I have a motion?

10 On a motion made by Commissioner Bettinger
11 and seconded by Commissioner Lugo.

12 Commissioner Allen.

13

14 COMMISSIONER ALLEN: Yes.

15 MS. GIARRATANA: Commissioner
16 Bettinger.

17 COMMISSIONER BETTINGER: Aye.

18 MS. GIARRATANA: Commissioner
19 Hernandez.

20 COMMISSIONER HERNANDEZ: Aye.

21 MS. GIARRATANA: Commissioner Lugo.

22 VICE CHAIRWOMAN LUGO: Aye.

23 MS. GIARRATANA: Commissioner
24 Malavasi.

25 COMMISSIONER MALAVASI: Aye.

1 MS. GIARRATANA: The motion has
2 passed. The next item on the agenda is old
3 business. There is none. The following item is new
4 business. There is none. And the next meeting date
5 is Tuesday, January 21st, 2020, at 6:30 p.m.

6 VICE CHAIRWOMAN LUGO: Do we have a
7 motion to adjourning?

8 COMMISSIONER BETTINGER: Motion.

9 VICE CHAIRWOMAN LUGO: All in favor?

10 MS. GIARRATANA: Thank you.

11 (Whereupon the proceeding is then
12 concluded at 7:57 p.m.)

13

14

15

16

17

18

19

20

21

22

23

24

25

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

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 Regular Meeting of the Hudson County Planning Board, held on Tuesday, December 17, 2019; 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

&	20 10:5 23:3	32nd 7:9 9:20	88 20:18
& 8:24 14:23 17:8	200 31:12	3373 6:13	8th 31:13
0	2007 53:4	3379 6:13	9
0.47 41:20,22	2017 11:3 30:25	3406 6:14	9 10:6
0.5 20:24 42:21	2018 12:5 19:7 31:8,12,13 32:2	3437 17:8	900 36:24 37:4
0.5. 41:19	2018-41 7:8	36 17:11	9078 64:12
1	2019 1:9 2:2 11:4 12:2,5,23 57:5,8,9 64:8	38 23:11 30:8 62:7	92 20:19
1 20:5 43:3	2019-16 6:12	3804 7:9	950 36:25
1,003 37:1	2019-68 17:7	38th 9:3,17	97 20:8
1,137s 37:2	2019-81 62:1	3:20 31:14	988s 37:1
1.8 13:11	2019-86 62:5	3rd 57:5	99 20:20
10 59:14	2020 4:22 63:5	4	9a 1:7
10,000 42:11	20th 45:1	4 54:15	a
100 20:8 59:25	21st 24:19 63:5	41 22:20 35:18	ability 15:4 41:25 42:17 48:12
101 45:23	22 23:9 30:6 31:24 57:19	5	able 34:19 36:16 36:20 46:22
11/18/19 13:6	228 62:5	5th 11:4 12:5	absent 2:19,22 3:5 3:5,6,9,9
11/19 13:9	2283786 64:14	6	absolutely 10:24
1116 8:7	23 31:20	6 59:14 62:3	abstain 4:2,12
112 7:22 9:10	24-7 26:4 36:3	60 17:11 19:13 20:17 22:19 46:18	abuts 26:18
113 9:11	24th 5:8	62,143 22:13	acceptable 12:14 12:24 15:7
12 40:10,20 42:6	25 7:22 9:9 17:9	631 23:13	accepted 8:11 25:23
12th 57:9	25.06 9:10	641 23:10	access 14:5 24:8 35:1 37:15,17,25 38:2 45:16 53:17 56:18,20,21
13th 57:8	25th 11:21	653 37:11	accessed 27:20,22
14 23:13 50:8,10	26 62:1,2	66 20:14 22:15	accessibility 22:25
14th 31:17	2602 17:9	6:30 1:9 63:5	accessible 12:11 23:18,19 25:15 26:8 28:6 36:2 42:3 58:17
15 10:14 42:6	261 7:9	6th 31:8	accessories 41:24
15135 11:2	26th 32:2	7	accessory 14:23
15th 12:4	284 62:6	765 37:10	accidents 48:7
1604 62:7	2:15 31:14	766 37:12	
17 1:9 6:14 64:8	3	773 37:12	
17,500 21:4	3 7:9	7:10 31:22	
17,954 22:12	3,908 23:15	7:40 31:22	
17th 2:2	30 17:11 23:1,9 25:7 30:4 40:8,19 41:14 46:18	7:57 63:12	
18 6:14	30xi00234700 64:4	8	
19 22:20 35:17		8202 62:2	
19th 12:2,22		830 1:8	
2		86 31:11	
2 20:5 59:14			
2/4/22 64:15			

<p>accommodate 34:24 account 57:24 achieve 25:20 act 2:7 14:10 activated 43:8 47:22 actively 19:20 ada 10:6,8 12:6,12 12:18 13:11,23 14:25 15:3,8,10 16:6 22:25 25:15 30:5 53:21 55:4 55:17 56:2,17 60:17 added 56:17 adding 14:20 30:6 addition 2:8 20:7 26:24 28:22 30:7 30:13 58:12 additional 43:18 58:14 address 34:18 40:4 50:16 53:14 58:9 addressed 11:25 15:11,12 57:9,23 58:7 addressing 12:11 adjacent 7:12,23 9:8 14:13 53:25 adjourning 63:7 adjournment 7:14 7:17 adoption 4:21 advertised 2:4 31:10 aerial 21:10 agenda 4:20 6:10 7:6 17:7 61:25 63:2</p>	<p>aggravation 60:8 ago 19:15,15 agree 14:17 30:24 agreed 58:9 agreement 18:4,9 aicp 1:21 air 28:13 aisle 10:13 14:5 56:18,20,21 alert 45:14 allen 1:13 2:13,14 3:22,23 5:19,20 16:12,13 33:13 61:4,9,11,12 62:12 62:14 alleviate 42:18 allocated 44:1 allow 34:23 43:15 48:15 allowable 19:18 allowed 44:20 51:13 allows 28:10,10 38:13 amount 26:17 analyze 40:21 analyzing 41:17 ann's 32:3 annual 2:8 answer 17:23 34:17 36:22 answered 53:13 anticipate 17:24 anticipating 41:14 44:4 45:6 anybody 39:10 51:17 anymore 51:15 apart 14:11 apartment 35:18 35:19,21 41:21,22</p>	<p>43:24 49:1 apartments 22:20 23:17 24:9 26:19 38:10,17 app 42:3 appeal 22:22 appeared 17:17 39:7,11 applicant 7:10,20 13:18 17:8,16 58:9,12 applicant's 57:6 application 6:12 7:8,11,13,21 9:15 16:4 17:7,10 18:7 19:6,11 20:25 23:2 62:1,5,8 applications 61:25 approach 44:13 appropriate 41:18 48:24 approval 13:21,22 19:16 34:8 56:22 57:14 approve 5:13 15:23 16:4 18:7 approved 19:6,14 approximately 7:22 20:13 36:16 april 30:25 apron 49:22 architect 8:3 32:13 architects 8:6 24:2 architectural 11:19 12:4 15:19 21:19 22:7 architecture 8:12 13:19 17:19 area 9:22 10:1 18:11 22:12 28:6</p>	<p>34:5 46:2,5 48:6 51:19,21 53:23,24 55:2 59:5 areas 27:19 28:3 36:14 48:12 argument 15:15 artistic 29:20 asked 10:7,10 24:10 42:23 asking 45:12 aspects 42:14 assessment 34:22 asset 32:11 assets 40:6 assigned 35:8 57:25 58:5 assistant 1:20 associating 47:6 association 32:3 attempting 27:4 28:22 30:3 attention 57:22 automatic 43:13 automobile 33:6 availability 41:17 42:12,15 available 33:5 42:9 43:6 52:21 avenue 1:8 8:7 32:3 62:2,2,6,6 aware 31:19 48:20 aye 4:5,7,10 5:23 6:1,3,6,8,24 7:1,4 16:16,19,21,24 17:1 61:15,18,20 61:23 62:17,20,22 62:25</p> <hr/> <p style="text-align: center;">b</p> <hr/> <p>b 1:11 18:17 40:23 41:3</p>
---	--	---	--

<p>b6 60:16 back 14:7,15 23:7 26:16 27:3,16,16 40:15 46:9 53:23 53:23 56:1 58:2 backhoe 60:17 bahamian 54:24 based 41:18 54:18 58:8 basically 10:2 20:1 21:4 24:21 26:23 29:12 33:1,16 42:2 44:11 bays 34:4 bearings 50:13 bedroom 22:20,21 35:18,18 37:13 bedrooms 22:20 36:24 37:5,8 began 30:25 beginning 12:12 26:25 behalf 7:20 belief 38:8 believe 20:14 22:22 26:6 49:7 49:16 50:25 51:15 53:12,17 54:15 55:9 believers 28:2 bergen 1:7,8 9:17 53:4 best 41:3 53:11 60:1,3 better 29:9 60:7 bettinger 1:14 2:16,17 3:25 4:1 5:14,18,22,23 16:7 16:11,15,16 32:21 33:9 34:9 43:23 44:6,9 45:11</p>	<p>46:20 47:1,5 51:22 52:9 61:6 61:10,14,15 62:10 62:16,17 63:8 beyond 50:25 56:3 bianca 7:20 bicycle 30:8 bicycles 23:11 30:8 big 20:1,2 27:23 28:2 36:15 38:9 50:12 bigger 27:6 33:17 37:5 55:8 biggest 37:2 bike 9:24,25 17:11 23:11 25:13,24 26:7 33:14 34:14 41:25 42:17 58:16 58:19,20 bikes 50:8,11 biking 41:24 bit 9:4,20 15:6 23:23 25:2,8 54:5 59:10 block 6:14 7:9 17:9 44:11 45:1 62:2,6 blocked 38:25 blocks 21:20 22:4 board 1:1,4,19 2:3 4:22 7:19 8:2,9,18 8:21 10:25 15:22 17:14,18,24 18:6 19:5,7,14,16,24 20:4 23:21 24:12 28:25 29:5 32:9 34:8,12 38:12,12 38:23 39:7 40:24 43:21 49:14 53:5 53:7 57:5 64:7</p>	<p>boards 8:10 39:11 bought 26:9 boulevard 6:13 17:9 21:6,25 25:5 34:13 42:16 46:6 46:13 49:14 50:19 52:1,6,8 56:10 bowers 40:22 41:8 break 24:1 brick 28:17 29:4 29:18 bridge 54:9 briefly 40:5 bring 13:10 26:5 brought 17:16 26:2 buffer 9:21 51:6 building 5:5 7:12 7:23 13:24 14:13 17:10 18:6 19:13 20:12,12,15,16 21:3,11,12,15,18 21:21,22 22:2,12 22:15,17,21,25 23:21,25 24:3,5,7 24:15,17,20 25:1 26:5,5,8,15,19,22 26:23,24 27:1,2,3 27:5,6,8,16,18 28:11,17 29:7,10 29:14 32:7,10 33:2,4,6,10,14,25 34:25 35:1,22,24 36:1,19 40:12 45:12,17 46:9 47:7 48:14,16,22 buildings 19:22,23 21:17 22:8 24:13 24:16,22,25,25 28:3 33:23,24 34:2 49:1</p>	<p>built 28:9 bullet 22:3 business 8:1,24,25 9:18 10:17 63:3,4 button 43:11 buying 42:9 buzz 45:24</p> <hr/> <p style="text-align: center;">c</p> <hr/> <p>c 40:23 41:3 53:2,2 64:1,1 calculations 41:2 calendar 2:8 call 2:2,11 13:23 32:13 42:8 45:13 capacity 23:11,13 car 17:11 34:21,23 41:20 42:2,4,7,8 42:10,10,11,12,18 43:1 46:22 48:6 54:6 carry 4:14,17 26:12 cars 9:22 42:6 47:4,12 51:3,23 carve 28:20 case 15:9 58:1 cast 24:13,25 casting 24:15,20 24:21,24 25:4 castings 55:20 catch 57:18 cathey 64:3,13 cause 43:19 caused 9:3 caution 48:23 ccr 64:3,13 cement 28:19 29:4 census 41:18,18 42:20 center 1:7 33:1 46:16 59:24</p>
--	---	--	---

<p>certain 27:2,3 certainly 34:24 36:15 certify 64:5 chair 3:9 4:13 6:9 32:16,21 49:10 51:22 57:1,22 58:11,22 60:14 chairman 3:9 chairwoman 1:13 2:1,10,23 3:11,14 4:7,16 6:3,15 7:1 11:6 16:1,21 39:17 51:10 57:3 60:12,21 61:2,20 62:22 63:6,9 challenge 14:6 change 4:23 13:10 14:14,16 44:21 54:11 changed 23:5 changes 56:23 58:10 character 21:6 chart 19:25 check 59:18 cherry 54:25 children 47:13,15 chinese 44:10 45:7 choffo 3:9 chooses 15:22 42:25 christian 53:1 circling 43:6 circulate 41:6 circulated 4:24 circulation 25:11 circumstances 49:6 citibike 17:12 18:5 18:9 23:13 25:12</p>	<p>30:9 54:19 58:13 citibikes 23:13 50:4,11 city 1:8 6:14 7:10 7:15,16 8:7 9:4 13:21 17:9,17 19:7,14,21 20:25 21:1 22:24 23:6 30:23 31:1 37:4 41:19,19 42:21 44:13,17 48:11 51:19 55:19,22 57:25 62:3,7 civil 14:4 18:1 52:19 clarification 60:22 clarify 56:17 clarity 57:11 classified 41:2 clean 28:13 clear 29:1 32:7 clearly 24:2 client 7:24 clinic 28:18 close 43:16 closely 19:11 closer 54:2 closeup 22:2 code 23:5 42:4 cognizant 23:24 collection 26:2,6 come 10:2,17,19 14:15 31:9 38:13 40:15 46:1 49:9 comes 20:13 29:14 43:4 49:4,5 coming 33:20 45:20 46:12 48:15 48:22 49:2,13 comment 34:10 50:9 54:8,16 55:1</p>	<p>57:18 60:15 comments 11:22 15:12 18:3 23:3 39:14 40:3 53:9 53:15 55:9 57:10 60:13 commission 64:15 commissioner 1:13,14,14,15,15 2:12,14,15,17,18 2:19,20,21,22,24 3:1,2,3,4,5,5,7,8 3:17,20,20,22,23 3:24 4:1,3,5,6,8,10 4:11,12 5:12,14,17 5:17,19,20,21,23 5:24 6:1,2,4,6,7,8 6:17,19,21,21,23 6:24,25 7:2,4 11:8 12:16 13:1,6,15 15:13,21 16:3,7,10 16:10,12,13,14,16 16:17,19,20,22,24 16:25 17:1 32:21 33:9,13 34:9 35:6 35:11,16 36:5 37:14,19,22 38:1 38:16,22 39:15,18 39:19 43:23 44:6 44:9 45:11 46:2,8 46:11,20 47:1,5,14 47:25 48:5 49:10 51:2,7,14,22 52:2 52:9,12 58:22 59:8,17 61:4,6,9,9 61:11,12,13,15,16 61:18,19,21,23 62:10,11,12,14,15 62:17,18,20,21,23 62:25 63:8</p>	<p>commissioners 11:6 committee 5:3 common 23:14 27:19,21 38:4,18 38:18 communicate 14:2 community 24:10 30:20,23 31:6 32:10 compact 23:8 30:6 compactor 25:25 complaint 15:22 completely 14:17 50:12 compliance 10:9 53:21 60:17 compliant 10:5,13 16:6 55:4,17 concern 34:11 36:12 concerned 18:4 50:4,7,13 concerning 39:24 concerns 57:23 58:7 concierge 33:10 45:13 concluded 63:12 concludes 10:19 condensed 40:17 condenser 36:17 condition 15:23 48:23 conditions 12:1 15:11 conference 5:4 configure 49:22 58:24 confirm 20:18</p>
--	--	--	---

<p>confirming 7:16 conform 59:13 confused 58:2 confusion 43:19 conjectural 27:8 connected 56:12 connections 60:4 considered 6:11 consistent 21:1 31:4 consistently 27:8 construct 17:10 contact 44:22,24 contain 26:4 context 21:15,24 32:10 continue 26:22 40:23 continued 59:3 continuously 42:15 contract 59:20 contribution 60:16,25 control 35:4 convenience 42:6 conversation 15:17 16:5 31:23 conversations 55:3 coordinating 15:14 coordination 16:5 copies 18:23 core 26:13 corner 7:24 correct 13:12 64:9 correspondence 35:14 costs 42:11</p>	<p>council 44:13 councilman 31:14 31:17 32:6 counsel 1:19 8:23 18:8 counterclockwise 41:7 county 1:1,4 2:3 4:22 8:10 18:8 19:17 28:1 30:3 39:12,14,22 53:5 53:10 55:21 56:9 57:20 58:4 59:13 62:4,8 64:7 couple 35:16 49:11 57:6 58:23 course 19:9 24:17 24:18 coverage 20:16,19 cray 1:23 11:18 12:19,22 13:4,8,17 13:25 14:19 15:18 54:12 55:11,14,17 55:23 56:4,9,15 57:1,4,16 59:19 create 7:11 9:13 9:21 50:1 creating 9:22 crew 60:16 critical 38:11 cross 11:15 13:11 54:1 56:12 crossing 51:25 cueto 53:1,1,2,8,12 54:10,14 55:13,16 55:18,25 56:8,13 56:25 57:13 58:21 59:4,16 curb 9:17 53:25 54:3,4,4 56:2,5,7 59:24,24,24 60:4</p>	<p>curley 1:19 2:3,5 4:18 10:22 11:5 18:14,18,22 19:2 39:3 52:24 current 58:19 currently 20:20 customers 46:25 cut 9:17 53:25</p> <hr/> <p style="text-align: center;">d</p> <hr/> <p>data 41:17,18,19 42:20 date 2:7 11:2 13:5 13:9 63:4 dated 11:20 12:2,4 13:2 57:8 dates 11:3 day 10:18 19:18 31:17 42:2,13 47:15 49:3,3 days 26:2,6 deal 30:22 december 1:9 2:2 45:1 57:5,8,9 64:8 deck 23:14,16,17 24:8 26:17 27:20 27:22 28:2 38:3,3 38:4,4,9,17,19,19 decks 26:21 27:20 38:7 dedicate 41:25 dedicated 25:14 44:14,17 deeper 14:8 definitely 44:7 degree 11:12 delineators 56:2,6 deliveries 43:25 44:7 45:4 delivery 44:10 45:14,15,16,18,20 45:21</p>	<p>demand 42:19 demolished 9:12 dense 28:1 58:18 density 31:3 department 19:10 19:21 21:1 44:23 44:25 45:4 depending 51:19 depress 24:6 depressed 24:5 42:17 54:4 depressing 26:24 27:18 depth 20:8,8 54:4 describe 8:21 described 12:17 design 12:11 14:11 32:8 34:7 36:8 38:8 designed 49:9 designs 22:10 detail 15:25 36:7 56:15 detailed 34:7 38:8 detailing 29:17 details 29:16 45:25 56:5 57:10 determined 33:11 development 40:11 44:5 developments 48:10 52:6 deviation 18:25 20:1,6,7 deviations 21:2 different 22:8 40:12 49:2 52:14 differentiate 23:25 difficult 46:12,14 diffuses 40:19</p>
--	---	--	---

<p>direct 49:25 50:1 58:25 59:2 direction 41:7 director 19:10 31:2 disagree 47:8 discuss 32:16 discussed 19:20 57:11 discussion 14:1 discussions 13:24 disk 19:3 distance 50:10,14 disturb 59:23 dock 30:9 33:21 documents 10:25 18:23 doing 10:8 29:18 33:22 55:5 56:16 door 43:11,12,15 45:22 47:22 48:1 48:16,17,21 doors 27:21 43:7 53:20 double 28:23 29:19 44:11 59:17 draft 57:17 drawing 10:23 drawings 8:18,21 18:25 19:1 drivers 47:17 driveway 41:6 50:1,20 58:25,25 dropoff 44:18 duplicate 18:21 dwelling 20:23,24</p>	<p>earlier 19:20 early 10:16 59:21 60:6 easier 15:19 60:10 easy 13:19 23:4 efficiently 43:18 egress 36:2 eight 10:14 either 15:7 24:9 43:20 50:15 58:15 element 9:24 elevation 22:16 26:25 28:14 elevations 23:22 29:11 elevator 22:24 26:13 33:20 36:2 36:3 37:23 elevators 35:2 elizabeth 1:14 employee 10:15 employees 8:1 9:25 10:1,3 encouraged 9:5 engaged 19:8 engagement 30:20 engineer 11:9,25 12:10 17:25 18:1 32:14,18 35:10 39:7,9 40:25 41:10 47:20 48:2 49:8 50:9,16 52:19 53:3,9,10 57:5,6 engineered 11:22 engineering 12:23 15:20 55:9</p>	<p>enter 43:10 entirely 26:14 entrance 25:10 26:8 33:1,3 entrances 25:10 46:5 entries 29:23 32:22,23 33:8,19 entry 29:22 33:7 33:19 especially 27:25 47:14 48:5 esq 1:19 evaluation 19:25 evaporate 28:10 evening 2:1 7:19 17:13,16 40:9,15 40:21 event 17:18 18:7 everybody 39:20 evidence 18:22 exactly 10:14 32:23 36:15 45:5 excellent 34:10 exceptions 5:2 excuse 10:22 20:18 24:4,18 32:15 39:15 43:2 exempt 62:1 existing 15:1 27:14 53:24 exists 30:15 exit 25:11 29:25 33:20 41:7,12 49:12,21 53:16 58:25 expect 21:2 expert 8:2,11 expires 64:15 explain 14:15</p>	<p>f f 1:11 41:3 64:1 facade 21:20 24:1 face 26:20 facebook 31:19,21 facilitate 41:9 facing 32:24 fact 58:8 fair 26:17 familiar 8:15 families 22:22 family 9:11 19:18 20:4 21:7,8,11,13 far 34:12 farmer's 40:7 46:16,21 47:6 fast 60:9 favor 63:9 february 31:8,12 federally 15:3 feel 42:19 feet 7:22,22 9:10 9:11 10:14 19:17 20:10,14 21:5 22:12,13,15 23:10 23:14,15 25:18 30:17,17 36:25 37:1,5,10 59:25 fence 38:5,7,11,12 38:12,20,22 fences 55:3 fenders 50:12 fewer 52:14,15 fiber 28:19 29:5 field 8:11 fifth 27:11 figure 45:25 finalized 12:11 finally 32:2 find 9:6 21:5 32:9 35:4 42:5</p>
<p>e</p>	<p>e</p>	<p>e</p>	<p>e</p>
<p>e 1:6,6,11,11,18,18 4:25 8:6,6 18:17 35:13 53:2 64:1</p>	<p>engineers 39:8 enhancement 50:24</p>	<p></p>	<p></p>

<p>fine 19:3 50:6 51:8 56:18 finishing 29:13 firm 17:15 first 4:21 5:3 7:8 17:20 26:10,16 29:22 five 7:11 10:5,12 14:3 21:22 22:18 24:6 54:17,18 59:22 60:25 flag 3:12,13 flat 11:10 flatten 15:6 floor 1:7 8:24 14:23 24:9 25:6 25:23 26:10,11,15 27:11,11,17 28:2 30:16 33:18,18 38:2 43:4 45:17 flowering 54:24 flush 55:14 fob 43:8 58:6 fobs 43:9 focus 47:10 follow 14:18 followed 31:16 following 63:3 food 43:25 44:9 45:7 foot 20:10 31:12 footage 14:20 formally 27:4 forth 34:14 43:4 fortunately 25:2 forward 58:13 found 48:9 four 24:3 25:18 31:5,9 54:20,23 55:12 56:6 60:22</p>	<p>fourth 5:7,9,10 27:11 frame 29:2 francesca 1:21 franchise 18:4,5,9 friedman 17:15 front 9:20 12:9,18 13:17 18:5 28:14 32:25 44:1 54:9 57:5 frontage 48:14 53:22 full 54:3 fully 10:12 further 21:20 27:16 50:20 58:10</p>	<p>getting 24:20 37:3 giarrantana 1:21 giarratana 2:12 2:15,18,21,24 3:2 3:4,8,19,24 4:3,6,8 4:11,13,19 5:16,21 5:24 6:2,4,7,9,20 6:25 7:2,5 16:9,14 16:17,20,22,25 17:2,6 51:18 58:11 61:8,13,16 61:19,21,24 62:15 62:18,21,23 63:1 63:10 give 27:24 59:9 given 43:1 glass 8:24 14:24 33:2,2 glembocki 2:19 go 10:18 14:7 17:19 18:5 19:24 34:4 38:24 40:5 45:17 57:2 58:2,6 goes 20:20 25:24 43:11,12 going 8:24 9:15 15:5 20:15 24:11 26:3,22 29:13 30:12 32:23 37:15 38:4,10 41:25 43:5 44:1,7,15,24 45:2,12 46:3,23 48:1 49:3 50:14 50:25 51:2,5 52:15 54:4,5,22 55:11 57:11 58:13 59:3 good 2:1 7:19 17:13 31:22 35:14 40:23 41:4,9,23 42:14 47:19 51:3</p>	<p>51:8 53:6 gotten 34:6 grab 57:22 grade 41:1 grades 55:17 grading 11:9,10 53:22 54:15 55:7 grand 11:24 granted 20:6 56:22 graphics 19:1 grate 60:18 grates 52:21 gray 28:17 29:4,6 great 8:23 30:22 green 9:24 28:4,5 28:7,8,21,23 29:23 30:1,3,14,14,16 greet 45:21 ground 25:6,23 33:18,18 43:14 60:9 group 32:5 groups 24:10 grown 8:25 guess 45:11,15</p>
g			
	<p>g 18:17 39:6 gaps 41:9 52:4 garage 27:15 29:15,23 34:21,22 42:7 43:7,11,12,15 47:22 48:1,16,17 48:21 53:20 garber 18:12,16 18:16,19,24 19:4 32:18,24 33:11,15 34:16 35:9,13,23 36:7 37:17,21,24 38:6,20,23 53:12 garden 46:16 generally 49:15 generate 40:20 generated 40:8,16 generates 46:17 generation 40:19 46:16 47:10 generator 35:23 35:25 36:4,6,17 generators 35:22 36:10</p>		
h			
			<p>h 53:2 half 40:13,18 58:16 hallway 27:22 hand 52:11 handicap 11:10,14 hands 45:8,8 handsome 30:17 hanlon 17:15 happen 44:4 happening 25:4 48:21 happens 24:6 44:15,22 51:21</p>

<p>happy 8:22 23:8 30:21 39:19 53:14 hard 18:23 38:14 59:4,11 havoc 9:4 head 10:4 health 28:12 hear 23:7 57:15 heard 7:13 40:25 hearing 4:21 5:5 7:8 13:2 heavy 38:14 46:3 46:4 height 20:12,13,14 21:16,23 22:6,7,14 22:15 heights 22:8 held 31:5 64:7 help 58:5 helpful 50:2 59:11 hernandez 1:14 2:19,20 3:17,20 4:4,5 5:25 6:1,19 6:22,23,24 16:18 16:19 46:2,8,11 47:11,14,25 48:5 61:17,18 62:19,20 high 36:9,12 higher 31:3 41:21 highly 42:3 history 19:8 32:7 hoboken 48:11 hold 35:12 39:8 holds 28:9 holidays 39:19 homes 19:19 hope 32:7,8 hopefully 33:7 45:9 48:23 hoping 45:5</p>	<p>hour 40:10,13,14 40:18 42:2,12 hours 10:16,17 40:9,21 41:4 46:17 house 9:12,12 houses 21:7,13 24:23 housing 20:5 22:23 hudson 1:1,4 2:2 8:10 27:25 39:12 55:21 64:7 hundred 19:17 hung 28:24</p> <p style="text-align: center;">i</p> <p>i.d. 64:14 idea 31:21 identify 10:23 32:23 image 22:2 29:6 impact 34:15 impacts 34:12,13 important 26:7 27:24 improvements 60:3 inches 10:14 include 30:11 including 10:6 11:23 60:4 individual 27:7 indoor 23:11 industrial 21:8,11 information 58:14 infrastructure 30:2,14 ingress 41:6 ins 44:21 inside 34:25 35:2</p>	<p>insisted 14:3 inspector 1:22 13:24 installed 53:19 instructor 10:9 insulation 28:11 interaction 47:12 intercom 45:22 interest 60:1,3 interior 33:25 internally 35:5 interrupt 56:24 intersection 40:22 49:18 intersections 52:4 introduce 9:24 introducing 9:19 irregular 9:9 issue 11:13 12:10 21:3 49:19 50:10 52:3 60:19 issues 11:16 39:25 53:11 55:5 it'll 41:12 43:13 45:19 50:24 item 4:20,21 6:10 7:6 17:6 61:25 63:2,3</p> <p style="text-align: center;">j</p> <p>j 1:19 january 63:5 japanese 54:24 jcmua 57:14 jersey 1:8,8 2:9 6:14 17:9 19:7,14 19:21 21:1 22:23 37:4 41:19 42:21 44:17 48:11 51:19 55:19 62:3,7 64:5 64:14</p>	<p>jeter 2:21 jfk 31:3 jockeying 50:23 john 1:13,19 17:8 joseph 39:5 journal 2:9 june 24:19 32:2</p> <p style="text-align: center;">k</p> <p>keep 10:20 14:22 30:21 36:3 kenilworth 53:5 kennedy 6:13 17:8 34:13 42:16 46:6 46:13 50:19 key 43:8,8,9 45:22 58:6 kids 47:18 kind 11:14 24:1 29:5,20 31:4 36:20 49:22 55:7 59:2 kindly 8:20 know 13:12 14:8 19:16 21:5 24:13 27:24 30:22 31:3 36:10,15 37:11,15 43:5 44:23 45:23 46:4 49:5,12,13 50:11 51:19 52:20 55:1 58:16 59:5 60:2 knows 27:15 kuenzle 7:10</p> <p style="text-align: center;">l</p> <p>l 1:18 landscape 9:20 landscaping 9:22 54:17 lane 50:18,19</p>
---	--	--	--

<p>lanes 34:14 large 21:4 larger 21:11,15 28:5 37:2,13 late 19:7 59:21 60:6 laundry 35:20 laws 15:3 layout 41:5 lead 17:20 lease 42:25 leave 40:14 48:25 leaves 43:16 leaving 39:16,18 48:22 49:3 ledger 2:9 lee 1:20 left 14:24 41:11 49:18 50:22,23 51:24 52:5,7,11,13 52:15 53:15,16 57:20,21 58:24 letter 7:16 11:20 32:4 letters 57:7 level 40:22,24 41:4 levels 40:23,25 41:2 license 39:9 53:6 64:3 licensed 53:3 life 60:10 light 38:13 48:18 48:19 59:15 lighting 54:18 lincoln 41:8,13 line 27:3 59:24 lined 50:11 lines 53:25 list 31:12</p>	<p>little 9:4,20,21 10:13 15:6 19:15 23:23 25:2,8 29:8 49:20,22,25 50:4,7 50:13 54:5 55:3 59:10,15 live 31:18,18 36:3 52:16 llc 7:10 17:8 62:2 62:6 lobby 29:22 33:1 33:19 local 10:1,9 locate 34:19 located 36:6 location 12:18 24:15 25:17 41:12 locations 10:2 long 25:3 longer 39:10 longitude 11:12 look 15:15 21:15 21:16 36:20 59:9 looking 9:6,13 13:2 36:23 43:6 50:7,22 51:1 looks 11:11 37:9 lost 29:1 lot 6:14 7:9,11,21 7:25 9:6,6,7,9,13 9:19,25 14:23 15:10 17:9 20:7,8 20:18,21 22:8,11 23:17 26:17 28:1 33:23 41:16,24 43:3,24 48:8 62:2 62:7 lots 7:24 9:1 lower 28:21 lowering 54:3,3</p>	<p>lugo 1:13 2:1,10 2:22,23 3:11,14 4:6,7,16 6:2,3,15 6:25 7:1 11:6 16:1 16:20,21 39:17 51:10 57:3 60:12 60:21 61:2,19,20 62:11,21,22 63:6,9</p> <hr/> <p style="text-align: center;">m</p> <hr/> <p>madam 32:15,21 49:10 51:22 57:1 57:22 58:11,22 60:14 mail 4:25 35:13 main 12:8 14:19 26:8 45:21 maintain 37:15 maintenance 26:5 37:18,19,25 majority 25:3 40:14 54:1 making 49:8 52:13 malavasi 1:15 2:25 3:1,6,7,21 4:9,10 6:5,6,17,21 7:3,4 11:8 12:16 13:1,6,15 15:13,21 16:3,10,23,24 35:6 35:11 49:10 51:2 51:7,14 52:2,12 58:22 59:8,17 61:22,23 62:24,25 management 44:25 manny 8:5 map 54:15 march 5:6,8 11:4 12:5 mario 1:22 marione 19:9</p>	<p>market 37:6 40:7 46:13,16,21 47:7 maryan 17:8 mass 41:23 42:14 massing 21:14 master 12:15 match 15:19 28:18 matches 29:3 material 23:21 28:25 29:20 materially 28:15 materials 23:23,25 29:8 matter 15:25 17:16 matters 4:20 7:7 maximum 22:14 mean 15:22 44:20 54:7 56:2,24 meet 45:21 meeting 1:3 2:4,5 4:24 5:3 6:12 7:13 11:25 31:1,9,10,17 63:4 64:6 meetings 2:7 4:22 4:23 31:5,6,7,7 mehta 1:15 3:2,3 4:11,12 5:12,17 6:7,8 16:25 17:1 35:16 36:5 37:14 37:19,22 38:1,16 38:22 39:15,18,19 members 17:13,24 19:5 31:15 memorializations 6:11 mentioned 7:21 28:15 35:17 38:2 49:12 50:18 met 32:2</p>
---	---	--	--

<p>metal 28:16,17 29:3,18 55:21 metered 51:11,15 51:16 middle 49:17 52:8 52:10 mile 58:15,16 mimicked 28:5 mind 35:14 minimum 10:6 20:23 minor 56:15,21 minute 4:15 minutes 3:15 4:15 mirrors 47:16 mishaps 43:20 missing 55:10 modest 24:23 modular 30:16 modulate 27:5 module 28:8 month 5:4,6,8,9 moratorium 59:22 morning 10:4,17 40:9,15,20 motion 3:16,18,19 4:17 5:11,13,15,16 6:10,16,18,20 7:5 16:2,4,8,9 17:2 61:3,5,7,8,24 62:9 62:10 63:1,7,8 motorist 48:22 mountain 53:5 move 34:11,11,15 34:15,25 44:21,22 58:13 movements 41:10 47:12 moving 44:24 multi 20:4 21:8,11</p>	<p>multiple 11:3 31:6 municipality 9:5 10:7</p> <hr/> <p style="text-align: center;">n</p> <hr/> <p>n 1:6,6,18 53:2 64:1 name 17:14 18:15 18:15 39:4,4,5 52:25,25 53:2 natural 22:6 52:4 nature 11:22 necessary 52:7 need 4:14,16 13:20 14:5,13 15:16 18:10,11 19:16 29:11 34:3 42:17 56:19,20,23 57:13 58:6 60:24 needed 42:13 needing 34:2 needs 59:13 60:16 negotiate 18:8 neighborhood 32:5 neighbors 31:11 nelson 32:3 network 58:20,20 neutral 29:8 never 53:6 new 1:8 2:9 13:2 14:11 54:23 63:3 64:4,14 ng 3:4 nine 11:11 31:24 normally 44:22 50:4 north 9:8 21:17 25:10 36:25 51:24 northern 9:11 10:11</p>	<p>notary 64:4,13 notes 64:6 noticed 2:6 46:5 november 3:16 5:10 11:20 12:2,4 12:22 19:7 number 22:4 26:12 39:8 45:23 numerous 24:10</p> <hr/> <p style="text-align: center;">o</p> <hr/> <p>o 1:6,6,11,18 53:2 64:1 oakland 62:1,2 objection 10:10 objective 32:8 obviously 22:24 24:13 25:24 26:12 42:9 47:4 occasion 39:8 occasions 46:21 occupancy 36:1 occupied 36:9 41:21 occupy 40:12 offer 41:9,23 office 31:8,13,18 officials 30:24 offsite 53:24 oh 46:24 54:10 56:25 okay 7:17 12:21 12:25 13:8,20 14:4 15:5 35:11 39:1 44:25 47:9 51:8 54:12,12 56:13 59:18 60:12 old 63:2 once 14:7 59:21 one's 37:2 ones 37:12 41:16</p>	<p>ongoing 12:10 open 2:6 10:20 43:16 45:9 59:5 opening 47:22 opens 48:17 operate 40:24 43:17 operation 10:16 operationally 34:23 opportunity 3:15 9:7 opposed 35:3 options 30:10 order 2:3 ordinance 54:18 orientation 24:14 25:3 original 11:2 23:2 outage 36:4 outdoor 27:25 28:2 outreach 30:23,23 outs 44:22 outside 21:24 35:20 53:9 outstanding 12:10 overlay 58:19 owned 7:23 42:6 owner 41:21 ownership 41:20 42:18</p> <hr/> <p style="text-align: center;">p</p> <hr/> <p>p 1:6,18 8:6 p.m. 1:9 31:24 63:5,12 packet 13:3 panel 28:16,17 29:3,18 park 9:2 35:2 44:11 47:4 51:17</p>
--	---	---	--

<p>parked 9:22</p> <p>parking 7:11,23 7:25 9:13 10:12 10:15 11:15 14:23 15:10 17:11 20:21 20:22 23:2 25:7,9 25:13,15 26:18 30:4,5,7 33:3,5,6 34:20 35:7 40:8 40:20 41:14,17,20 42:18,22 43:1,2,18 43:19 44:20 45:2 46:3,18 50:18 51:11</p> <p>part 21:21,22 22:9 22:16,18</p> <p>parts 20:2</p> <p>pass 48:8</p> <p>passed 6:10 7:6 17:3 61:25 63:2</p> <p>pattern 58:3,18</p> <p>paul 1:23</p> <p>pave 7:21 59:20 60:6</p> <p>paved 59:22</p> <p>pavement 59:13 59:15,18,23</p> <p>paving 56:10</p> <p>pe 1:15,23</p> <p>peak 40:9,21 41:4 46:17</p> <p>pedestrian 33:7 47:20 48:20 53:18</p> <p>pedestrians 47:13 48:13,25</p> <p>people 31:9,20,24 32:1 34:25 37:3 37:16,20 40:11 43:3 49:2,23,25 50:1 52:4,14,15,16 58:1 59:2</p>	<p>percent 11:12 13:11 20:18,19,20 54:2</p> <p>pereiras 7:18,20 8:3,5,5,6,8,8,13,14 8:14,16,17,19,20 8:22 10:24 12:21 12:25 13:22 14:17 17:4</p> <p>period 13:9 34:20 40:17,19 48:18</p> <p>periodically 42:10</p> <p>permitted 20:5</p> <p>person 45:16,24 49:12</p> <p>phase 34:7</p> <p>phone 42:3</p> <p>photoshopped 22:1,3</p> <p>physical 38:15</p> <p>picking 37:9</p> <p>pickup 44:18</p> <p>picture 30:18 50:8</p> <p>pits 55:14</p> <p>pizza 44:10 45:6</p> <p>place 9:2 34:20 42:5 54:23</p> <p>placed 58:17</p> <p>plan 5:3 11:10,19 11:24 12:2,8,14,15 12:23 13:2,19 14:11 25:6,23 26:10,11 27:11,11 33:18,18 43:19 49:9 54:18 57:17 58:9 62:3</p> <p>planner 1:20 19:9 55:6</p> <p>planning 1:1,4 2:3 4:22 5:4 19:10,21 30:24 31:1,2 56:9</p>	<p>64:7</p> <p>plans 7:6 12:4 15:14,19 16:5 53:16 57:8,20</p> <p>plastic 55:7,18,22</p> <p>plateau 14:7</p> <p>play 24:11</p> <p>please 3:11 7:19 18:12,14 32:16 39:3 52:24 53:10</p> <p>plenty 31:20 36:8</p> <p>plus 58:5</p> <p>point 12:7,13 18:2 31:15 33:12,14 34:6 44:21 47:19 51:3 57:7,7</p> <p>police 44:23,25 45:3</p> <p>pop 24:3</p> <p>portion 27:16</p> <p>portions 26:24 27:2,3,7</p> <p>positive 32:11</p> <p>possible 55:19</p> <p>power 34:1,4 36:3</p> <p>powerpoint 17:21 17:22 18:20,22 25:24</p> <p>pp 1:21</p> <p>practice 30:14</p> <p>practices 30:2</p> <p>practicing 39:8,9 53:4</p> <p>precautions 49:6</p> <p>prefer 14:1</p> <p>prepare 8:17</p> <p>prepared 11:24</p> <p>present 3:7 31:15</p> <p>presentation 17:21 31:12,23 34:10</p>	<p>presented 11:19</p> <p>president 32:4,5</p> <p>primarily 24:15</p> <p>prior 56:23</p> <p>private 23:16 26:17,17,20 38:3</p> <p>privately 23:18</p> <p>probably 38:10 39:10</p> <p>problem 15:24 19:4 25:19</p> <p>proceed 18:2</p> <p>proceeding 56:23 63:11</p> <p>proceedings 1:4 64:5</p> <p>product 29:5 30:18</p> <p>profession 17:19</p> <p>professional 53:3</p> <p>professionals 17:17 18:4</p> <p>project 19:8 30:21 30:24,25 31:4</p> <p>projecting 18:25 19:1</p> <p>proper 14:25 28:6</p> <p>properly 2:4,6</p> <p>property 8:15 9:13,18,23 10:12 53:25</p> <p>propose 9:15 15:5</p> <p>proposed 22:10,12 22:15,24 25:7,13 26:10 28:4,24 32:20 58:20</p> <p>proposing 9:16 10:11 19:12 20:19 20:24 22:19 23:4 23:10,12 25:16,21 30:8</p>
--	--	---	--

<p>provide 7:22 23:8 24:11 57:19 provided 42:7 providing 22:25 56:1 pse&g 33:24 public 2:7 4:20 7:7 14:22 28:7 31:7 36:19 38:2 51:13 56:6 64:4,13 publicly 23:18 pull 9:3 34:4 43:11 44:2,19 46:22 47:4 punch 43:9 45:22 45:23 push 43:10 48:13 49:22 59:10 pushes 50:19 put 12:17 36:16 41:11 48:24 51:25 53:16 54:6,20 60:3</p>	<p>quiet 10:6 quite 13:13 21:6 quorum 3:10</p> <hr/> <p style="text-align: center;">r</p> <hr/> <p>r 1:11,18 8:6,6 18:17,17 20:5 39:6 53:2 64:1 racks 9:25 raised 58:8 ramps 56:2,7 randomly 37:9 range 20:10 37:8 37:12 41:3 read 3:15 22:11 39:14,22 ready 57:19 real 18:24 realign 54:21 really 9:5,16 15:9 19:11 23:23 28:13 46:4,11 49:19 58:16 realm 40:10 realty 7:10 rear 9:23 24:24 26:18,19 27:23 29:7 reason 35:24 recall 12:7 receive 32:4 received 7:15 recommendations 49:8 recommended 41:10 47:20 48:1 49:16 reconciling 13:18 reconfigure 59:2 record 10:23 14:21 18:15 22:11 39:4,18 52:25</p>	<p>redbuds 54:24 refer 14:4 reference 7:12 referenced 12:3,5 12:6 57:4 referencing 11:1 reflect 39:18 reflected 25:22 regard 13:20 19:22 54:8 regarding 60:15 regards 14:12 regular 1:3 10:8 64:6 relationship 21:19 remaining 11:21 12:1 15:11 58:9 remove 15:2 54:22 renee 1:14 rent 42:1 renting 42:12 repairs 55:20 repave 60:8 repaved 59:23 replacing 40:6 replicate 42:20,20 reports 39:22 represent 17:15 18:6 representation 8:23 14:9,21 represented 21:9 request 7:15 58:12 requested 7:14 20:3 21:3 requesting 20:10 require 13:21 33:24 35:22 required 25:18 30:2 54:19</p>	<p>requires 35:24 36:1 reserved 42:24,24 43:3 resident 42:25 43:4,16 45:6 49:4 49:5 residential 22:13 22:19 23:15 33:7 34:5 40:10 44:5 44:16,16 47:7 51:11,20 residents 23:1 35:8 37:16 42:8 42:25 43:9 47:3 resolutions 6:11 respect 55:22 respond 40:2 53:10 response 57:7 rest 36:25 restrict 52:7 resulted 11:20 retains 21:19 reverse 43:13,14 review 5:3 11:20 11:21 39:22 54:8 59:12 reviews 11:19 revised 12:8 53:15 53:22 57:8,17,20 57:21 revision 11:3 13:4 13:7,9 revisions 57:14 richard 18:16 right 9:7 13:25 15:2,18 19:4 20:9 20:9 29:25 33:1,4 36:13 37:7 38:21 41:11,12 43:11</p>
<p style="text-align: center;">q</p> <p>quarter 58:15 question 8:15 11:9 32:22 35:6,12 36:8,22 42:23 45:15 47:11 49:20 50:3 51:23 53:21 questioned 52:22 questions 10:21 11:7 16:2 17:18 17:23 32:13 35:17 43:22 49:11 52:20 53:13 58:10,23 60:11,13 61:3 queuing 58:3 quick 45:4,8,18,19 quickly 30:19</p>			

<p>46:10 47:1,2,3,5,6 49:11,13,15,15,23 50:5,14,22,24 51:4 51:8 52:17 rmr 20:22 road 19:17 55:20 58:4 59:20,22 60:6,8,10 62:4,8 role 2:11 ronald 17:14 roof 23:16,17 24:8 27:19,20,22 28:4,5 28:5,6,7,8,9,12 30:16 36:9,12 roofs 30:15 rooftop 36:14 37:14 room 5:5 25:13,14 25:25,25 26:1,7,13 35:20 36:8 rpr 64:3,13 run 42:15 runs 20:15 rushabh 1:15</p>	<p>schedule 4:22 5:2 36:23 60:2 scheduled 4:20 7:7 7:13 school 21:12 28:18 41:1 schools 21:9 schumann 17:13 17:14 18:19 19:5 23:12 32:12 39:1 39:13,21,24 40:2 43:21 52:19 53:8 54:7 60:19 schumann's 31:8 screen 29:24 33:17 sculpt 23:24 25:1 27:7 sd 6:12 second 5:14 6:19 16:7 26:11,15 30:14 56:21 61:6 seconded 3:20 5:17 6:21 16:10 61:9 62:11 secretary 1:21 section 59:13,15 59:18 sections 24:3,5 29:10 see 11:14,18 21:10 21:23 22:6,13 23:24 24:2,17,23 25:12 26:15 27:1 27:12,17 28:4 29:21 33:20 34:22 36:10,20 47:17 48:7 53:8 56:13 58:18,19 59:9 seeing 37:3 seen 44:17</p>	<p>send 57:17 sense 34:18 35:14 45:4 sensitive 32:9 sensor 43:14 sent 2:8 4:24 7:14 57:14 separate 14:12,15 separator 38:14 38:15 september 11:2 series 28:23 serve 56:18 service 26:13 40:22,23,24 41:1,2 41:4 set 11:2 26:16 setback 20:9 26:25 27:14 setbacks 27:13 setting 27:15 seven 26:19 shade 32:16,17 54:16 60:15 shadow 24:11,20 25:4 shadows 24:13,15 24:21,24,25 shared 23:16 24:8 27:19,20 38:3,4,7 38:9,17,19 shari 64:3,13 sharing 58:16 sheet 11:1,1 31:25 54:12,14,17 56:3 sherman 62:6,6 shielded 36:18 shift 21:20 short 13:9 40:17 shot 28:19</p>	<p>show 19:23 20:16 22:16 23:4 29:16 33:15,16 showed 30:15 showing 23:22 33:19 36:13 45:6 58:14 side 15:7 20:9 22:4 22:5 24:9 25:10 25:12 27:14 29:11 29:12,14 32:25 33:4,5,8 56:11,18 sides 20:11 33:6 48:2 sidewalk 12:9 14:25 15:1,2 55:15 58:4 siding 28:19 sight 50:10,14 sign 31:25 32:1 41:11 49:24 signage 48:24 49:21 signal 52:8 signalized 49:17 52:3 signals 41:8,9 signature 64:12 signed 31:20,25 49:13 signs 58:24 similar 28:18 44:12 48:10 simple 9:16 sit 53:5 site 5:2 7:6 12:12 12:23 14:4 15:7 21:3,4 25:3 41:5 42:19 43:17,20,20 44:5 50:6,9,10,16 50:21 59:12 62:3</p>
<p style="text-align: center;">s</p>			
<p>s 1:6,6,6,18,18 8:6 39:6 53:2 safely 43:17 safer 49:9 safety 49:6 50:24 salute 3:12,13 samantha 1:13 satisfied 55:23 save 60:7 saying 13:15 46:24 56:14 scale 24:1 27:5 28:16,21 scaled 34:2 scenario 34:17</p>			

<p>sits 28:9 sitting 28:11 situated 54:20 situation 32:17 44:15 situations 22:23 six 17:10 19:12 20:14 21:21 22:15 22:17 23:8 24:4 30:6 38:13 sixth 27:17 30:15 38:1 45:17 size 22:11 33:24 35:19,21,25 43:24 sizes 36:22 skinny 15:10 slight 4:23 slightly 9:9 37:13 54:5 slope 11:14,16,17 12:23 13:11,13 14:7 15:6 54:1 slopes 11:23,23 12:9 14:12,25 15:8,10 sloping 59:6 slotted 31:14,22 small 22:22 28:21 34:24 37:11 50:7 smaller 21:17 41:16 57:10 smallest 37:10 sneak 49:24 soil 60:17 solstice 24:19 solution 15:19 solved 53:18 somewhat 29:20 sooner 60:4 sorry 5:7 20:2 54:14 56:24</p>	<p>sounder 47:23,23 sounders 48:19 sounds 12:14,17 south 21:16 25:12 29:13 33:5 50:1 59:1,3,10 southbound 50:20 sp 6:12 7:8 17:7 62:1,5 space 7:11 10:7,8 12:13,20 13:11,17 14:3 15:22 20:23 20:24 23:7,14,16 23:17 24:7,8 25:16 26:18 27:25 28:2 34:3,20 36:12,14 43:2,3,5 44:1,14 45:9 57:25 spaces 10:5,6,7,12 11:10 12:7 13:16 16:6 17:11 23:2,3 23:8,9 25:7 30:5,5 30:7 35:8 40:8,20 41:15 42:1,21,24 45:2 46:19 56:17 58:1,5 speak 32:19 35:10 51:20 speaking 10:20 specific 34:17,19 43:1 specifically 10:10 31:1 37:4 spell 18:15 39:4 52:25 spend 18:8 spirited 31:23 splitting 29:18 spot 43:7</p>	<p>spots 12:18 13:23 spring 59:21 60:6 square 1:7 14:20 21:4 22:12,13 23:10,14,15 36:25 37:1,5,10 st 32:3 stack 26:23 27:12 46:22 stacking 22:21 staff 19:9 31:2 staigar 25:8 39:1,5 39:6,13,21,23 40:1 40:5 44:3,8,12 45:19 46:7,10,15 46:24 47:3,9,19 48:3,9 50:17 51:5 51:12,16 52:17 53:13,18 stairs 26:14,14 37:23,24 stall 11:15 stand 3:11 standard 5:1 23:9 30:6 standards 59:14 standing 22:4 53:6 standpoint 49:18 star 2:9 start 18:20 40:11 starts 55:8 state 18:14 39:3 52:24 64:4,14 station 17:12 58:13,15 stations 17:12 18:9 58:17 steep 12:13 steeper 14:6 15:1 54:6</p>	<p>step 27:3 stephanie 1:20 sticking 5:1 stop 23:13 48:16 stopped 48:23 stopping 52:10 stops 48:17 storage 23:11 25:24 26:7 30:8 33:14 stories 21:21,22 22:15,17,18 24:4,4 24:6 29:22 storing 42:10 story 17:10 19:12 20:14 straight 49:15,23 59:1,3 straightened 11:24 strategy 21:14 30:4 streamed 31:18,18 street 7:9 9:3,17 9:21 22:4,5 24:16 24:21 26:2,4,9 27:1 32:19 34:1 35:3 36:11 41:13 44:14,16,16,20 46:4 47:16 51:11 52:10,13,21 54:2 54:21 55:12 56:11 57:12 stretched 40:18 striped 25:19 strips 56:6 strobe 48:18,19 structure 22:14 study 24:11 stuff 36:21 47:17</p>
---	--	--	--

<p>subdividing 21:18 subdivision 5:3 62:7 subdivisions 7:7 subject 15:14 16:4 44:21 submit 18:22 submitted 10:25 23:6 25:22 sufficient 41:15 42:22 suggest 14:10 18:20 57:16 summer 24:18 59:21 60:6 summerland 8:7 support 15:23 32:4 supported 31:3 sure 14:24 31:19 32:24 33:15 34:16 57:3 59:18 surrounding 21:20 survey 18:10,11 sworn 8:4 18:13 39:2 52:23 system 47:21</p>	<p>t</p> <p>t 1:18 39:6 53:2,2 64:1,1 take 17:22 21:16 23:20 57:24 59:8 taken 26:1 64:6 takeout 43:25 takes 42:5 talk 23:22 30:20 talked 27:9 talking 25:8 38:18 40:25 45:24 54:13</p>	<p>tall 36:19 tanya 19:9 31:2,7 technical 15:25 technically 59:24 tell 24:12 59:12 tempting 28:20 ten 11:12 tenant 23:15 45:13 45:20 46:1 terms 19:21 21:10 25:6 29:3 30:1 32:8 38:7 46:15 47:10 testified 8:9 testify 8:2 30:12 testimony 10:20 57:24 58:23 thank 2:10 4:19 7:18 8:13 17:4 18:18 19:5 32:11 34:11 43:20 51:8 52:17 58:20 61:2 63:10 thing 12:8 14:15 14:19 30:19 33:22 43:13 59:11,19 things 24:1 26:12 28:13 50:13 56:21 think 11:13 12:3 17:22,23 18:1 20:17 21:9 23:5 25:2,19,22 27:14 27:24 28:7 30:9 30:22 32:18 34:16 35:4,9,10 37:6 44:12 45:20 47:11 50:25 51:8,12 52:2,5,6 55:2,6 56:19 58:5 59:11 59:12,14</p>	<p>third 5:5,7 27:10 27:11 thomas 1:15 three 20:10 24:4,5 27:13,19 40:13,14 40:18 thursday 45:1 tight 10:13 53:24 time 2:7 10:19 11:22 13:10 18:8 34:20 40:17 45:10 48:7,18 times 40:12 47:15 49:14 told 19:20 57:25 tone 29:4 top 20:15 22:2 24:7 28:9,12 torres 3:5 total 22:12 31:5 town 14:12,14 22:9 33:23 traffic 9:4 17:25 25:9 32:14 34:12 34:13 35:9 39:6 39:24 40:6,16,25 41:9 44:11 46:3 46:15,18 47:10 48:8 58:7,25 transaction 45:9 transcript 1:3 64:9 transformer 33:25 34:3 transit 29:2 41:23 42:15 transition 15:6 54:9 transparent 50:12 transportation 30:10</p>	<p>trash 25:14,25,25 26:1,1,3,4,13 travel 50:19 traveling 51:24 tray 28:8 treat 38:11 tree 32:16 50:6 53:22 55:2,5,8,14 60:15,17,18 trees 32:17,19 50:5 52:21 54:16 54:19,21,22,23,23 55:12 57:12 60:22 60:25 tridente 1:22 32:15 60:14,24 trip 40:19 trips 40:7,10,20 truck 45:2 trucks 10:18 trunk 50:6 truss 28:22,23 29:23 try 9:5 25:1 44:13 trying 9:23 23:24 27:6 28:15 29:9 47:10 50:8,15,21 tuesday 1:9 5:6,7 5:9,10 63:5 64:8 turn 41:11,11,12 49:13,15,15,18 50:22 52:7,11,13 53:15 57:20,21 58:24 59:6 turnpike 9:17 turns 53:16 two 5:2 9:11 10:7 12:6 13:23 14:4 15:16 19:18 20:10 21:7,13 22:3,20,21 23:4,8 25:9 26:14</p>
---	---	--	---	--

<p>28:8,8 29:22 30:5 30:17,17 32:25 35:18 36:24 37:5 38:9,13,17 40:13 40:18 41:8,8 45:1 53:25 54:2 56:1,6 56:16,17,20 twos 41:16 type 21:11 34:12 35:21 38:5 types 19:22,23 22:7 41:15 44:18 49:1 typical 37:13 typically 14:2 19:24 33:24 37:3</p>	<p>uses 20:2 21:8 29:21 44:18 usually 11:15 20:8 utilities 54:15 utility 60:4 utilize 30:3 utilizing 30:13</p>	<p>votes 4:14</p>	<p>words 34:1 work 9:25 12:8 13:14 19:11 40:11 40:11 42:2 48:4,7 55:6,25 56:4,16,22 59:9 working 33:23 45:3 49:7 works 48:25 world 39:10 worry 11:15 worst 41:3 written 20:22</p>
<p>u</p>	<p>v</p>	<p>w</p>	<p>y</p>
<p>u 53:2 u.s. 41:18,18 42:20 ubiquitous 8:7 unanimously 19:6 19:13 understand 38:16 unfortunately 9:2 24:14 29:1 44:14 union 7:9,15,16 8:7 9:4 13:21 unit 19:13 20:23 20:24 36:22,23 37:3,13 41:21 42:21 43:2 44:23 45:23 54:6 units 17:11 21:8 22:21 27:21,23 36:17 37:6 41:15 46:18 unusual 11:14 urban 48:11 use 19:18 20:4,5 20:13 22:14</p>	<p>vacated 44:24 value 28:11,12 valued 21:6 van 10:7 25:15 34:24 vans 9:1 10:2,3 variance 20:3,4 22:14 variances 20:1 variation 29:8,9 variety 30:7,10 various 39:11 vary 28:15 varying 21:23 22:6,7 vault 33:25 34:3 vehicle 23:1 vehicles 7:25 vehicular 25:9 30:5 vertically 29:10 vice 2:1,10,23 3:9 3:11,14 4:7,13,16 6:3,9,15 7:1 11:6 16:1,21 32:5 39:17 51:10 57:3 60:12,21 61:2,20 62:22 63:6,9 view 21:10 22:2 36:19 views 22:3 23:20 visible 47:24</p>	<p>wait 45:7 54:7 waiting 57:15 walker 3:8 wall 28:21 29:6 33:3 want 14:21 24:12 34:9 38:10 48:13 48:13 52:15 55:4 58:1,3 wanted 30:20 warning 47:21 53:18 watch 48:24 water 28:10,10 way 25:11 35:4 50:5,24 57:17 58:3 we've 20:25 27:9 48:9 49:16 55:2 57:11 wednesday 5:4 week 31:16 went 55:21 56:1 west 26:20 whatnot 11:23 wheelchair 22:25 wheelchairs 11:16 wide 9:10 19:17 59:25 window 29:1,2 40:13,14 windows 28:24 29:11,17,19,19 witness 8:4 17:20 18:13 39:2 52:23 wonder 47:16 wood 22:7 23:14 23:25 29:5</p>	<p>yard 20:9 yeah 13:1 15:13 15:21 45:19 50:17 51:5,16 year 11:21 19:15 19:15 24:17 42:11 56:10 59:22 years 8:25 9:1,7 yellow 48:19 yun 31:14 32:6 yun's 31:17</p>
			<p>z</p>
			<p>zero 27:13 zipcar 30:11 42:1 42:16 zipcars 42:1,4 zo2 11:1 zone 33:16 zoned 51:18 zones 20:6 51:20 zoning 17:18 19:7 19:14,22,24,25 20:3 zoom 29:21</p>