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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, January 21, 2020
6:30 p.m.

B E F O R E:

SAMANTHA LUGO, Chairwoman
JOHN ALLEN, Commissioner
RENEE BETTINGER, Commissioner
FLOYD JETER, Commissioner
THOMAS MALAVASI, PE, Commissioner
RUSHABH MEHTA, Commissioner
KENNEDY NG, 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
ANTONIOS PANAGOPOULOS, PE

1 CHAIRMAN CHOFFO: Good evening,
2 everyone. I would like to call the meeting to
3 order, the meeting of the Hudson County Planning
4 Board for this evening, Tuesday, January 21st of
5 2020. It's 6:30 p.m.

6 Counselor, do we have -- was this meeting
7 properly advertised?

8 MR. CURLEY: Yes, the meeting was
9 properly noticed in accordance with the Open Public
10 Meetings Act. The date of the meeting, time, and
11 place were placed on the annual schedule. In
12 addition, they were noticed by the Jersey Journal
13 and the Star Ledger as to the date, time, and
14 location.

15 CHAIRMAN CHOFFO: Thank you.
16 Francesca, may we have a role call, please?

17 MS. GIARRATANA: Yes. Commissioner
18 Allen, absent. Commissioner Bettinger.

19 COMMISSIONER BETTINGER: Here.

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

23 COMMISSIONER JETER: Here.

24 MS. GIARRATANA: Commissioner Lugo.

25 COMMISSIONER LUGO: Here.

1 MS. GIARRATANA: Commissioner

2 Malavasi.

3 COMMISSIONER MALAVASI: Present.

4 MS. GIARRATANA: Commissioner Mehta.

5 COMMISSIONER MEHTA: Here.

6 MS. GIARRATANA: Commissioner Ng.

7 COMMISSIONER NG: Here.

8 MS. GIARRATANA: Commissioner Torres.

9 FREEHOLDER TORRES: Here.

10 MS. GIARRATANA: Commissioner Walker,
11 absent. Chairman Choffo.

12 CHAIRMAN CHOFFO: Here.

13 MS. GIARRATANA: Chairman, we have a
14 quorum.

15 CHAIRMAN CHOFFO: Thank you. Please
16 stand to salute the flag.

17 (Flag Salute.)

18 MS. GIARRATANA: Mr. Chair, the next
19 item on the agenda are the review and adoption of
20 meeting minutes from December 17th, 2019.

21 CHAIRMAN CHOFFO: Do I have a motion
22 to accept?

23 MS. GIARRATANA: On a motion made by
24 Commissioner Lugo and seconded by Commissioner
25 Bettinger.

1 Commissioner Bettinger.

2 COMMISSIONER BETTINGER: Aye.

3 MS. GIARRATANA: Commissioner Jeter.

4 COMMISSIONER JETER: Aye.

5 MS. GIARRATANA: Commissioner Lugo.

6 COMMISSIONER LUGO: Aye.

7 MS. GIARRATANA: Commissioner

8 Malavasi.

9 COMMISSIONER MALAVASI: Aye.

10 MS. GIARRATANA: Commissioner Mehta.

11 COMMISSIONER MEHTA: Aye.

12 MS. GIARRATANA: Commissioner Ng.

13 COMMISSIONER NG: Abstain.

14 MS. GIARRATANA: Commissioner Torres.

15 FREEHOLDER TORRES: Abstain.

16 MS. GIARRATANA: Chairman Choffo.

17 CHAIRMAN CHOFFO: I abstain as well.

18 MS. GIARRATANA: The motion has

19 passed, Mr. Chair. Oh, please let the record

20 reflect that Chairman -- I'm sorry, Commissioner

21 Allen has joined the meeting.

22 The next item on the agenda are Matters

23 Scheduled for Public Hearing, and first up is the

24 selection of officers. So at this time I'll turn

25 the meeting over to our Board Counsel to do the

1 nominations and selections of Board Chair, Vice
2 Chair, and Chair Pro Tempore.

3 MR. CURLEY: The first order of
4 business is to ask for nominations for the position
5 of Board Chair.

6 COMMISSIONER BETTINGER: I'd like to
7 nominate Samantha Lugo.

8 COMMISSIONER JETER: I'll second.

9 COMMISSIONER BETTINGER: Motion to
10 close nominees.

11 CHAIRMAN CHOFFO: I'll second that.

12 MR. CURLEY: We'll do a voice vote on
13 that.

14 (Whereupon the Board unanimously
15 closes nominations.)

16 MR. CURLEY: Any nays? Let's see the
17 election of the Board Chairperson. We have a
18 nominee. Do we have those in favor?

19 (Whereupon the Board unanimously
20 selects Board Chair.)

21 MR. CURLEY: Any opposed? So we now
22 have a chair for the Board. We should entertain a
23 nomination for Vice Chairperson.

24 CHAIRMAN CHOFFO: I'll make a motion
25 to nominate Rushabh Mehta for Vice Chair.

1 CHAIRWOMAN LUGO: I'll second.

2 FREEHOLDER TORRES: Motion to close
3 nominations.

4 COMMISSIONER CHOFFO: I'll second
5 that.

6 MR. CURLEY: All in favor, say aye.
7 (Whereupon the Board unanimously
8 closes nominations.)

9 MR. CURLEY: Any opposed? Our
10 nomination is closed. We have one nominee.
11 Everyone in favor of making that nominee to the Vice
12 Chair, aye?

13 (Whereupon the Board unanimously
14 selects Vice Chair.)

15 MR. CURLEY: Any opposed? The
16 position of Vice Chair has been filled.

17 COMMISSIONER MEHTA: Thank you for
18 your confidence.

19 MR. CURLEY: The next nomination I
20 would seek is the Chair Pro Tempore of the Board.

21 COMMISSIONER MEHTA: I nominate Renee
22 Bettinger.

23 CHAIRWOMAN LUGO: I second.

24 MR. CURLEY: All in favor.

25 (Whereupon the Board unanimously

1 votes in favor of nomination.)

2 MR. CURLEY: Do we have any other
3 nominees?

4 FREEHOLDER TORRES: Motion to close
5 nominations.

6 COMMISSIONER CHOFFO: I'll second.

7 MR. CURLEY: All in favor.

8 (Whereupon the Board unanimously
9 closes nominations.)

10 MR. CURLEY: Any opposed? And we
11 have one nominee for the position of Chair Pro
12 Tempore. All in favor.

13 (Whereupon the Board unanimously
14 selects Chair Pro Tempore.)

15 MR. CURLEY: Any opposed? Now, we
16 move onto the nomination of committees.

17 (Applause.)

18 MS. GIARRATANA: The next item on the
19 agenda is the assignment of the committee members.
20 We have two standing committees. One is the Site
21 Plan and Subdivision Review Committee. Do I have a
22 volunteer for that committee? Tom? Tom Malavasi.

23 COMMISSIONER MALAVASI: Yes.

24 MS. GIARRATANA: And Dan Choffo.

25 Thank you. And then --

1 COMMISSIONER CHOFFO: Unless someone
2 else wants to do it.

3 MS. GIARRATANA: The other committee
4 is the Selection Committee for Legal and Engineering
5 Services to the Board. Do I have any volunteers?

6 COMMISSIONER CHOFFO: I handle that.

7 MS. GIARRATANA: As well as
8 Commissioner Allen? And Chairwoman Lugo. So it
9 will be Commissioner Allen, Commissioner Choffo, and
10 Chairwoman Lugo on the Selection Committee. And we
11 will put out our request for those services within
12 the next few weeks. We'll get the proposals back,
13 we'll give the scoring sheets to the Selection
14 Committee, and hope to award a new contract in
15 March.

16 The next item on the agenda is the
17 adoption of the 2020 Hudson County Planning Board
18 Bylaws. This is really to just officially bringing
19 in the new year with the full bylaws. We haven't
20 made any adoptions or changes since April 2019, and
21 that was to -- that was just information about
22 posting for the meetings, and that had been
23 approved. So this is just approving all those
24 changes into one document.

25 COMMISSIONER MEHTA: I make a motion.

1 COMMISSIONER BETTINGER: I second the
2 motion.

3 MS. GIARRATANA: On a motion made by
4 Commissioner Mehta and seconded by Commissioner
5 Bettinger.

6 Commissioner Bettinger.

7 COMMISSIONER BETTINGER: Aye.

8 MS. GIARRATANA: Commissioner Jeter.

9 COMMISSIONER JETER: Aye.

10 MS. GIARRATANA: Commissioner
11 Malavasi.

12 COMMISSIONER MALAVASI: Aye.

13 MS. GIARRATANA: Commissioner Mehta.

14 COMMISSIONER MEHTA: Aye.

15 MS. GIARRATANA: Commissioner Ng.

16 COMMISSIONER NG: Aye.

17 MS. GIARRATANA: Commissioner Torres.

18 FREEHOLDER TORRES: Yes.

19 MS. GIARRATANA: Commissioner Choffo.

20 CHAIRMAN CHOFFO: Aye.

21 MS. GIARRATANA: Chairwoman Lugo.

22 COMMISSIONER LUGO: Aye.

23 MS. GIARRATANA: The motion has
24 passed.

25 COMMISSIONER ALLEN: I need my roll.

1 MS. GIARRATANA: My apologies.
2 Commissioner Allen.

3 COMMISSIONER ALLEN: Aye.

4 MS. GIARRATANA: The motion has
5 passed. The next item on the agenda are the
6 memorializations of resolutions considered at the
7 previous meeting. This was Application 2018 --
8 My apologies. Our Board Counsel just
9 pointed out that the resolutions haven't been
10 prepared. So we need to carry it to the next
11 meeting. Okay. All right. So we'll be moving on
12 to the next agenda item.

13 FREEHOLDER TORRES: I just have a
14 question.

15 MS. GIARRATANA: Yes?

16 FREEHOLDER TORRES: For the next
17 meeting, will the memorializations be separated from
18 the last meeting to this meeting, just so make that
19 before we vote for those that weren't here?

20 MS. GIARRATANA: Yes. Yes.
21 Absolutely. So yes, each memorization is done
22 separately.

23 FREEHOLDER TORRES: So you'll have
24 that, just the people who were there --

25 MS. GIARRATANA: Right. Exactly.

1 FREEHOLDER TORRES: Thank you.

2 MS. GIARRATANA: You're welcome. The
3 next item on the agenda are Site Plans,
4 Subdivisions, and Other Matters Scheduled for Public
5 Hearing. First up is 2019-75-SP. This is Allied
6 Metal at location 3134 Paterson Plank, Block 64, and
7 Lots 2 and 5 in North Bergen. This is an
8 application to construct an 11-story hotel with 198
9 rooms and automated parking.

10 COMMISSIONER MEHTA: Madam
11 Chairwoman?

12 CHAIRWOMAN LUGO: Yes.

13 COMMISSIONER MEHTA: I think we need
14 to wait outside. I heard the application in the
15 North Bergen Zoning Board. So I think that I have
16 to wait outside.

17 COMMISSIONER LUGO: Thank you.

18 COMMISSIONER MEHTA: So you want me
19 to wait?

20 MR. CURLEY: We have another
21 application after this one.

22 MR. JIMENEZ: Good afternoon, Members
23 of the Board. My name is Michael A. Jimenez. I'm
24 at the Law Firm of Scarinci & Hollenback for the
25 applicant in this particular matter, which is

1 ETSREGMT, LLC. The property in question is located
2 at 3114 Paterson Plank Road in North Bergen, New
3 Jersey. It's also located on Block 64, Lot 2 and 5,
4 and within the Township of North Bergen. It's
5 located in the C2 Highway Commercial District.

6 Just to give the Board a little preview of
7 what the applicant is requesting, the applicant --
8 the subject site is located on 3114 Paterson Plank
9 Road; approximately 17,896 square feet in a
10 triangular shaped lot, which both fronts Tonnelle
11 Avenue and Paterson Plank Road. The applicant
12 proposes to demolish the existing two-story
13 commercial warehouse. It has a retail component and
14 a parking lot area; thereby, constructing an
15 11-story, 198 unit, dual use hotel with 193 parking
16 spaces, automated at that, with 12 surface lot
17 parking spaces.

18 This hotel also will include such high-end
19 accommodations such as an outdoor patio area and
20 lounge area, as well as a spa, sauna, and exercise
21 area. This particular application has already been
22 approved on September 17th, 2019, by the Township of
23 North Bergen, and it was memorialized on January 9th
24 of 2020. Tonight I have three professionals on
25 behalf of the applicant. We have the engineer, Mr.

1 Calisto Bertin, that will be presenting the engineer
2 aspect. We have our traffic expert, Lee Klein, and
3 to round it off, we have our architect, Mr. Aiello.
4 Unless there's any questions right now, I'm going to
5 get right into Ms. Calisto Bertin.

6 (The witness is sworn.)

7 MR. CURLEY: Will you state your
8 name for the record and spell your last name?

9 MR. BERTIN: It's C-A-L-I-S-T-O;
10 Bertin, B-E-R-T-I-N.

11 MR. JIMENEZ: Would you like for me
12 to qualify him?

13 MR. CURLEY: Yes, please.

14 MR. JIMENEZ: Mr. Bertin, can you
15 give the board members your background?

16 MR. BERTIN: Yes. I have a degree in
17 civil engineering from Villanova University;
18 master's degree from Rensselaer Polytechnic
19 Institute. I've been licensed in New Jersey since
20 somewhere like '86, 1986. I've been before this
21 Board -- as an engineer, I'm sorry. I'm the
22 principal of Bertin Engineering, and I've been
23 appearing here for almost -- well, 30 years.

24 MR. JIMENEZ: Madam Chairperson, I
25 submit Mr. Bertin is qualified as an engineer.

1 CHAIRWOMAN LUGO: Acceptable.

2 MR. JIMENEZ: All right. Thank you.

3 MR. BERTIN: Okay. As Mr. Jimenez
4 said, this is a site, 3114 Tonnelle Avenue. I have
5 here a rendering. It's called landscape rendering,
6 and it's different than what was submitted as a full
7 version of the plan.

8 MR. CURLEY: We should mark it.

9 MR. BERTIN: Okay. It's called
10 landscape rendering. It's dated 6/19/19. This is a
11 colored version of the site landscape plan. The
12 site is somewhat triangular, 17,900 square foot
13 approximately. For orientation, Tonnelle Avenue is
14 on the top of the page. Paterson Plank Road is on
15 the bottom. Beyond Paterson Plank Road, that's
16 headed east, would be the off-ramp of 495. There's
17 a big concrete wall, and the ramp is above there,
18 and then there's homes high beyond that. There's
19 about a 14-foot grade change between Tonnelle Avenue
20 and Paterson Plank Road. So it's a whole story in
21 the height difference.

22 So as Mr. Jimenez said, there are two
23 buildings on the site. There is a larger, I guess,
24 retail wholesale sales building for Allied Metals,
25 that's the owner of the property, and then there's a

1 small commercial building, retail building, that I
2 don't think has been occupied for a while. But all
3 the driveways are off of Tonnelle Avenue, big wide
4 curb cuts. There are no curb cuts on Paterson Plank
5 Road. Because of parking shortage, cars do park on
6 the sidewalk there now.

7 So we are going to demolish the entire
8 site and construct this building, and the building
9 really occupies almost the entire piece of property.
10 So it's an 11-story building. The access will be
11 from Paterson Plank Road. There will be no access
12 on Tonnelle Avenue. We will have a parking garage
13 off of -- there will be a lobby that's underneath
14 the building. So part of the building will be very
15 high 18, 19-foot high overhang where cars can drive
16 actually into the building. It'll be a wide open
17 opening, and there's garages that go into the
18 automated parking.

19 So because the site occupies -- because
20 the building occupies the whole site, and it is a
21 higher end hotel, we had to do a little bit more
22 than just beautify the yard, because we really don't
23 have a yard. So we, of course, we're going to
24 replace all the curbs and sidewalks, and landscape
25 Paterson Plank Road, which is the County road in

1 front of the site, and we'll do the same with the
2 curbs and sidewalks on Tonnelle Avenue. But if you
3 know the area and looking south -- or north on
4 Tonnelle Avenue, it hasn't been kept up, and there's
5 nobody there to keep it up. It's just an empty
6 property. So just from this rendering, if you look
7 to the south, to the left of the building, is the
8 overpass for 495. So between the building and 495
9 on Tonnelle Avenue, it's just weeds and scrub trees.

10 So we propose to tear that all up, all the
11 way down to the bridge, and landscape that whole
12 area. I should mention that between Tonnelle
13 Avenue, south of the building, that's the offramp
14 for 495 that comes up through Paterson Plank Road.
15 So we'll landscape that whole area. Also, opposite
16 of the site on Paterson Plank Road is these big 12,
17 14-foot high retaining walls for the offramp of 495.
18 So again, unkept. The wall, the concrete is
19 spoiling, so it's not attractive. We can't touch
20 that. It's the State. It's the DOT's wall. But
21 the right-of-way in front of it belongs to the
22 County. So we propose to put in trees and
23 landscaping in the entire frontage across the site
24 from the middle there, so we can beautify the area
25 around the building. Again, it's a high end hotel,

1 we might as well have the area look well.

2 Just drawing from us, when we come to the
3 triangular of the building, there's a handicap ramp
4 that runs from -- that takes people between Paterson
5 Plank Road and Tonnelle Avenue. There's stairs and
6 ramps. Part of the railings were missing, stair
7 treads were missing, so our client has agreed at our
8 suggestion, to renovate that. Fix it up, clean it,
9 patch whatever has to be patched. And just beyond
10 that, we're going to put some ground covers, some
11 plantings, beyond that -- that ramp. And to the
12 north of that is asphalt, and there's really no
13 sense in trying to plant anything, because the
14 environment is too -- too harsh with all of the cars
15 driving by on Tonnelle Avenue.

16 Also, part of our program is to replace
17 the handicap ramps on each side of the offramp, so
18 that we have both ADA access from the site, across
19 that ramp, and then on the other side of Paterson
20 Plank Road and headed south. We have an application
21 for the DOT. We had some -- actually, we don't have
22 an access permit with the DOT, but we have a lot of
23 other permits, highway occupancy permits. So by the
24 time we got the paperwork straight, it was only like
25 six weeks ago. So we don't have a response yet, but

1 the DOT is aware of this. Obviously, they have just
2 a small easement in front of the wall here, but if
3 they have any objection to the landscaping, we'll be
4 aware of that, but I don't anticipate that.

5 So there are two driveways on Paterson
6 Plank Road, and it's hard to see, but there's an
7 arrow. The northern driveway would be the entrance,
8 and the southerly driveway would be an exit. And we
9 don't propose any turning restrictions and be fine
10 with what is already there. It's hard to see. We
11 have a parking area, a staging area, on the pavement
12 inside the building. Again, it's wide open, but we
13 have space here for 11 cars for temporary parking.
14 We have 22-feet of driveway between the -- you know,
15 the driveway between the two -- the drive aisle
16 between the two driveways is 22-feet wide, which
17 gives us the opportunity for temporary parking along
18 the curb line at the lobby. So really the only
19 thing there is the lobby.

20 So we have -- like if an Uber comes or a
21 taxi comes to pick somebody up or drop them off,
22 they can park along there. If someone is coming to
23 check in, they have parking spaces on the surface to
24 temporary park, check in, and then the valet will
25 take it in the garage. This is a completely

1 automated garage. It's not New York City. You push
2 the button, it goes in, and then the machine takes
3 it someplace. So there's no driver. You just like
4 -- a person will put it in, either your card or
5 however it's controlled, and it'll find a spot for
6 you. So I think it only takes a couple of minutes
7 to park a car. And there's -- there's two parking
8 systems going on. So you don't have -- so there's
9 two garages, and they can be happening at the same
10 time so it's quick in and out.

11 And should there be a rush for people --
12 you know, they are all coming back at the same time,
13 there's an area on this deck for that to accommodate
14 that. And this building went into iterations based
15 on the input from -- actually from review agencies,
16 from us, we looked at this level in the lobby. We
17 also have a loading stall. It's a garage. So when
18 a truck comes in, it's on -- it's in the site plan.
19 I think it's C2.5, where we show how a truck can
20 drive through there, and then just back up into this
21 loading zone so they don't interfere with cars
22 passing through here.

23 The garage -- I mean, I think the
24 architect has a 19-foot high floor to floor. So we
25 have plenty of clearance for trucks to get in that

1 area. So then the only other thing I will talk
2 about is drainage and grading. The site is a
3 hundred percent paved. We're going to have a little
4 bit -- we're going from a hundred percent to 97
5 percent, so we're adding a little bit of landscaping
6 to the site, not much, but we do have green roofs on
7 here, which helps reduce runoff. Otherwise, we
8 aren't proposing any retention, because we're not
9 increasing it.

10 But all the drainage goes to the storm
11 drainage system on Tonnelle Avenue. So it doesn't
12 come through the access. That's where it all goes
13 now. It all goes to Tonnelle Avenue, and it's a
14 separate storm from sanitary. It's not a combined
15 system. So that's what -- as a matter of fact, our
16 gas, water, and sewer connections right now are off
17 Tonnelle Avenue. The only thing coming off of
18 Paterson Plank Road most likely would be our
19 breaker, because it's an electric pole in front of
20 the building. That's where it'll be. And because
21 the building takes up the whole site, the generator
22 will be inside the building, so you won't see any of
23 that.

24 We don't really -- we have lighting.
25 Self-lit lighting will be under the parking deck,

1 but we have no outdoor lighting, because again, the
2 building takes up the entire site.

3 MR. JIMENEZ: Do you have any
4 questions?

5 COMMISSIONER CHOFFO: No lighting on
6 the building at all?

7 MR. BERTIN: No, there will be
8 lighting on the building. The architect can
9 explain. There will be accents lights, but no -- we
10 have no yard lights because there's no parking lot.
11 There will be lights underneath the overhang on the
12 side.

13 COMMISSIONER MALAVASI: Just
14 regarding the landscaping, the wall -- the wall
15 there is owned by and maintained by DOT you said?

16 MR. BERTIN: Correct.

17 COMMISSIONER MALAVASI: I think you
18 said that grass strip, if you want to call it that
19 -- it's maintained by the County. So this is
20 obviously unique where they are doing landscaping
21 that's not on their property. So if it's approved
22 there will need to be some conversation with the
23 Freeholders to get a -- you know, license agreement
24 that guarantees they'll maintain the land there. So
25 I don't see that being a problem. I see it as a

1 positive. You know, it's a positive thing.

2 MR. BERTIN: Yes, and it's -- the
3 owners are all over that. The operators of the
4 hotel will maintain all of this landscaping that's
5 shown on this plan. So that's the intent. We don't
6 want it to go bad, and I was hoping that since we
7 were putting in more trees that we might get credit
8 for another project someplace else. It's very
9 seldom that we can provide the entire amount of
10 trees and more.

11 MR. JIMENEZ: So I'm sorry, Chair,
12 but to clarify, the maintenance of that strip, even
13 though it's common property, will be maintained by
14 the applicant. The applicant will prepare a license
15 agreement that we would specify that we would be
16 responsible for maintaining that entire area that
17 falls up against County property. So yes.

18 FREEHOLDER TORRES: Is there any --
19 will there be any specifics, just understanding that
20 things sometimes fall through the cracks, will there
21 be any specifics within the language of the
22 timeframe of maintenance in case?

23 MR. JIMENEZ: I will submit to you
24 right now if I drive by there, it's pretty much not
25 being maintained at all.

1 FREEHOLDER TORRES: Yeah, I know.

2 MR. JIMENEZ: So if approved, the
3 applicant -- we want the type of customers we want
4 coming there, that's the first thing you see walking
5 out of this building. So it actually is in our best
6 interest to maintain it, and that's going to be the
7 assurance you're going to have; that it's in the
8 best interest to keep that up. That's the first
9 thing people see as they drive in and they drive
10 out.

11 FREEHOLDER TORRES: Thank you.

12 CHAIRWOMAN LUGO: Anyone else?

13 MR. BERTIN: That question was
14 related to -- oh, I'm sorry.

15 FREEHOLDER TORRES: Is there any left
16 turn restrictions? You said somebody else was going
17 to --

18 MR. BERTIN: No, right now we're not
19 proposing to turn restrictions. We had preliminary
20 meetings, and we'll get into that in more detail if
21 you want to ask a question.

22 FREEHOLDER TORRES: Is there a
23 restaurant eatery or bar inside the --

24 MR. BERTIN: Yes, there will be.

25 FREEHOLDER TORRES: And it's really

1 just for guests I guess?

2 MR. BERTIN: Yes, yes.

3 FREEHOLDER TORRES: So it's not going
4 to be a traffic generator, other than guests?

5 MR. BERTIN: Correct. Yes. So there
6 will be a rooftop lounge. And once you head over
7 120 rooms, you're entitled to a liquor license and
8 that's permitted. So yes, there will be liquor.
9 You know, they'll have breakfast, like most hotels
10 do, but they will have that for the guests, yes.
11 The architect will get into that. There's no
12 meeting rooms. There's no banquet rooms, nothing of
13 that nature here.

14 FREEHOLDER TORRES: You're not
15 expecting events?

16 MR. BERTIN: No, no events. Just
17 guests.

18 FREEHOLDER TORRES: The car parking
19 situation, is that a guest comes and parks up front,
20 and the valet takes it?

21 MR. BERTIN: Yes.

22 FREEHOLDER TORRES: Is that how it
23 works?

24 MR. BERTIN: Yes.

25 FREEHOLDER TORRES: So it's a

1 valet-operated system pretty much?

2 MR. BERTIN: Yes, but all the valet
3 has to do is bring it in the garage.

4 FREEHOLDER TORRES: Yes, but there's
5 someone there controlling and making sure that it's
6 running smoothly?

7 MR. BERTIN: Yes. Although the --
8 only because they don't do it, but this is something
9 that anybody can operate in commuter lots or
10 downtown areas that you have these systems where you
11 go in and you punch the button. You drive your car
12 in the garage, you get out, and it takes it away.

13 MR. JIMENEZ: Just the nature and
14 uniqueness of the automated parking system still,
15 the applicant wants to have someone there,
16 including -- and facilitating?

17 MR. BERTIN: Yes and that's the point
18 I'm making.

19 MR. PANAGOPOULOS: You want someone
20 there to make sure that it's moving and not someone
21 trying to figure out how to do it. And employees,
22 will they be using the parking -- the on-site
23 parking?

24 MR. BERTIN: There will be more --
25 yes, they will be using on-site. The applicant

1 happens to have off site areas, should there be a
2 need for employees to park off site. But we don't
3 see a problem in the parking deck.

4 FREEHOLDER TORRES: That's all of my
5 comments for you. Thank you.

6 MR. BERTIN: I hope we addressed all
7 of your prior comments.

8 MR. PANAGOPOULOS: Yes, everything
9 else we talked about has been addressed.

10 MR. TRIDENTE: Madam Chair?

11 CHAIRWOMAN LUGO: Yes.

12 MR. TRIDENTE: Counsel mentioned
13 before that if it was a dual purpose building and
14 the one purpose for a hotel, what would the other
15 purpose be?

16 MR. BERTIN: Extended hotel. Yeah,
17 just the extended stay.

18 MR. TRIDENTE: There's not going to
19 be any conferences held there?

20 MR. BERTIN: No.

21 MR. TRIDENTE: You won't have a large
22 capacity --

23 MR. BERTIN: No. Typically a
24 business hotel.

25 MR. TRIDENTE: And then one other

1 item, a little house cleaning, we have ADA compliant
2 tree grades, we need to see them in the tree detail.

3 MR. BERTIN: The little grass strip,
4 right?

5 MR. TRIDENTE: It's a grass strip?

6 MR. BERTIN: We have a grass strip,
7 yes. Yeah, it's got --

8 MR. TRIDENTE: Oh, okay. Okay.

9 MR. BERTIN: We did want to have some
10 landscaping. There's no parking there. If there
11 were street parking, we would've done it differently
12 there.

13 MR. TRIDENTE: Just one more.

14 CHAIRWOMAN LUGO: Okay.

15 MR. TRIDENTE: Can you explain how
16 this is two different hotels? I guess one -- just a
17 little bit so we're --

18 MR. BERTIN: Simple. You know, the
19 Intercontinental Hotel group has several hotels in
20 their chain. Hilton has the same types of thing,
21 you know, Homewood Suites. And so this will be a
22 particular company with two different flats. You
23 know, it's the same; same brand or same chain of
24 hotels, but just one will be the extended stay, and
25 one will be the regular hotel. For marketing

1 purposes, some of these hotels are now marketing as
2 dual. So I know you're going to be there for a
3 month, as opposed to a week, and they know that. So
4 they are prepared for that.

5 MR. TRIDENTE: Is there two different
6 signs for two different hotels?

7 MR. BERTIN: Yeah, it'll be more of
8 -- the architect, but it'll be like that. I don't
9 know. Like the Intercontinental Hotel Group, it's
10 Holiday Inn Express. If I'm traveling or taking my
11 wife to an Intercontinental Hotel, I mean I'm so --
12 it depends on the price range of the area and what
13 the purpose of the stay is.

14 CHAIRWOMAN LUGO: Thank you.

15 MR. JIMENEZ: The next professional
16 is our traffic engineer, Mr. Lee Klein.

17 (The witness is sworn.)

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

20 MR. KLEIN: Lee -- middle initial D,
21 as in Daniel, Klein. K-L-E-I-N.

22 MR. JIMENEZ: Mr. Klein, will you
23 please provide the Board the benefit of your
24 background in traffic engineering?

25 MR. KLEIN: Certainly. I'm a

1 professional engineer in the State of New Jersey.
2 My license is current. I'm also a nationally
3 certified traffic operations engineer. I've
4 presented before this Board; in some cases I
5 actually sat in Antonio's spot.

6 CHAIRWOMAN LUGO: We accept.

7 MR. JIMENEZ: Mr. Klein, can you
8 please go through the traffic operations?

9 MR. KLEIN: Sure. We did a traffic
10 impact study for the proposed hotel. We counted the
11 intersection of the offramp on Paterson Plank Road
12 back in January 2018, during the seven-to-nine and
13 four-to-six weekday peak hours, and we determined
14 what the peak hour was. We drew those traffic
15 numbers by a percentage per year, and then we added
16 the traffic from -- I think it was Spectrum
17 Development and Hudson Mews, that would go along
18 Paterson Plank Road. Added that, those numbers, and
19 we did the trip generation of 198-room business
20 hotel, distributed those trips in and out of the
21 site along Paterson Plank Road.

22 We analyzed the intersection at the
23 driveways and all Levels of Service D from the
24 driveway exiting, which is acceptable throughout,
25 and D is acceptable, and then the intersection of

1 the -- the synchronized intersection at the offramp
2 continued to operate at Level Service D throughout
3 the existing conditions. We looked at the parking
4 for the site. We went through a few iterations of a
5 few different types of parking systems. We came up
6 with two elevators that are going to serve 193
7 automated parking spaces. They have a capacity
8 together of about 80 vehicles per hour in and out of
9 the facility. The trip generations numbers show
10 less than 80 trips per hour coming in or out during
11 the peak hours.

12 One of the comments was, what happens at
13 the peak of the generator, the peak of the hotel, as
14 opposed to the peak of the roadway, and the trip
15 generation numbers for that were also lower. So
16 we've got the capacity to handle 80 vehicles in or
17 out. And as Calisto said, we have 11 parking spaces
18 on-site, and if there is a bit of a rush, we can
19 bring people and park them off to the side until the
20 valet can catch up with everybody in the garage.

21 For deliveries and loading, Calisto
22 mentioned there is a garage for the truck to enter.
23 He'll pull forward and then back up into that area
24 that you haul the deliveries, linens, or snacks, or
25 whatever they are delivering for the facility.

1 We're also going to have a shuttle bus that will
2 pick people up from the airport. We're not sure if
3 it's going to be a shuttle bus that will take people
4 into the city, but we'll be able to get them to and
5 from mass transit, and really what we're looking at,
6 this type of hotel, we've seen it before, but a
7 hotel in a location like that is a really good
8 alternative to people working in New York City.
9 It's a little bit of a cheaper alternative than
10 staying in a New York City hotel. So we figure it
11 will be pretty successful from a business point of
12 view.

13 What else? Oh, queuing. So when we did
14 our traffic counts, we noted the queues along
15 Paterson Plank Road southbound. When the signal
16 turns green and Paterson Plank Road goes, traffic
17 generally cleared out during the green cycle. So
18 while the stop areas where it is in the driveway and
19 where it is, vehicles will be queued up in front of
20 the driveway while it's red for Paterson Plank Road.
21 When it turns green, that traffic will continue
22 through, and then there will be gaps in traffic for
23 traffic to be able to make a left out or right out
24 from the site.

25 To do like a Google search or a Google

1 directions for the site, a lot of the directions
2 coming from the city bring you in such a way you end
3 up coming south, and you come in and you make a
4 right turn in, and then when you're ready to go back
5 out you make a right turn out. So we think it'll be
6 a lot of right turns in, right turns out coming to
7 and from the site.

8 So again, the parking numbers, 193 in the
9 facility. ITE numbers from the fifth edition of
10 trip generation or parking generation show us that
11 we need about 168 or the 85 percentile parking for
12 this type of facility. So 198 rooms, assuming a
13 hundred percent occupancy, which we're lucky if we
14 get 90 percent occupied. So we feel we have more
15 than adequate parking for the facility.

16 COMMISSIONER BETTINGER: Madam Chair,
17 I have a question. Mr. Klein, you're proposing a
18 rooftop lounge. In Hudson County for a rooftop
19 lounge, I'm sure there are going to be outsiders
20 coming in, can you accommodate parking?

21 MR. KLEIN: We can. Like I said, we
22 need about 168 parking spaces if it's full. 198
23 rooms are filled, 168 parking spaces. So we do have
24 the ability to park with a few additional. So if I
25 was staying here and I wanted a friend to come

1 visit, that's -- you know, 30 more cars are no
2 problem.

3 MR. JIMENEZ: The hotel is situated
4 in a location primed for people that are coming out
5 of state to be transported from the hotel carrier to
6 the airport there. And from there, there's bus
7 routes, there's Uber, from there to the city. So
8 when the applicant was looking at this particular
9 location, that was mindful of the fact that people
10 are coming here are not going to come driving here
11 from other states. They are going to be flying in,
12 transportation will be from the airport there.

13 We are also in talks with Uber, Lyft, and
14 other vehicle transportation services to make this
15 one of their hubs; that they will always come around
16 here to see what there is to take off that load.
17 Again, so parking, while we can meet the required
18 numbers, it's our understanding based on the
19 analysis of the other hotels in the area, that this
20 will be more used by people commuting and taking
21 other forms of transportation.

22 CHAIRWOMAN LUGO: The restaurant will
23 be in addition to the lounge, or they'll serve food
24 in the lounge?

25 MR. KLEIN: The architect can

1 probably talk a little bit more about that. When we
2 say restaurant, we use that word really loosely.
3 Not a type of restaurant you're going to go there on
4 a date. This is more of a service for the people
5 occupying rooms there or some food service for the
6 outside areas, but again it's not -- we were
7 specifically backing away from that when we received
8 an offer and approval they didn't want a full
9 fledged restaurant there. It would change our
10 numbers and it actually would take away from what
11 the applicant has in mind.

12 When we're selling this idea to other
13 franchises, they either tell us they want or what
14 they don't want. I will submit to you that a
15 franchise initially wanted a pool there. Well, we
16 were told from all accounts, pools don't -- it's not
17 what people are coming for, a public pool on 495.
18 They did want a gym, and they did want a sauna. For
19 whatever reason, those are the ones that people
20 want. If they have to stay at a hotel, that's what
21 they want. So that was -- that was mindful when we
22 were developing this whole project.

23 COMMISSIONER MALAVASI: I just have a
24 couple of questions. You testified that when you
25 exit, traffic clears, giving that person queued time

1 to get out with the next cycle.

2 MR. KLEIN: Correct.

3 COMMISSIONER MALAVASI: Question
4 being, during your peak exit time while you're
5 waiting, there's enough -- there's enough room
6 inside the site to handle those cars so we're not
7 having a backup on Paterson Plank Road? Your
8 testimony is there's enough room underneath the
9 canopy that all those cars will be contained within
10 the site?

11 MR. KLEIN: That's correct.

12 COMMISSIONER MALAVASI: And if
13 there's time to wait a little bit. We're not going
14 to have cars piled down on Paterson?

15 MR. KLEIN: Correct. And the trip
16 generation numbers that I used are -- I consider
17 them conservative. Because as Michael said, we're
18 looking at people probably coming here with no car,
19 so when they are ready to leave, they are going to
20 have to take the shuttle to some sort of
21 transportation to get to where they have to go.

22 FREEHOLDER TORRES: Madam Chair, just
23 two questions. So you're saying that you will allow
24 access to a left hand turn onto the site?

25 MR. KLEIN: Yeah, a left-hand turn

1 in, a right-hand turn in. A left hand out, and a
2 right turn.

3 FREEHOLDER TORRES: And the
4 generations have not caused any delays of queue or
5 backup traffic --

6 MR. KLEIN: Correct, yeah. What
7 happened when we did our traffic count traffic, we
8 backed up a little bit, and then we cleared out each
9 cycle, and then there were gaps created by other
10 signals that allowed people to turn.

11 FREEHOLDER TORRES: Will there be
12 anything -- because of the challenges at that area
13 is vehicles speeding up from I guess south of that
14 area speeding up north. So will there be any type
15 of warning system, any signage, anything to warn
16 them of oncoming vehicles make the left or the --
17 the left hand turn out of the driveway?

18 MR. KLEIN: Well, I mean, the sight
19 is pretty good here from this spot. People are
20 going to have to drive legally. If someone sees a
21 person coming, and they feel that they are coming
22 too fast, they are going to wait for them to go
23 before they make that left turn.

24 MR. BERTIN: If I might just -- this
25 whole area from here to here is all open. It's not

1 like it's a garage door. This is all open.

2 MR. KLEIN: It just overhangs.

3 MR. BERTIN: Right. So this is all
4 open, 18-feet high or so.

5 COMMISSIONER MALAVASI: And there's
6 enough -- there's enough site distance?

7 MR. BERTIN: Correct.

8 COMMISSIONER MALAVASI: Coming from
9 the south that you're making the left, and you've
10 got plenty of time to see somebody coming down.

11 MR. BERTIN: That's correct.

12 MS. GIARRATANA: Chair, I just have
13 one question. You mentioned that you're considering
14 having a shuttle go to different public transit
15 hubs. Are you considering both light rail and
16 Secaucus Junction?

17 MR. KLEIN: We will.

18 MS. GIARRATANA: Yes. Oh, okay.

19 MR. KLEIN: Part of the consideration
20 as part of this whole plan. I don't know any hotel
21 that's without any form of transportation at this
22 point, and it will be as needed. If they need the
23 train, we'll go to the train. We have so many --
24 especially in Secaucus, it's right there. The
25 airport is right there, quite frankly. So those

1 were all contemplated in this plan for
2 transportation.

3 FREEHOLDER TORRES: So it might not
4 be traffic, but from the studies and analysis,
5 there's been no need for pedestrian safety measures
6 or pedestrian crossing measures, anything of that
7 nature?

8 MR. KLEIN: I mean, there is a
9 crosswalk here. This is a signalized intersection.
10 There's no reason to cross across Paterson Plank
11 East in this area. There is a crosswalk I believe
12 right now across the ramps and then signalized.

13 COMMISSIONER MALAVASI: And there's
14 one on the side of the intersection across Paterson
15 Plank.

16 MR. PANAGOPOULOS: Right, the one
17 that's existing going across Paterson Plank, and
18 they are going to be installing a new one across the
19 off ramp. There's nothing there now, but the -- not
20 this plan, but one of the plans that they provided
21 is showing a crosswalk and a new ADA compliant ramp
22 on both sides so --

23 FREEHOLDER TORRES: I wanted to
24 confirm that. If you're familiar with that area,
25 the other hotels, there's a lot of pedestrian

1 traffic. They do -- they might be shuttle, but they
2 also do walk up the hill and take a bus right off of
3 495. So as long as that's on there, then that --

4 MR. BERTIN: Yeah, we are making the
5 improvements to that intersection.

6 COMMISSIONER MALAVASI: And that's
7 part of your application to DOT?

8 MR. KLEIN: Correct.

9 COMMISSIONER MALAVASI: Because
10 that's a DOT controlled intersection there.

11 FREEHOLDER TORRES: Thank you.

12 MR. JIMENEZ: Madam Chair, if there
13 are no further questions for the traffic engineer.
14 I will have the architect.

15 MR. AIELLO: Good evening, everyone.
16 My name is Antonio Aiello.

17 (The witness is sworn.)

18 MR. CURLEY: Please state your name
19 for the record and spell your last name.

20 MR. AIELLO: Antonio Aiello.
21 A-I-E-L-L-O.

22 MR. CURLEY: Thank you.

23 MR. JIMENEZ: Can you provide the
24 Board with your education and history as an
25 architect?

1 MR. AIELLO: Yes, I graduated from
2 the New Jersey Institute of Technology in 2002. I
3 became a registered architect in New Jersey in 2007;
4 registered architect in 2008, in New York. I've
5 presented in front of Jersey City, Hoboken, and a
6 number of other municipalities throughout New
7 Jersey.

8 CHAIRWOMAN LUGO: Okay. You're
9 accepted.

10 MR. AIELLO: Thank you, Madam Chair.
11 So this is a new 11-story mixed-use or dual-use
12 hotel system that we are proposing. I'll be
13 beginning with the ground floor. We did mention
14 there are compliant with parking to the site. The
15 centered area is mostly open for the traffic to flow
16 in and out of the space. It's wide enough that it
17 can leave some vehicles for dropping people off as
18 well for the automated system.

19 We do have two lifts that are completely
20 automated. Somebody will drop them in there, punch
21 in their numbers, and the cars will go into their
22 slot in the low grade parking area. In addition to
23 the lifts, we have additional parking on the ground
24 floor for people that are waiting for their
25 vehicles, and like we mentioned, vehicle shuttle

1 services that might come about, as well as loading
2 services for dropoff, pickup of buses, garbage, and
3 everything else. So everything will be on-site off
4 the street for those -- for those considerations.

5 When you enter the main lobby directly
6 underneath the overhang, there will be basically two
7 lobby systems. One as we had mentioned, one goes to
8 the regular hotel suites and one goes to the
9 extended stay. Each one has two elevators that go
10 to either side. Upstairs they do have fire doors
11 that split into all -- they are split from one side
12 to the other. One will have slightly larger rooms,
13 and the other one will have standard hotel rooms for
14 the stay.

15 On the second floor we have, not per se a
16 restaurant, but we have more of a prep area and
17 meeting space for the people who might use that
18 area, cafeteria area for seating, all for the
19 tenants only. We do have small meeting rooms, but
20 again, it's for the people staying at the space,
21 spas and everything else on that second floor. The
22 setback along 1 & 9 with green roof and pavers
23 systems for access to the outdoor space.

24 As I had mentioned -- as I've mentioned,
25 the upper floors are where the units are. We have

1 two spaces. One on the northern side and the
2 standard hotels on the southern side. We have the
3 extended stay. The facade itself to be modern
4 looking. The sign won't stay -- apologies for that.
5 Thank you. A little bit of clad and glazing system.
6 Real nice modern building, clean lines, and simple
7 system.

8 FREEHOLDER TORRES: And that's from
9 Paterson Plank Road?

10 MR. AIELLO: This is the view from
11 Paterson Plank Road from the -- from the north
12 looking south.

13 COMMISSIONER CHOFFO: Madam Chair, I
14 have a question for Michael. Did this go in front
15 of North Bergen?

16 MR. JIMENEZ: Yes. We received
17 approval in December. September. I apologize. So
18 we received our final approval memorialized
19 resolution just this past January.

20 COMMISSIONER CHOFFO: Were there any
21 issues with North Bergen?

22 MR. JIMENEZ: Any issues that they
23 may have had were all addressed, and we've agreed to
24 adhere to whatever the planners' and engineers'
25 concerns were. Of course the same questions from

1 this Board about the parking, they said it's
2 sufficient. We addressed all of their parking
3 concerns. They were equally concerned about being
4 able to sufficiently address and satisfy all the
5 people coming there. They were also very cognizant
6 of the restaurant area. They didn't want that.
7 That's why it was clear on defining a restaurant.
8 And the outside area, the rooftop on the 12th floor,
9 we kept it -- not a bar area, a big huge bar area,
10 it's more of a lounge. So we call it a lounge, a
11 small area where they serve drinks and just sit
12 there.

13 But those were the issues that were
14 addressed, and primarily over the area, they wanted
15 us to be sure that we were going to take care of --
16 the area needs a face lift. This is going to
17 hopefully improve the entirety of the area and quite
18 frankly bring up values in that particular area.
19 This particular applicant also owns the location
20 very nearby. So he wants to improve the area for
21 his own benefit as well. Thank you very much.

22 CHAIRWOMAN LUGO: Anybody have any
23 questions?

24 MR. PANAGOPOULOS: How high does the
25 garage or the floor level for access --

1 MR. AIELLO: So because of the slope,
2 on the lower end it is 17 1/2 from floor to floor
3 over 21-feet at the other end. So we have an
4 average about 18-19 feet in that area and then
5 approximately 16 1/2-feet opening on the southern
6 side in the hole -- closer to 19-feet on the
7 northern side of the slope.

8 MR. PANAGOPOULOS: Okay. So Paterson
9 Plank Road has a little bit of a slope, is that what
10 you're saying?

11 MR. AIELLO: Correct.

12 MR. PANAGOPOULOS: And -- but the
13 minimum height of the garage --

14 MR. AIELLO: Is over 16 1/2-feet.

15 MR. PANAGOPOULOS: So it'll easily
16 take any emergency vehicles or --

17 MR. AIELLO: Absolutely. Yes.

18 MR. PANAGOPOULOS: That's all I have.

19 COMMISSIONER BETTINGER: Madam Chair?

20 CHAIRWOMAN LUGO: Yes.

21 COMMISSIONER BETTINGER: What is
22 that design on the side of the building?

23 MR. AIELLO: Oh, in the front?

24 COMMISSIONER BETTINGER: Yes.

25 MR. AIELLO: That was just a

1 potential billboard option that the client had asked
2 to propose. You know, that's a whole other separate
3 application that we're going to be --

4 MR. JIMENEZ: It's not part of this.
5 That was more of a potential -- to make it look
6 pretty. There will be small signage in the front
7 noting the franchisee, but that's it. No
8 billboards.

9 COMMISSIONER BETTINGER: Okay.

10 CHAIRWOMAN LUGO: Anyone else?

11 COMMISSIONER CHOFFO: I'd like to
12 make a motion to accept.

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

15 MS. GIARRATANA: On a motion made by
16 Commission Choffo and seconded by Commissioner
17 Bettinger.

18 Commissioner Allen.

19 COMMISSIONER ALLEN: Yes.

20 MS. GIARRATANA: Commissioner
21 Bettinger.

22 COMMISSIONER BETTINGER: Aye.

23 MS. GIARRATANA: Commissioner Jeter.

24 COMMISSIONER JETER: Aye.

25 MS. GIARRATANA: Commissioner

1 Malavasi.

2 COMMISSIONER MALAVASI: Aye.

3 MS. GIARRATANA: Commissioner Mehta.

4 He's not here. My apologies. Commissioner Ng.

5 COMMISSIONER NG: Aye.

6 MS. GIARRATANA: Commissioner Torres.

7 FREEHOLDER TORRES: Yes.

8 MS. GIARRATANA: Commissioner Choffo.

9 COMMISSIONER CHOFFO: I vote aye, and
10 I hope I'm invited to the ribbon cut.

11 MS. GIARRATANA: And Chairwoman Lugo.

12 CHAIRWOMAN LUGO: Aye.

13 MS. GIARRATANA: The motion has
14 passed.

15 MR. JIMENEZ: Thank you for your
16 time. Madam Chair, congratulations. And Board
17 Members, have a healthy and prosperous new year.

18 CHAIRWOMAN LUGO: Thank you.

19 MS. GIARRATANA: My apologies. The
20 next item on the agenda is Application 2019-80-SP.
21 The applicant is 3060 JFK, LLC, at 3060 Kennedy
22 Boulevard; Block 6401, Lots 7.01 and 7.02; in Jersey
23 City. It's an application to construct a six-story
24 mixed-use building with 99 residential units, ground
25 floor, retail space, 50 exterior parking spaces, and

1 57 bicycle parking spaces.

2 Chairwoman, the applicant contacted us and
3 requested an postponement for 30 days on this
4 application, and they understand our postponement
5 process that we need to receive a letter from Jersey
6 City Planning agreeing to that, and we're just
7 waiting to get that letter. But we're allowed to do
8 ten days for the postponement. So they filed a
9 motion to have the --

10 FREEHOLDER TORRES: Motion for
11 adjournment.

12 COMMISSIONER MEHTA: Second.

13 MS. GIARRATANA: On a motion made by
14 Commissioner Torres, and seconded by Commissioner
15 Mehta.

16 Commissioner Allen.

17 COMMISSIONER ALLEN: Yes.

18 MS. GIARRATANA: Commissioner
19 Bettinger.

20 COMMISSIONER BETTINGER: I'll
21 abstain.

22 MS. GIARRATANA: Commissioner Jeter.

23 COMMISSIONER JETER: Aye.

24 MS. GIARRATANA: Commissioner
25 Malavasi.

1 COMMISSIONER MALAVASI: Aye.

2 MS. GIARRATANA: Commissioner Mehta.

3 COMMISSIONER MEHTA: Aye.

4 MS. GIARRATANA: Commissioner Ng.

5 COMMISSIONER NG: Aye.

6 MS. GIARRATANA: Commissioner Torres.

7 FREEHOLDER TORRES: Yes.

8 MS. GIARRATANA: Commissioner Choffo.

9 COMMISSIONER CHOFFO: Aye.

10 MS. GIARRATANA: Chairwoman Lugo.

11 CHAIRWOMAN LUGO: Aye.

12 MS. GIARRATANA: The motion has

13 passed. And the application has been adjourned.

14 The next item on the agenda are applications to be

15 administratively approved. One application,

16 2019-54-SP; T-Mobile Northeast, LLC; at 600 Rogers

17 Boulevard; Block 24, Lot 8.01; in Harrison. Do I

18 have a motion?

19 On a motion by Commissioner Torres and

20 seconded by Commissioner Choffo.

21 Commissioner Allen.

22 COMMISSIONER ALLEN: Yes.

23 MS. GIARRATANA: Commissioner

24 Bettinger.

25 COMMISSIONER BETTINGER: Aye.

1 MS. GIARRATANA: Commissioner Jeter.

2 COMMISSIONER JETER: Aye.

3 MS. GIARRATANA: Commissioner
4 Malavasi.

5 COMMISSIONER MALAVASI: Aye.

6 MS. GIARRATANA: Commissioner Mehta.

7 COMMISSIONER MEHTA: Aye.

8 MS. GIARRATANA: Commissioner Ng.

9 COMMISSIONER NG: Aye.

10 MS. GIARRATANA: Commissioner Torres.

11 FREEHOLDER TORRES: Yes.

12 MS. GIARRATANA: Commissioner Choffo.

13 COMMISSIONER CHOFFO: Aye.

14 MS. GIARRATANA: Chairwoman Lugo.

15 CHAIRWOMAN LUGO: Aye.

16 MS. GIARRATANA: The motion has

17 passed. The next item on the agenda are

18 Applications to be Exempt. We have four of them.

19 Application 2019-82-SP, J Supor Realty,
20 LLC; at 500 Supor Boulevard, Block 22, Lots 1 and
21 3.03 in Harrison. This is a subdivision application
22 not along a County road.

23 Application 2019-81-SD. The applicant is
24 181-189 Academy, LLC; at 175 through 185 Academy
25 Street; Block 12308, Lots 9, 10, and 11; in Jersey

1 City. This is a subdivision application not on a
2 county road.

3 Application 2019-89-SP; the applicant is
4 PSE&G at 90 Duffield Avenue; Block 7404, Lot 1; in
5 Jersey City. A site plan application not along a
6 county road.

7 The final application, 2019-92-SP/SD,
8 AutoZone Northeast, LLC; at 200 Harrison Avenue,
9 Block 284, Lot 3.02; in Kearny. A site plan and
10 subdivision application not along a County road.
11 For the board's reference, this is a portion of
12 Harrison Avenue that is not a County road.

13 Do I have a motion?

14 FREEHOLDER TORRES: I'll motion.

15 COMMISSIONER NG: Second.

16 MS. GIARRATANA: On a motion made by
17 Commissioner Torres and seconded by Commissioner Ng.

18 Commissioner Allen.

19 COMMISSIONER ALLEN: Yes.

20 MS. GIARRATANA: Commissioner
21 Bettinger.

22 COMMISSIONER BETTINGER: Aye.

23 MS. GIARRATANA: Commissioner Jeter.

24 COMMISSIONER JETER: Aye.

25 MS. GIARRATANA: Commissioner

1 Malavasi.

2 COMMISSIONER MALAVASI: Aye.

3 MS. GIARRATANA: Commissioner Mehta.

4 COMMISSIONER MEHTA: Aye.

5 MS. GIARRATANA: Commissioner Ng.

6 COMMISSIONER NG: Aye.

7 MS. GIARRATANA: Commissioner Torres.

8 FREEHOLDER TORRES: Yes.

9 MS. GIARRATANA: Commissioner Choffo.

10 COMMISSIONER CHOFFO: Aye.

11 MS. GIARRATANA: Chairwoman Lugo.

12 CHAIRWOMAN LUGO: Aye.

13 MS. GIARRATANA: The motion has
14 passed. We do not have any old business. We do
15 have some new business. This is the introduction of
16 changes to the Hudson County Planning Board
17 Regulations. This will be in reference to sidewalk
18 cafes and temporary user license agreements. And a
19 change to the fee schedule in reference to the new
20 regulations. We do have the suggested changes in
21 your packet, and we'll send them out electronically
22 for you to review. And we'll ask for a vote on that
23 at the next meeting.

24 We do not have anything in our land
25 development regulations at this time to regulate

1 sidewalk cafes that have been along the County
2 roads, and it's come up in a few applications, so
3 we're trying to find a process similar to a
4 franchise agreement, except that it has -- you know,
5 obviously it's temporary based on season and also
6 we're looking into it being renewed every year along
7 with the regulations on the municipal level.

8 COMMISSIONER MEHTA: So this goes to
9 the Freehold Board?

10 MS. GIARRATANA: Yeah. So it's --

11 COMMISSIONER MEHTA: So you want this
12 for the planning board or their jurisdiction?

13 MS. GIARRATANA: It will -- it'll be
14 in conjunction with planning board applications in
15 the same way that we -- the same way franchise is
16 required, and I believe that everyone will need --
17 every license agreement will need to be approved by
18 the Planning Board as well. I'm sorry, by the
19 Freeholder board as well. And we have some draft
20 language that we'll be working with their department
21 on too. And that's it. And the next --

22 CHAIRWOMAN LUGO: Before we close
23 tonight. I just want to thank Commissioner Choffo
24 for his years of dedication, and the support and the
25 help that you've given me to prep me for this

1 position. I really appreciate it.

2 COMMISSIONER CHOFFO: You're very
3 welcome. Good luck.

4 MS. GIARRATANA: All right. And our
5 next meeting date is Tuesday, February 18th.

6 CHAIRWOMAN LUGO: Do I have a motion
7 to adjourn?

8 FREEHOLDER TORRES: Motion.

9 (Whereupon the proceeding is then
10 concluded at 7:36 p.m.)

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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, January 21, 2020; 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

&	2008 40:4	6	acceptable 14:1
& 11:24 41:22	2018 10:7 29:12	6/19/19 14:10	29:24,25
1	2019 3:20 8:20	600 48:16	accepted 40:9
1 41:22 49:20 50:4	12:22	64 11:6 12:3	access 15:10,11
1/2 44:2,5,14	2019-54 48:16	6401 46:22	17:18,22 20:12
10 49:25	2019-75 11:5	6:30 1:9 2:5	35:24 41:23 43:25
10 49:25	2019-80 46:20	7	accommodate
11 11:8 12:15	2019-81 49:23	19:13 32:20	accommodations
15:10 18:13 30:17	2019-82 49:19	7.01 46:22	12:19
40:11 49:25	2019-89 50:3	7.02 46:22	accounts 34:16
12 12:16 16:16	2019-92 50:7	7404 50:4	act 2:10
120 24:7	2020 1:9 2:5 8:17	7:36 53:10	act 2:10
12308 49:25	12:24 54:8	8	ada 17:18 27:1
12th 43:8	21 1:9 44:3 54:8	8.01 48:17	38:21
14 14:19 16:17	21st 2:4	80 30:8,10,16	added 29:15,18
16 44:5,14	22 18:14,16 49:20	830 1:8	adding 20:5
168 32:11,22,23	2283786 54:14	85 32:11	addition 2:12
17 44:2	24 48:17	86 13:20	33:23 40:22
17,896 12:9	284 50:9	9	additional 32:24
17,900 14:12	3	9 41:22 49:25	40:23
175 49:24	3.02 50:9	90 32:14 50:4	address 43:4
17th 3:20 12:22	3.03 49:21	9078 54:12	addressed 26:6,9
18 15:15 37:4	30 13:23 33:1 47:3	97 20:4	42:23 43:2,14
18-19 44:4	3060 46:21,21	99 46:24	adequate 32:15
181-189 49:24	30xi00234700	9a 1:7	adhere 42:24
185 49:24	54:4	9th 12:23	adjourn 53:7
18th 53:5	3114 12:2,8 14:4	a	adjourned 48:13
19 15:15 19:24	3134 11:6	ability 32:24	adjournment
44:6	4	able 31:4,23 43:4	47:11
193 12:15 30:6	495 14:16 16:8,8	absent 2:18,21,21	administratively
32:8	16:14,17 34:17	3:11	48:15
198 11:8 12:15	39:3	absolutely 10:21	adoption 3:19
29:19 32:12,22	5	44:17	8:17
1986 13:20	5 11:7 12:3	abstain 4:13,15,17	adoptions 8:20
2	50 46:25	47:21	advertised 2:7
2 11:7 12:3	500 49:20	academy 49:24,24	afternoon 11:22
2/4/22 54:15	57 47:1	accents 21:9	agencies 19:15
200 50:8		accept 3:22 29:6	agenda 3:19 4:22
2002 40:2		45:12	7:19 8:16 10:5,12
2007 40:3			11:3 46:20 48:14
			49:17

ago 17:25 agreed 17:7 42:23 agreeing 47:6 agreement 21:23 22:15 52:4,17 agreements 51:18 aicp 1:21 aiello 13:3 39:15 39:16,20,20 40:1 40:10 42:10 44:1 44:11,14,17,23,25 airport 31:2 33:6 33:12 37:25 aisle 18:15 allen 1:13 2:18 4:21 8:8,9 9:25 10:2,3 45:18,19 47:16,17 48:21,22 50:18,19 allied 11:5 14:24 allow 35:23 allowed 36:10 47:7 alternative 31:8,9 amount 22:9 analysis 33:19 38:4 analyzed 29:22 annual 2:11 anticipate 18:4 antonio 39:16,20 antonio's 29:5 antonios 1:23 anybody 25:9 43:22 apologies 10:1,8 42:4 46:4,19 apologize 42:17 appearing 13:23 applause 7:17	applicant 11:25 12:7,7,11,25 22:14 22:14 23:3 25:15 25:25 33:8 34:11 43:19 46:21 47:2 49:23 50:3 application 10:7 11:8,14,21 12:21 17:20 39:7 45:3 46:20,23 47:4 48:13,15 49:19,21 49:23 50:1,3,5,7 50:10 applications 48:14 49:18 52:2,14 appreciate 53:1 approval 34:8 42:17,18 approved 8:23 12:22 21:21 23:2 48:15 52:17 approving 8:23 approximately 12:9 14:13 44:5 april 8:20 architect 13:3 19:24 21:8 24:11 28:8 33:25 39:14 39:25 40:3,4 area 12:14,19,20 12:21 16:3,12,15 16:24 17:1 18:11 18:11 19:13 20:1 22:16 28:12 30:23 33:19 36:12,14,25 38:11,24 40:15,22 41:16,18,18 43:6,8 43:9,9,11,14,16,17 43:18,20 44:4 areas 25:10 26:1 31:18 34:6	arrow 18:7 asked 45:1 aspect 13:2 asphalt 17:12 assignment 7:19 assistant 1:20 assuming 32:12 assurance 23:7 attractive 16:19 automated 11:9 12:16 15:18 19:1 25:14 30:7 40:18 40:20 autozone 50:8 avenue 1:8 12:11 14:4,13,19 15:3,12 16:2,4,9,13 17:5 17:15 20:11,13,17 50:4,8,12 average 44:4 award 8:14 aware 18:1,4 aye 4:2,4,6,9,11 6:6,12 9:7,9,12,14 9:16,20,22 10:3 45:22,24 46:2,5,9 46:12 47:23 48:1 48:3,5,9,11,25 49:2,5,7,9,13,15 50:22,24 51:2,4,6 51:10,12 b b 1:11 13:10 back 8:12 19:12 19:20 29:12 30:23 32:4 backed 36:8 background 13:15 28:24 backing 34:7	backup 35:7 36:5 bad 22:6 banquet 24:12 bar 23:23 43:9,9 based 19:14 33:18 52:5 basically 41:6 beautify 15:22 16:24 beginning 40:13 behalf 12:25 believe 38:11 52:16 belongs 16:21 benefit 28:23 43:21 bergen 1:7,8 11:7 11:15 12:2,4,23 42:15,21 bertin 13:1,5,9,10 13:14,16,22,25 14:3,9 21:7,16 22:2 23:13,18,24 24:2,5,16,21,24 25:2,7,17,24 26:6 26:16,20,23 27:3,6 27:9,18 28:7 36:24 37:3,7,11 39:4 best 23:5,8 bettinger 1:14 2:18,19 3:25 4:1,2 5:6,9 6:22 9:1,5,6 9:7 32:16 44:19 44:21,24 45:9,13 45:17,21,22 47:19 47:20 48:24,25 50:21,22 beyond 14:15,18 17:9,11
---	--	---	--

bicycle 47:1 big 14:17 15:3 16:16 43:9 billboard 45:1 billboards 45:8 bit 15:21 20:4,5 27:17 30:18 31:9 34:1 35:13 36:8 42:5 44:9 block 11:6 12:3 46:22 48:17 49:20 49:25 50:4,9 board 1:1,4,19 2:4 4:25 5:1,5,14,17 5:19,20,22 6:7,13 6:20,25 7:8,13 8:5 8:17 10:8 11:15 11:23 12:6 13:15 13:21 28:23 29:4 39:24 43:1 46:16 51:16 52:9,12,14 52:18,19 54:7 board's 50:11 bottom 14:15 boulevard 46:22 48:17 49:20 brand 27:23 breaker 20:19 breakfast 24:9 bridge 16:11 bring 25:3 30:19 32:2 43:18 bringing 8:18 building 14:24 15:1,1,8,8,10,14 15:14,16,20 16:7,8 16:13,25 17:3 18:12 19:14 20:20 20:21,22 21:2,6,8 23:5 26:13 42:6 44:22 46:24	buildings 14:23 bus 31:1,3 33:6 39:2 buses 41:2 business 5:4 26:24 29:19 31:11 51:14 51:15 button 19:2 25:11 bylaws 8:18,19 <hr/> c c 13:9 54:1,1 c2 12:5 c2.5 19:19 cafes 51:18 52:1 cafeteria 41:18 calisto 13:1,5 30:17,21 call 2:2,16 21:18 43:10 called 14:5,9 canopy 35:9 capacity 26:22 30:7,16 car 19:7 24:18 25:11 35:18 card 19:4 care 43:15 carrier 33:5 carry 10:10 cars 15:5,15 17:14 18:13 19:21 33:1 35:6,9,14 40:21 case 22:22 cases 29:4 catch 30:20 cathey 54:3,13 caused 36:4 ccr 54:3,13 center 1:7 centered 40:15	certainly 28:25 certified 29:3 certify 54:5 chain 27:20,23 chair 3:18 4:19 5:1 5:2,2,5,20,22,25 6:12,14,16,20 7:11 7:14 22:11 26:10 32:16 35:22 37:12 39:12 40:10 42:13 44:19 46:16 chairman 2:1,15 3:11,12,13,15,21 4:16,17,20 5:11,24 9:20 chairperson 5:17 5:23 13:24 chairwoman 1:13 6:1,23 8:8,10 9:21 11:11,12 14:1 23:12 26:11 27:14 28:14 29:6 33:22 40:8 43:22 44:20 45:10 46:11,12,18 47:2 48:10,11 49:14,15 51:11,12 52:22 53:6 challenges 36:12 change 14:19 34:9 51:19 changes 8:20,24 51:16,20 cheaper 31:9 check 18:23,24 choffo 2:1,15 3:11 3:12,15,21 4:16,17 5:11,24 6:4 7:6,24 8:1,6,9 9:19,20 21:5 42:13,20 45:11,16 46:8,9 48:8,9,20 49:12,13	51:9,10 52:23 53:2 city 1:8 19:1 31:4 31:8,10 32:2 33:7 40:5 46:23 47:6 50:1,5 civil 13:17 clad 42:5 clarify 22:12 clean 17:8 42:6 cleaning 27:1 clear 43:7 clearance 19:25 cleared 31:17 36:8 clears 34:25 client 17:7 45:1 close 5:10 6:2 7:4 52:22 closed 6:10 closer 44:6 closes 5:15 6:8 7:9 cognizant 43:5 colored 14:11 combined 20:14 come 17:2 20:12 32:3,25 33:10,15 41:1 52:2 comes 16:14 18:20 18:21 19:18 24:19 coming 18:22 19:12 20:17 23:4 30:10 32:2,3,6,20 33:4,10 34:17 35:18 36:21,21 37:8,10 43:5 comments 26:5,7 30:12 commercial 12:5 12:13 15:1 commission 45:16 54:15
--	--	--	--

<p>commissioner 1:13,14,14,15,15 1:16 2:17,18,19,20 2:21,22,23,24,25 3:1,3,4,5,6,7,8,10 3:24,24 4:1,2,3,4,5 4:6,7,9,10,11,12 4:13,14,20 5:6,8,9 6:4,17,21 7:6,23 8:1,6,8,9,9,25 9:1 9:4,4,6,7,8,9,10,12 9:13,14,15,16,17 9:19,22,25 10:2,3 11:10,13,17,18 21:5,13,17 32:16 34:23 35:3,12 37:5,8 38:13 39:6 39:9 42:13,20 44:19,21,24 45:9 45:11,13,16,18,19 45:20,22,23,24,25 46:2,3,4,5,6,8,9 47:12,14,14,16,17 47:18,20,22,23,24 48:1,2,3,4,5,6,8,9 48:19,20,21,22,23 48:25 49:1,2,3,5,6 49:7,8,9,10,12,13 50:15,17,17,18,19 50:20,22,23,24,25 51:2,3,4,5,6,7,9,10 52:8,11,23 53:2 committee 7:19,21 7:22 8:3,4,10,14 committees 7:16 7:20 common 22:13 commuter 25:9 commuting 33:20 company 27:22</p>	<p>completely 18:25 40:19 compliant 27:1 38:21 40:14 component 12:13 concerned 43:3 concerns 42:25 43:3 concluded 53:10 concrete 14:17 16:18 conditions 30:3 conferences 26:19 confidence 6:18 confirm 38:24 congratulations 46:16 conjunction 52:14 connections 20:16 conservative 35:17 consider 35:16 consideration 37:19 considerations 41:4 considered 10:6 considering 37:13 37:15 construct 11:8 15:8 46:23 constructing 12:14 contacted 47:2 contained 35:9 contemplated 38:1 continue 31:21 continued 30:2 contract 8:14 controlled 19:5 39:10</p>	<p>controlling 25:5 conversation 21:22 correct 21:16 24:5 35:2,11,15 36:6 37:7,11 39:8 44:11 54:9 counsel 1:19 4:25 10:8 26:12 counselor 2:6 count 36:7 counted 29:10 counts 31:14 county 1:1,4 2:3 8:17 15:25 16:22 21:19 22:17 32:18 49:22 50:2,6,10,12 51:16 52:1 54:7 couple 19:6 34:24 course 15:23 42:25 covers 17:10 cracks 22:20 created 36:9 credit 22:7 cross 38:10 crossing 38:6 crosswalk 38:9,11 38:21 curb 15:4,4 18:18 curbs 15:24 16:2 curley 1:19 2:8 5:3 5:12,16,21 6:6,9 6:15,19,24 7:2,7 7:10,15 11:20 13:7,13 14:8 28:18 39:18,22 current 29:2 customers 23:3 cut 46:10</p>	<p>cuts 15:4,4 cycle 31:17 35:1 36:9</p> <hr/> <p style="text-align: center;">d</p> <hr/> <p>d 28:20 29:23,25 30:2 dan 7:24 daniel 28:21 date 2:10,13 34:4 53:5 dated 14:10 days 47:3,8 december 3:20 42:17 deck 19:13 20:25 26:3 dedication 52:24 defining 43:7 degree 13:16,18 delays 36:4 deliveries 30:21 30:24 delivering 30:25 demolish 12:12 15:7 department 52:20 depends 28:12 design 44:22 detail 23:20 27:2 determined 29:13 developing 34:22 development 29:17 51:25 difference 14:21 different 14:6 27:16,22 28:5,6 30:5 37:14 differently 27:11 directions 32:1,1 directly 41:5</p>
---	--	---	--

<p>distance 37:6 distributed 29:20 district 12:5 document 8:24 doing 21:20 door 37:1 doors 41:10 dot 17:21,22 18:1 21:15 39:7,10 dot's 16:20 downtown 25:10 draft 52:19 drainage 20:2,10 20:11 drawing 17:2 drew 29:14 drinks 43:11 drive 15:15 18:15 19:20 22:24 23:9 23:9 25:11 36:20 driver 19:3 driveway 18:7,8 18:14,15 29:24 31:18,20 36:17 driveways 15:3 18:5,16 29:23 driving 17:15 33:10 drop 18:21 40:20 dropoff 41:2 dropping 40:17 dual 12:15 26:13 28:2 40:11 duffield 50:4</p>	<p>east 14:16 38:11 eatery 23:23 edition 32:9 education 39:24 either 19:4 34:13 41:10 election 5:17 electric 20:19 electronically 51:21 elevators 30:6 41:9 emergency 44:16 employees 25:21 26:2 empty 16:5 engineer 12:25 13:1,21,25 28:16 29:1,3 39:13 engineering 8:4 13:17,22 28:24 engineers 42:24 enter 30:22 41:5 entertain 5:22 entire 15:7,9 16:23 21:2 22:9,16 entirety 43:17 entitled 24:7 entrance 18:7 environment 17:14 equally 43:3 especially 37:24 esq 1:19 etsregmt 12:1 evening 2:1,4 39:15 events 24:15,16 everybody 30:20 exactly 10:25</p>	<p>exempt 49:18 exercise 12:20 existing 12:12 30:3 38:17 exit 18:8 34:25 35:4 exiting 29:24 expecting 24:15 expert 13:2 expires 54:15 explain 21:9 27:15 express 28:10 extended 26:16,17 27:24 41:9 42:3 exterior 46:25</p>	<p>fine 18:9 fire 41:10 firm 11:24 first 4:23 5:3 11:5 23:4,8 fix 17:8 flag 3:16,17 flats 27:22 fledged 34:9 floor 1:7 19:24,24 40:13,24 41:15,21 43:8,25 44:2,2 46:25 floors 41:25 flow 40:15 floyd 1:14 flying 33:11 food 33:23 34:5 foot 14:12,19 15:15 16:17 19:24 form 37:21 forms 33:21 forward 30:23 four 29:13 49:18 francesca 1:21 2:16 franchise 34:15 52:4,15 franchisee 45:7 franchises 34:13 frankly 37:25 43:18 freehold 52:9 freeholder 3:9 4:15 6:2 7:4 9:18 10:13,16,23 11:1 22:18 23:1,11,15 23:22,25 24:3,14 24:18,22,25 25:4 26:4 35:22 36:3 36:11 38:3,23</p>
e		f	
<p>e 1:6,6,11,11,18,18 13:10 28:21 39:21 54:1 easement 18:2 easily 44:15</p>		<p>f 1:11 54:1 facade 42:3 face 43:16 facilitating 25:16 facility 30:9,25 32:9,12,15 fact 20:15 33:9 fall 22:20 falls 22:17 familiar 38:24 fast 36:22 favor 5:18 6:6,11 6:24 7:1,7,12 february 53:5 fee 51:19 feel 32:14 36:21 feet 12:9 18:14,16 37:4 44:3,4,5,6,14 fifth 32:9 figure 25:21 31:10 filed 47:8 filled 6:16 32:23 final 42:18 50:7 find 19:5 52:3</p>	

<p>39:11 42:8 46:7 47:10 48:7 49:11 50:14 51:8 52:19 53:8 freeholders 21:23 friend 32:25 front 16:1,21 18:2 20:19 24:19 31:19 40:5 42:14 44:23 45:6 frontage 16:23 fronts 12:10 full 8:19 14:6 32:22 34:8 further 39:13</p>	<p>10:15,20,25 11:2 37:12,18 45:15,20 45:23,25 46:3,6,8 46:11,13,19 47:13 47:18,22,24 48:2,4 48:6,8,10,12,23 49:1,3,6,8,10,12 49:14,16 50:16,20 50:23,25 51:3,5,7 51:9,11,13 52:10 52:13 53:4 give 8:13 12:6 13:15 given 52:25 gives 18:17 giving 34:25 glazing 42:5 glembocki 2:21 go 15:17 22:6 25:11 29:8,17 32:4 34:3 35:21 36:22 37:14,23 40:21 41:9 42:14 goes 19:2 20:10,12 20:13 31:16 41:7 41:8 52:8 going 13:4 15:7,23 17:10 19:8 20:3,4 23:6,7,16 24:3 26:18 28:2 30:6 31:1,3 32:19 33:10,11 34:3 35:13,19 36:20,22 38:17,18 43:15,16 45:3 good 2:1 11:22 31:7 36:19 39:15 53:3 google 31:25,25 grade 14:19 40:22</p>	<p>grades 27:2 grading 20:2 graduated 40:1 grass 21:18 27:3,5 27:6 green 20:6 31:16 31:17,21 41:22 ground 17:10 40:13,23 46:24 group 27:19 28:9 guarantees 21:24 guess 14:23 24:1 27:16 36:13 guest 24:19 guests 24:1,4,10 24:17 gym 34:18</p>	<p>held 26:19 54:7 help 52:25 helps 20:7 hernandez 2:21 high 12:18 14:18 15:15,15 16:17,25 19:24 37:4 43:24 higher 15:21 highway 12:5 17:23 hill 39:2 hilton 27:20 history 39:24 hoboken 40:5 hole 44:6 holiday 28:10 hollenback 11:24 homes 14:18 homewood 27:21 hope 8:14 26:6 46:10 hopefully 43:17 hoping 22:6 hotel 11:8 12:15 12:18 15:21 16:25 22:4 26:14,16,24 27:19,25 28:9,11 29:10,20 30:13 31:6,7,10 33:3,5 34:20 37:20 40:12 41:8,13 hotels 24:9 27:16 27:19,24 28:1,6 33:19 38:25 42:2 hour 29:14 30:8 30:10 hours 29:13 30:11 house 27:1 hubs 33:15 37:15 hudson 1:1,4 2:3 8:17 29:17 32:18</p>
<p style="text-align: center;">g</p>			
<p>gaps 31:22 36:9 garage 15:12 18:25 19:1,17,23 25:3,12 30:20,22 37:1 43:25 44:13 garages 15:17 19:9 garbage 41:2 gas 20:16 generally 31:17 generation 29:19 30:15 32:10,10 35:16 generations 30:9 36:4 generator 20:21 24:4 30:13 giarrantana 1:21 giarratana 2:17 2:20,24 3:1,4,6,8 3:10,13,18,23 4:3 4:5,7,10,12,14,16 4:18 7:18,24 8:3,7 9:3,8,10,13,15,17 9:19,21,23 10:1,4</p>		<p style="text-align: center;">h</p>	
		<p>hand 35:24,25 36:1,1,17 handicap 17:3,17 handle 8:6 30:16 35:6 happened 36:7 happening 19:9 happens 26:1 30:12 hard 18:6,10 harrison 48:17 49:21 50:8,12 harsh 17:14 haul 30:24 he'll 30:23 head 24:6 headed 14:16 17:20 healthy 46:17 heard 11:14 hearing 4:23 11:5 height 14:21 44:13</p>	

51:16 54:7 huge 43:9 hundred 20:3,4 32:13	ite 32:9 item 3:19 4:22 7:18 8:16 10:5,12 11:3 27:1 46:20 48:14 49:17 iterations 19:14 30:4	kennedy 1:16 46:21 kept 16:4 43:9 klein 13:2 28:16 28:20,21,22,25 29:7,9 32:17,21 33:25 35:2,11,15 35:25 36:6,18 37:2,17,19 38:8 39:8 know 16:3 18:14 19:12 21:23 22:1 23:1 24:9 27:18 27:21,23 28:2,3,9 33:1 37:20 45:2 52:4	letter 47:5,7 level 19:16 30:2 43:25 52:7 levels 29:23 license 21:23 22:14 24:7 29:2 51:18 52:17 54:3 licensed 13:19 lift 43:16 lifts 40:19,23 light 37:15 lighting 20:24,25 21:1,5,8 lights 21:9,10,11 line 18:18 linens 30:24 lines 42:6 liquor 24:7,8 lit 20:25 little 12:6 15:21 20:3,5 27:1,3,17 31:9 34:1 35:13 36:8 42:5 44:9 llc 12:1 46:21 48:16 49:20,24 50:8 load 33:16 loading 19:17,21 30:21 41:1 lobby 15:13 18:18 18:19 19:16 41:5 41:7 located 12:1,3,5,8 location 2:14 11:6 31:7 33:4,9 43:19 long 39:3 look 16:6 17:1 45:5 looked 19:16 30:3 looking 16:3 31:5 33:8 35:18 42:4
i	j	l	
i.d. 54:14 idea 34:12 impact 29:10 improve 43:17,20 improvements 39:5 include 12:18 including 25:16 increasing 20:9 information 8:21 initial 28:20 initially 34:15 inn 28:10 input 19:15 inside 18:12 20:22 23:23 35:6 inspector 1:22 installing 38:18 institute 13:19 40:2 intent 22:5 intercontinental 27:19 28:9,11 interest 23:6,8 interfere 19:21 intersection 29:11 29:22,25 30:1 38:9,14 39:5,10 introduction 51:15 invited 46:10 issues 42:21,22 43:13 it'll 15:16 19:5 20:20 28:7,8 32:5 44:15 52:13	j 1:19 49:19 january 1:9 2:4 12:23 29:12 42:19 54:8 jersey 1:8,8 2:12 12:3 13:19 29:1 40:2,3,5,7 46:22 47:5 49:25 50:5 54:5,14 jeter 1:14 2:22,23 4:3,4 5:8 9:8,9 45:23,24 47:22,23 49:1,2 50:23,24 jfk 46:21 jimenez 11:22,23 13:11,14,24 14:2,3 14:22 21:3 22:11 22:23 23:2 25:13 28:15,22 29:7 33:3 39:12,23 42:16,22 45:4 46:15 john 1:13,19 joined 4:21 journal 2:12 junction 37:16 jurisdiction 52:12	l 1:18 13:9 28:21 39:21,21 land 21:24 51:24 landscape 14:5,10 14:11 15:24 16:11 16:15 landscaping 16:23 18:3 20:5 21:14 21:20 22:4 27:10 language 22:21 52:20 large 26:21 larger 14:23 41:12 law 11:24 leave 35:19 40:17 ledger 2:13 lee 1:20 13:2 28:16 28:20 left 16:7 23:15 31:23 35:24,25 36:1,16,17,23 37:9 legal 8:4 legally 36:20	
	k		
	k 28:21 kearny 50:9 keep 16:5 23:8		

<p>42:12 52:6 loosely 34:2 lot 12:3,10,14,16 17:22 21:10 32:1 32:6 38:25 48:17 50:4,9 lots 11:7 25:9 46:22 49:20,25 lounge 12:20 24:6 32:18,19 33:23,24 43:10,10 low 40:22 lower 30:15 44:2 luck 53:3 lucky 32:13 lugo 1:13 2:24,25 3:24 4:5,6 5:7 6:1 6:23 8:8,10 9:21 9:22 11:12,17 14:1 23:12 26:11 27:14 28:14 29:6 33:22 40:8 43:22 44:20 45:10 46:11 46:12,18 48:10,11 49:14,15 51:11,12 52:22 53:6 lyft 33:13</p>	<p>making 6:11 25:5 25:18 37:9 39:4 malavasi 1:15 3:2 3:3 4:8,9 7:22,23 9:11,12 21:13,17 34:23 35:3,12 37:5,8 38:13 39:6 39:9 46:1,2 47:25 48:1 49:4,5 51:1,2 march 8:15 mario 1:22 mark 14:8 marketing 27:25 28:1 mass 31:5 master's 13:18 matter 11:25 20:15 matters 4:22 11:4 mean 19:23 28:11 36:18 38:8 measures 38:5,6 meet 33:17 meeting 1:3 2:2,3 2:6,8,10 3:20 4:21 4:25 10:7,11,17,18 10:18 24:12 41:17 41:19 51:23 53:5 54:6 meetings 2:10 8:22 23:20 mehta 1:15 3:4,5 4:10,11 5:25 6:17 6:21 8:25 9:4,13 9:14 11:10,13,18 46:3 47:12,15 48:2,3 49:6,7 51:3 51:4 52:8,11 members 7:19 11:22 13:15 46:17</p>	<p>memorializations 10:6,17 memorialized 12:23 42:18 memorization 10:21 mention 16:12 40:13 mentioned 26:12 30:22 37:13 40:25 41:7,24,24 metal 11:6 metals 14:24 mews 29:17 michael 11:23 35:17 42:14 middle 16:24 28:20 mind 34:11 mindful 33:9 34:21 minimum 44:13 minutes 3:20 19:6 missing 17:6,7 mixed 40:11 46:24 mobile 48:16 modern 42:3,6 month 28:3 motion 3:21,23 4:18 5:9,24 6:2 7:4 8:25 9:2,3,23 10:4 45:12,14,15 46:13 47:9,10,13 48:12,18,19 49:16 50:13,14,16 51:13 53:6,8 move 7:16 moving 10:11 25:20 municipal 52:7</p>	<p>municipalities 40:6</p> <hr/> <p style="text-align: center;">n</p> <p>n 1:6,6,18 13:10 28:21 54:1 name 11:23 13:8,8 28:19,19 39:16,18 39:19 nationally 29:2 nature 24:13 25:13 38:7 nays 5:16 nearby 43:20 need 9:25 10:10 11:13 21:22 26:2 27:2 32:11,22 37:22 38:5 47:5 52:16,17 needed 37:22 needs 43:16 new 1:8 8:14,19 12:2 13:19 19:1 29:1 31:8,10 38:18,21 40:2,3,4 40:6,11 46:17 51:15,19 54:4,14 ng 1:16 3:6,7 4:12 4:13 9:15,16 46:4 46:5 48:4,5 49:8,9 50:15,17 51:5,6 nice 42:6 nine 29:12 nominate 5:7,25 6:21 nomination 5:23 6:10,19 7:1,16 nominations 5:1,4 5:15 6:3,8 7:5,9 nominee 5:18 6:10 6:11 7:11</p>
m			
<p>machine 19:2 madam 11:10 13:24 26:10 32:16 35:22 39:12 40:10 42:13 44:19 46:16 main 41:5 maintain 21:24 22:4 23:6 maintained 21:15 21:19 22:13,25 maintaining 22:16 maintenance 22:12,22</p>			

<p>nominees 5:10 7:3 north 11:7,15 12:2 12:4,23 16:3 17:12 36:14 42:11 42:15,21 northeast 48:16 50:8 northern 18:7 42:1 44:7 notary 54:4,13 noted 31:14 notes 54:6 noticed 2:9,12 noting 45:7 number 40:6 numbers 29:15,18 30:9,15 32:8,9 33:18 34:10 35:16 40:21</p>	<p>40:8 44:8 45:9 old 51:14 once 24:6 oncoming 36:16 ones 34:19 open 2:9 15:16 18:12 36:25 37:1 37:4 40:15 opening 15:17 44:5 operate 25:9 30:2 operated 25:1 operations 29:3,8 operators 22:3 opportunity 18:17 opposed 5:21 6:9 6:15 7:10,15 28:3 30:14 opposite 16:15 option 45:1 order 2:3 5:3 orientation 14:13 outdoor 12:19 21:1 41:23 outside 11:14,16 34:6 43:8 outsiders 32:19 overhang 15:15 21:11 41:6 overhangs 37:2 overpass 16:8 owned 21:15 owner 14:25 owners 22:3 owns 43:19</p>	<p>panagopoulos 1:23 25:19 26:8 38:16 43:24 44:8 44:12,15,18 paperwork 17:24 park 15:5 18:22 18:24 19:7 26:2 30:19 32:24 parking 11:9 12:14,15,17 15:5 15:12,18 18:11,13 18:17,23 19:7 20:25 21:10 24:18 25:14,22,23 26:3 27:10,11 30:3,5,7 30:17 32:8,10,11 32:15,20,22,23 33:17 40:14,22,23 43:1,2 46:25 47:1 parks 24:19 part 15:14 17:6,16 37:19,20 39:7 45:4 particular 11:25 12:21 27:22 33:8 43:18,19 passed 4:19 9:24 10:5 46:14 48:13 49:17 51:14 passing 19:22 patch 17:9 patched 17:9 paterson 11:6 12:2 12:8,11 14:14,15 14:20 15:4,11,25 16:14,16 17:4,19 18:5 20:18 29:11 29:18,21 31:15,16 31:20 35:7,14 38:10,14,17 42:9 42:11 44:8</p>	<p>patio 12:19 paved 20:3 pavement 18:11 pavers 41:22 pe 1:15,23 peak 29:13,14 30:11,13,13,14 35:4 pedestrian 38:5,6 38:25 people 10:24 17:4 19:11 23:9 30:19 31:2,3,8 33:4,9,20 34:4,17,19 35:18 36:10,19 40:17,24 41:17,20 43:5 percent 20:3,4,5 32:13,14 percentage 29:15 percentile 32:11 permit 17:22 permits 17:23,23 permitted 24:8 person 19:4 34:25 36:21 pick 18:21 31:2 pickup 41:2 piece 15:9 piled 35:14 place 2:11 placed 2:11 plan 7:21 14:7,11 19:18 22:5 37:20 38:1,20 50:5,9 plank 11:6 12:2,8 12:11 14:14,15,20 15:4,11,25 16:14 16:16 17:5,20 18:6 20:18 29:11 29:18,21 31:15,16 31:20 35:7 38:10</p>
<p style="text-align: center;">o</p>			
<p>o 1:6,6,11,18 13:9 39:21 54:1 objection 18:3 obviously 18:1 21:20 52:5 occupancy 17:23 32:13 occupied 15:2 32:14 occupies 15:9,19 15:20 occupying 34:5 offer 34:8 officers 4:24 officially 8:18 offramp 16:13,17 17:17 29:11 30:1 oh 4:19 23:14 27:8 31:13 37:18 44:23 okay 10:11 14:3,9 27:8,8,14 37:18</p>	<p style="text-align: center;">p</p> <p>p 1:6,18 p.m. 1:9 2:5 53:10 packet 51:21 page 14:14</p>		

<p>38:15,17 42:9,11 44:9 planner 1:20 planners 42:24 planning 1:1,4 2:3 8:17 47:6 51:16 52:12,14,18 54:7 plans 11:3 38:20 plant 17:13 plantings 17:11 please 2:16 3:15 4:19 13:13 28:18 28:23 29:8 39:18 plenty 19:25 37:10 point 25:17 31:11 37:22 pointed 10:9 pole 20:19 polytechnic 13:18 pool 34:15,17 pools 34:16 portion 50:11 position 5:4 6:16 7:11 53:1 positive 22:1,1 posting 8:22 postponement 47:3,4,8 potential 45:1,5 pp 1:21 preliminary 23:19 prep 41:16 52:25 prepare 22:14 prepared 10:10 28:4 present 3:3 presented 29:4 40:5 presenting 13:1 pretty 22:24 25:1 31:11 36:19 45:6</p>	<p>preview 12:6 previous 10:7 price 28:12 primarily 43:14 primed 33:4 principal 13:22 prior 26:7 pro 5:2 6:20 7:11 7:14 probably 34:1 35:18 problem 21:25 26:3 33:2 proceeding 53:9 proceedings 1:4 54:5 process 47:5 52:3 professional 28:15 29:1 professionals 12:24 program 17:16 project 22:8 34:22 properly 2:7,9 property 12:1 14:25 15:9 16:6 21:21 22:13,17 proposals 8:12 propose 16:10,22 18:9 45:2 proposed 29:10 proposes 12:12 proposing 20:8 23:19 32:17 40:12 prosperous 46:17 provide 22:9 28:23 39:23 provided 38:20 pse&g 50:4 public 2:9 4:23 11:4 34:17 37:14</p>	<p>54:4,13 pull 30:23 punch 25:11 40:20 purpose 26:13,14 26:15 28:13 purposes 28:1 push 19:1 put 8:11 16:22 17:10 19:4 putting 22:7</p> <p style="text-align: center;">q</p> <p>qualified 13:25 qualify 13:12 question 10:14 12:1 23:13,21 32:17 35:3 37:13 42:14 questions 13:4 21:4 34:24 35:23 39:13 42:25 43:23 queue 36:4 queued 31:19 34:25 queues 31:14 queuing 31:13 quick 19:10 quite 37:25 43:17 quorum 3:14</p> <p style="text-align: center;">r</p> <p>r 1:11,18 13:10 54:1 rail 37:15 railings 17:6 ramp 14:16,17 17:3,11,19 38:19 38:21 ramps 17:6,17 38:12 range 28:12</p>	<p>ready 32:4 35:19 real 42:6 really 8:18 15:9,22 17:12 18:18 20:24 23:25 31:5,7 34:2 53:1 reality 49:19 reason 34:19 38:10 receive 47:5 received 34:7 42:16,18 record 4:19 13:8 28:19 39:19 red 31:20 reduce 20:7 reference 50:11 51:17,19 reflect 4:20 regarding 21:14 registered 40:3,4 regular 1:3 27:25 41:8 54:6 regulate 51:25 regulations 51:17 51:20,25 52:7 related 23:14 rendering 14:5,5 14:10 16:6 renee 1:14 6:21 renewed 52:6 renovate 17:8 rensselaer 13:18 replace 15:24 17:16 request 8:11 requested 47:3 requesting 12:7 required 33:17 52:16</p>
--	--	---	--

<p>residential 46:24 resolution 42:19 resolutions 10:6,9 response 17:25 responsible 22:16 restaurant 23:23 33:22 34:2,3,9 41:16 43:6,7 restrictions 18:9 23:16,19 retail 12:13 14:24 15:1 46:25 retaining 16:17 retention 20:8 review 3:19 7:21 19:15 51:22 ribbon 46:10 right 10:11,25 13:4,5 14:2 16:21 20:16 22:24 23:18 27:4 31:23 32:4,5 32:6,6 36:1,2 37:3 37:24,25 38:12,16 39:2 53:4 road 12:2,9,11 14:14,15,20 15:5 15:11,25,25 16:14 16:16 17:5,20 18:6 20:18 29:11 29:18,21 31:15,16 31:20 35:7 42:9 42:11 44:9 49:22 50:2,6,10,12 roads 52:2 roadway 30:14 rogers 48:16 role 2:16 roll 9:25 roof 41:22 roofs 20:6</p>	<p>rooftop 24:6 32:18 32:18 43:8 room 29:19 35:5,8 rooms 11:9 24:7 24:12,12 32:12,23 34:5 41:12,13,19 round 13:3 routes 33:7 rpr 54:3,13 running 25:6 runoff 20:7 runs 17:4 rush 19:11 30:18 rushabh 1:15 5:25</p> <hr/> <p style="text-align: center;">s</p> <hr/> <p>s 1:6,6,6,18,18 13:9 safety 38:5 sales 14:24 salute 3:16,17 samantha 1:13 5:7 sanitary 20:14 sat 29:5 satisfy 43:4 sauna 12:20 34:18 saying 35:23 44:10 scarinci 11:24 schedule 2:11 51:19 scheduled 4:23 11:4 scoring 8:13 scrub 16:9 sd 49:23 50:7 se 41:15 search 31:25 season 52:5 seating 41:18 secaucus 37:16,24 second 5:8,11 6:1 6:4,23 7:6 9:1</p>	<p>41:15,21 45:13 47:12 50:15 seconded 3:24 9:4 45:16 47:14 48:20 50:17 secretary 1:21 see 5:16 18:6,10 20:22 21:25,25 23:4,9 26:3 27:2 33:16 37:10 seek 6:20 seen 31:6 sees 36:20 seldom 22:9 selection 4:24 8:4 8:10,13 selections 5:1 selects 5:20 6:14 7:14 self 20:25 selling 34:12 send 51:21 sense 17:13 separate 20:14 45:2 separated 10:17 separately 10:22 september 12:22 42:17 serve 30:6 33:23 43:11 service 29:23 30:2 34:4,5 services 8:5,11 33:14 41:1,2 setback 41:22 seven 29:12 sewer 20:16 shaped 12:10 shari 54:3,13</p>	<p>sheets 8:13 shortage 15:5 show 19:19 30:9 32:10 showing 38:21 shown 22:5 shuttle 31:1,3 35:20 37:14 39:1 40:25 side 17:17,19 21:12 30:19 38:14 41:10,11 42:1,2 44:6,7,22 sides 38:22 sidewalk 15:6 51:17 52:1 sidewalks 15:24 16:2 sight 36:18 sign 42:4 signage 36:15 45:6 signal 31:15 signalized 38:9,12 signals 36:10 signature 54:12 signs 28:6 similar 52:3 simple 27:18 42:6 sit 43:11 site 7:20 11:3 12:8 14:4,11,12,23 15:8 15:19,20 16:1,16 16:23 17:18 19:18 20:2,6,21 21:2 25:22,25 26:1,2 29:21 30:4,18 31:24 32:1,7 35:6 35:10,24 37:6 40:14 41:3 50:5,9 situated 33:3</p>
---	--	--	---

<p>situation 24:19 six 17:25 29:13 46:23 slightly 41:12 slope 44:1,7,9 slot 40:22 small 15:1 18:2 41:19 43:11 45:6 smoothly 25:6 snacks 30:24 somebody 18:21 23:16 37:10 40:20 someplace 19:3 22:8 somewhat 14:12 sorry 4:20 13:21 22:11 23:14 52:18 sort 35:20 south 16:3,7,13 17:20 32:3 36:13 37:9 42:12 southbound 31:15 southerly 18:8 southern 42:2 44:5 sp 11:5 46:20 48:16 49:19 50:3 50:7 spa 12:20 space 18:13 40:16 41:17,20,23 46:25 spaces 12:16,17 18:23 30:7,17 32:22,23 42:1 46:25 47:1 spas 41:21 specifically 34:7 specifics 22:19,21 specify 22:15 spectrum 29:16</p>	<p>speeding 36:13,14 spell 13:8 28:19 39:19 split 41:11,11 spoiling 16:19 spot 19:5 29:5 36:19 square 1:7 12:9 14:12 staging 18:11 stair 17:6 stairs 17:5 stall 19:17 stand 3:16 standard 41:13 42:2 standing 7:20 star 2:13 state 13:7 16:20 28:18 29:1 33:5 39:18 54:4,14 states 33:11 stay 26:17 27:24 28:13 34:20 41:9 41:14 42:3,4 staying 31:10 32:25 41:20 stephanie 1:20 stop 31:18 storm 20:10,14 story 11:8 12:12 12:15 14:20 15:10 40:11 46:23 straight 17:24 street 27:11 41:4 49:25 strip 21:18 22:12 27:3,5,6 studies 38:4 study 29:10</p>	<p>subdivision 7:21 49:21 50:1,10 subdivisions 11:4 subject 12:8 submit 13:25 22:23 34:14 submitted 14:6 successful 31:11 sufficient 43:2 sufficiently 43:4 suggested 51:20 suggestion 17:8 suites 27:21 41:8 supor 49:19,20 support 52:24 sure 25:5,20 29:9 31:2 32:19 43:15 surface 12:16 18:23 sworn 13:6 28:17 39:17 synchronized 30:1 system 20:11,15 25:1,14 36:15 40:12,18 42:5,7 systems 19:8 25:10 30:5 41:7 41:23</p> <hr/> <p style="text-align: center;">t</p> <hr/> <p>t 1:18 13:9,10 48:16 54:1,1 take 18:25 31:3 33:16 34:10 35:20 39:2 43:15 44:16 taken 54:6 takes 17:4 19:2,6 20:21 21:2 24:20 25:12 talk 20:1 34:1 talked 26:9</p>	<p>talks 33:13 taxi 18:21 tear 16:10 technology 40:2 tell 34:13 temporary 18:13 18:17,24 51:18 52:5 tempore 5:2 6:20 7:12,14 ten 47:8 tenants 41:19 testified 34:24 testimony 35:8 thank 2:15 3:15 6:17 7:25 11:1,17 14:2 23:11 26:5 28:14 39:11,22 40:10 42:5 43:21 46:15,18 52:23 thing 18:19 20:1 20:17 22:1 23:4,9 27:20 things 22:20 think 11:13,15 15:2 19:6,19,23 21:17 29:16 32:5 thomas 1:15 three 12:24 time 2:10,13 4:24 17:24 19:10,12 34:25 35:4,13 37:10 46:16 51:25 timeframe 22:22 told 34:16 tom 7:22,22 tonight 12:24 52:23 tonnelle 12:10 14:4,13,19 15:3,12 16:2,4,9,12 17:5</p>
---	--	--	---

<p>17:15 20:11,13,17 top 14:14 torres 3:8,9 4:14 4:15 6:2 7:4 9:17 9:18 10:13,16,23 11:1 22:18 23:1 23:11,15,22,25 24:3,14,18,22,25 25:4 26:4 35:22 36:3,11 38:3,23 39:11 42:8 46:6,7 47:10,14 48:6,7,19 49:10,11 50:14,17 51:7,8 53:8 touch 16:19 township 12:4,22 traffic 13:2 24:4 28:16,24 29:3,8,9 29:14,16 31:14,16 31:21,22,23 34:25 36:5,7,7 38:4 39:1 39:13 40:15 train 37:23,23 transcript 1:3 54:9 transit 31:5 37:14 transportation 33:12,14,21 35:21 37:21 38:2 transported 33:5 traveling 28:10 treads 17:7 tree 27:2,2 trees 16:9,22 22:7 22:10 triangular 12:10 14:12 17:3 tridente 1:22 26:10,12,18,21,25 27:5,8,13,15 28:5</p>	<p>trip 29:19 30:9,14 32:10 35:15 trips 29:20 30:10 truck 19:18,19 30:22 trucks 19:25 trying 17:13 25:21 52:3 tuesday 1:9 2:4 53:5 54:8 turn 4:24 23:16,19 32:4,5 35:24,25 36:1,2,10,17,23 turning 18:9 turns 31:16,21 32:6,6 two 7:20 12:12 14:22 18:5,15,16 19:7,9 27:16,22 28:5,6 30:6 35:23 40:19 41:6,9 42:1 type 23:3 31:6 32:12 34:3 36:14 types 27:20 30:5 typically 26:23</p> <p style="text-align: center;">u</p> <p>uber 18:20 33:7,13 unanimously 5:14 5:19 6:7,13,25 7:8 7:13 underneath 15:13 21:11 35:8 41:6 understand 47:4 understanding 22:19 33:18 unique 21:20 uniqueness 25:14 unit 12:15 units 41:25 46:24 university 13:17</p>	<p>unkept 16:18 upper 41:25 upstairs 41:10 use 12:15 34:2 40:11,11 41:17 46:24 user 51:18</p> <p style="text-align: center;">v</p> <p>valet 18:24 24:20 25:1,2 30:20 values 43:18 vehicle 33:14 40:25 vehicles 30:8,16 31:19 36:13,16 40:17,25 44:16 version 14:7,11 vice 5:1,23,25 6:11 6:14,16 view 31:12 42:10 villanova 13:17 visit 33:1 voice 5:12 volunteer 7:22 volunteers 8:5 vote 5:12 10:19 46:9 51:22 votes 7:1</p> <p style="text-align: center;">w</p> <p>wait 11:14,16,19 35:13 36:22 waiting 35:5 40:24 47:7 walk 39:2 walker 3:10 walking 23:4 wall 14:17 16:18 16:20 18:2 21:14 21:14</p>	<p>walls 16:17 want 11:18 21:18 22:6 23:3,3,21 25:19 27:9 34:8 34:13,14,18,18,20 34:21 43:6 52:11 52:23 wanted 32:25 34:15 38:23 43:14 wants 8:2 25:15 43:20 warehouse 12:13 warn 36:15 warning 36:15 water 20:16 way 16:11,21 32:2 52:15,15 we've 30:16 31:6 42:23 weeds 16:9 week 28:3 weekday 29:13 weeks 8:12 17:25 welcome 11:2 53:3 went 19:14 30:4 wholesale 14:24 wide 15:3,16 18:12,16 40:16 wife 28:11 witness 13:6 28:17 39:17 word 34:2 working 31:8 52:20 works 24:23 would've 27:11</p> <p style="text-align: center;">y</p> <p>yard 15:22,23 21:10 yeah 23:1 26:16 27:7 28:7 35:25</p>
---	--	---	--

36:6 39:4 52:10 year 8:19 29:15 46:17 52:6 years 13:23 52:24 york 19:1 31:8,10 40:4
z
zone 19:21 zoning 11:15