

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 21, 2021
5:30 p.m.

V I A Z O O M:

SAMANTHA LUGO, Chairwoman
RUSHABH MEHTA, Commissioner
YRAIDA APONTE-LIPSKI, Commissioner
FRANCES KENNY, Commissioner
FLOYD JETER, Commissioner
THOMAS MALAVASI, PE, Commissioner
KENNEDY NG, Commissioner

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

JENNIFER BOGDANSKI, ESQ., Board Counsel
FRANCESCA GIARRATANA, PP, AICP, Secretary
MARCELLA TRAINA, Assistant Planner
GREGORY GITTO, PE
PAUL CRAY, PE, PP, CME .

Page 2

1 CHAIRWOMAN LUGO: Good evening,
 2 everyone. I would like to call the December 21,
 3 2021 Hudson County Planning Board to order. Has the
 4 meeting been properly advertised?
 5 MS. BOGDANSKI: Yes. The meeting was
 6 properly noticed to the Jersey Journal and the Star
 7 Ledger. And it was also noticed by posting on the
 8 County Clerk's Bulletin Board and the Bulletin Board
 9 for the County Commissioners, and the notice
 10 specified that this would be a virtual meeting in
 11 accordance with the Open Public Meetings Act.
 12 CHAIRWOMAN LUGO: Thank you. Can we
 13 have a roll call?
 14 MS. GIARRATANA: Yes, Chairwoman.
 15 Commissioner Allen. Absent. Commissioner
 16 Aponte-Lipski.
 17 COMMISSIONER APONTE-LIPSKI: Here.
 18 MS. GIARRATANA: Commissioner Choffo.
 19 Absent. Commissioner Glembocki. Absent.
 20 Commissioner Jeter.
 21 COMMISSIONER JETER: Present.
 22 MS. GIARRATANA: Commissioner Kenny.
 23 COMMISSIONER KENNY: Present.
 24 MS. GIARRATANA: Commissioner
 25 Malavasi.

Page 3

1 COMMISSIONER MALAVASI: Here.
 2 MS. GIARRATANA: Commissioner Mehta.
 3 COMMISSIONER MEHTA: Here.
 4 MS. GIARRATANA: Commissioner Ng,
 5 absent. Commissioner Walker, absent. Chairwoman
 6 Lugo.
 7 CHAIRWOMAN LUGO: Here.
 8 MS. GIARRATANA: Chairwoman, we have
 9 as a quorum.
 10 CHAIRWOMAN LUGO: Thank you. Can we
 11 please stand for the flag salute?
 12 (Flag salute.)
 13 CHAIRWOMAN LUGO: Commissioners, has
 14 everyone had the opportunity to read the minutes
 15 from the November meeting, and if so, can I have a
 16 motion?
 17 MS. GIARRATANA: On a motion made by
 18 Commissioner Jeter, seconded by Commissioner Kenny.
 19 Commissioner Aponte-Lipski.
 20 COMMISSIONER APONTE-LIPSKI: Aye.
 21 MS. GIARRATANA: Commissioner Jeter.
 22 COMMISSIONER JETER: Aye.
 23 MS. GIARRATANA: Commissioner Kenny.
 24 COMMISSIONER KENNY: Aye.
 25 MS. GIARRATANA: Commissioner

Page 4

1 Malavasi.
 2 COMMISSIONER MALAVASI: Aye.
 3 MS. GIARRATANA: Commissioner Mehta.
 4 COMMISSIONER MEHTA: I abstain.
 5 MS. GIARRATANA: And Chairwoman Lugo.
 6 CHAIRWOMAN LUGO: Aye.
 7 MS. GIARRATANA: The minutes have
 8 passed. The next item on the agenda are matters
 9 scheduled for public hearing. The first item on the
 10 agenda is the adoption of the County Planning Board
 11 Schedule of Meetings for 2022. We gave to the Board
 12 the schedule for site plan meetings as well as full
 13 Board meetings. The major change of the previous
 14 year is that our site plan meetings will take place
 15 on the first Tuesday of every month instead of the
 16 first Wednesday.
 17 And the way the schedule is written for
 18 now, our site plan meetings, after the January
 19 meeting will be in person, and the Planning Board
 20 meetings will be virtual. Things are still up in
 21 the air for the Planning Board meetings. So we're
 22 now going to adopt the schedule as all virtual. And
 23 the once these are adopted, they will be properly
 24 advertised in two different distributions to the
 25 Clerk and on our web site. Did anyone have any

Page 5

1 comments about the meeting dates? If not, do I have
 2 a motion?
 3 COMMISSIONER JETER: Motion.
 4 COMMISSIONER MEHTA: Second.
 5 MS. GIARRATANA: On a motion made by
 6 Commissioner Jeter, and seconded by Commissioner
 7 Mehta.
 8 Commissioner Aponte-Lipski.
 9 COMMISSIONER APONTE-LIPSKI: Aye.
 10 MS. GIARRATANA: Commissioner Jeter.
 11 COMMISSIONER JETER: Aye.
 12 MS. GIARRATANA: Commissioner Kenny.
 13 COMMISSIONER KENNY: Aye.
 14 MS. GIARRATANA: Commissioner
 15 Malavasi.
 16 COMMISSIONER MALAVASI: Aye.
 17 MS. GIARRATANA: Commissioner Mehta.
 18 COMMISSIONER MEHTA: Aye.
 19 MS. GIARRATANA: And Chairwoman Lugo.
 20 CHAIRWOMAN LUGO: Aye.
 21 MS. GIARRATANA: The motion has
 22 passed. The schedule has been adopted. The next
 23 item on the agenda are memorializations of
 24 resolutions considered at the meeting. There was
 25 one, 2021-041-SPSD, the applicant Adam A Enterprise,

Page 6

1 LLC; 1207-1211, John F. Kennedy Boulevard; Block 24,
 2 Lot 2; in Bayonne. Do I have a motion?
 3 COMMISSIONER JETER: Motion.
 4 CHAIRWOMAN LUGO: Second.
 5 MS. GIARRATANA: On a motion made by
 6 Commissioner Jeter and seconded by Chairwoman Lugo.
 7 Commissioner Aponte-Lipski.
 8 COMMISSIONER APONTE-LIPSKI: Aye.
 9 MS. GIARRATANA: Commissioner Jeter.
 10 COMMISSIONER JETER: Aye.
 11 MS. GIARRATANA: Commissioner Kenny.
 12 COMMISSIONER KENNY: Aye.
 13 MS. GIARRATANA: Commissioner
 14 Malavasi.
 15 COMMISSIONER MALAVASI: Aye.
 16 MS. GIARRATANA: Commissioner Mehta.
 17 COMMISSIONER MEHTA: Aye.
 18 MS. GIARRATANA: And Chairwoman Lugo.
 19 CHAIRWOMAN LUGO: Aye.
 20 MS. GIARRATANA: The motion has
 21 passed. The next item on the agenda are Site Plans,
 22 Subdivisions and other Matters Scheduled for Public
 23 Hearing. The first application was adjourned at the
 24 last meeting. The application number is
 25 2021-032-SP; Singh Realty, LLC; 3294 Kennedy

Page 7

1 Boulevard Block 4301, Lot 45 in Jersey City.
 2 A site plan application to convert an
 3 existing two-story commercial space into a four-unit
 4 residential over ground floor commercial space with
 5 a second story rear addition. And Chairwoman, just
 6 for the Board's edification, we receive
 7 correspondence from the director of Jersey City's
 8 planning consenting to the adjournment.
 9 CHAIRWOMAN LUGO: Okay.
 10 MR. CONLON: Should I start?
 11 CHAIRWOMAN LUGO: Go ahead.
 12 MR. CONLON: Great. So good evening,
 13 everyone. My name is Patrick Conlon. I'm an
 14 associate with the law firm Connell Foley. We're
 15 here on behalf of the applicant. I've also got
 16 Jeffrey Lewis, you can see on your screen, who is
 17 our planning professional to walk you through the
 18 project and answer any questions you have.
 19 So I'll just give you a brief overview of
 20 where we are and why we're here. So this applicant
 21 was granted a use variance by the Jersey City Zoning
 22 Board, and then use variance was amended to modify
 23 for facade layout, to make some material changes and
 24 to reconfigure the interior floor plans. Those
 25 changes were approved by the Jersey City Zoning

Page 8

1 Board in April 2021, at their April 22nd meeting.
 2 So we're now seeking County approval because we are
 3 on Kennedy Boulevard, a County road as you know.
 4 And so we were granted a use variance in the
 5 original approval. There are no additional
 6 variances, and so basically like I think Francesca
 7 just said, or it was Marchella, basically the -- we
 8 are here for your approval for those -- for those
 9 amendments -- for the site plan.
 10 So it's a mixed-use building. It's a
 11 conversion from the existing commercial building to
 12 now to a mixed use with a ground floor commercial
 13 space, as well as four residential units, and so I
 14 just want to jump out in front of a few things. The
 15 first is it did take us a little while to get to the
 16 County Board. The applicant is not a professional
 17 developer. She runs a pharmacy. That is her
 18 primary job, so it's basically a lack of experience
 19 to fully understand the County had jurisdiction over
 20 this. She kind of thought she wasn't changing
 21 anything that would affect the County. Obviously
 22 she was wrong about that. And of course we're here
 23 before you today.
 24 So I would just like to address some of
 25 the items in your review letters from the Division

Page 9

1 of Planning and from the engineering comment
 2 letters. So the first is we're not providing any
 3 parking for this project. You know the reason for
 4 that is we are -- we're on Kennedy Boulevard. It's
 5 in my experience with this Board and with the, you
 6 know, the engineering reviewers that curb cuts are
 7 not favored on Kennedy Boulevard. There was no curb
 8 cut that existed there previously, and we're
 9 actually right in front of a bus stop so we did not
 10 think that was feasible for this project, but the
 11 review letter says to address that. And so I hope
 12 you'll understand why we decided not to provide
 13 parking on this application.
 14 The -- there is also a comment about
 15 making the sidewalk comply with ADA regulations.
 16 This is a 15-foot wide sidewalk. We do comply with
 17 the width requirements of the ADA, but the slope of
 18 the sidewalk is a little bit too great, we have
 19 currently a five-percent grade where a two-percent
 20 grade is the maximum permitted, and Jeff, our design
 21 professional, will walk you through exactly what
 22 makes this challenging to comply with. But
 23 basically with the bus stop right there and with the
 24 neighboring property's sidewalks structured the way
 25 they are, it's going to be very challenging for us

Page 10

1 to comply with that so we are asking for relief from
 2 that requirement.
 3 And lastly, we've got an existing sidewalk
 4 cellar that is -- encroaches onto the County
 5 right-of-way on the sidewalk there. That existed
 6 prior to this -- to any site plan approvals and any
 7 construction. If a franchise ordinance is required
 8 for that, we will certainly obtain that.
 9 So with that, I would like to bring in
 10 Jeff Lewis, our design professional on this to walk
 11 you through the project and answer any questions you
 12 might have.
 13 (The witness is sworn.)
 14 MS. BOGDANSKI: If you could state
 15 your name for the record and spelling your first and
 16 name and give the name of your firm.
 17 MR. LEWIS: Yes. Jeffrey Lewis,
 18 J-E-F-F-R-E-Y; L-E-W-I-S. And the name of my firm
 19 is Jeffrey V. Lewis Architects, LLC.
 20 MS. BOGDANSKI: Okay. And if you
 21 could qualify, Patrick.
 22 MR. CONLON: Sure. Jeff, if you
 23 could just give the Board of benefit of your
 24 experience?
 25 MR. LEWIS: Sure. I graduated from

Page 11

1 NJIT in 2005, with a degree in architecture. I
 2 received my license in the state of New Jersey in
 3 2009, and I've been practicing on my own since 2011.
 4 I've testified in front of -- not this Board but
 5 many other boards in North Jersey, Jersey City,
 6 Newark and the like.
 7 MR. CONLON: And is your license
 8 current today?
 9 MR. LEWIS: Yes. My license is
 10 current and in good standing in New Jersey.
 11 MR. CONLON: I would ask the Board to
 12 accept Mr. Lewis's qualifications.
 13 CHAIRWOMAN LUGO: He's accepted, and
 14 by the way, Mr. Lewis. I love your bow tie.
 15 MR. LEWIS: Thank you so much. I
 16 just want to note that I work for myself, but I am
 17 here representing the firm, Hampton Hill
 18 Architecture that I work with that I'm representing
 19 in this project.
 20 CHAIRWOMAN LUGO: Thank you.
 21 MR. LEWIS: I'm going to start. I'm
 22 going to bring up on my screen. Here we are. This
 23 is the second sheet of my drawing. This is showing
 24 the existing site plan on the left and our proposed
 25 site plan on the right. Start here. So we have an

Page 12

1 existing two-story building that takes up most of
 2 site. About 95 percent of the site is building, one
 3 hundred percent of the site is lot coverage. That's
 4 existing. So looking at the site, this section in
 5 the front is a two-story section, and on the rear of
 6 the building, there is a one-story section. And
 7 then to the right side here we have a about a
 8 five-foot alley it continues to entirely all the way
 9 to the front area, where we just have an exposed
 10 staircase that brings everyone up to the second
 11 floor. So that's what's existing there.
 12 Moving over to the right looking at what's
 13 proposed as far as the addition to the building,
 14 we're leaving ten feet on the back of the building
 15 as parapet to the apartment, and we're adding about
 16 20 feet to the second floor of the building, and
 17 then we're also extending this staircase and hallway
 18 area. We wanted it to work a little better with the
 19 second floor layout, and that's something that I
 20 could show you on the floor plan. The alley is
 21 staying. I just want to note that we are going to
 22 be using the alley for our trash.
 23 There's a staircase coming down on the
 24 side which I will also show from the floor plan.
 25 Trash is kept in the side alley and next door to the

Page 13

1 right there is a liquor store and a parking lot, and
 2 you can see that we've got that 12-foot wide
 3 easement through that parking lot to street so trash
 4 will be stored in the alley and then when it has to
 5 be brought out, it will be brought out to Manhattan
 6 Avenue, and left out on Manhattan Avenue so it
 7 wouldn't be on Kennedy Boulevard. So that's the
 8 side.
 9 Now, going to the front of our property as
 10 was mentioned, we do have a bus stop at the front of
 11 our property, literally the entire front of our
 12 property. The sign is here, and it goes all the way
 13 to the corner. So this is the bus stop. We're
 14 keep -- we're proposing to keep the existing curb.
 15 Keep the existing sidewalk. We actually are using
 16 the existing utilities in the building so we didn't
 17 have to do any cuts into the street. The only
 18 utility work that we had to do here was one of the
 19 valves on the sidewalk was an old valve so we cut
 20 out a little piece of sidewalk and replaced that
 21 valve, and obviously, we'll be fixing that as well.
 22 We are proposing two new street trees
 23 where we had one existing. And then as you can see
 24 to the left here where that hash is in the middle of
 25 the building, we have the entry to our pharmacy all

Page 14

1 the way to the right. So before I leave here, I
 2 just want to talk a little about the grading where
 3 we're going to have to get a little more input. We
 4 have a five-percent slope roughly, five- to
 5 eight-percent slope going from the front of our
 6 building down to the curb, and to bring a section of
 7 that down to two percent, I have to be honest, I'm
 8 not -- I'm having a lot of problems figuring out how
 9 to do it because the constraints that we have here.
 10 The easiest way to do it would be to either raise
 11 the curb or bring down to building entry, however I
 12 don't think either of those is actually possible.
 13 The current curb is a six-inch curb, and
 14 as mentioned before, it is a bus stop. So I'm not
 15 sure we can -- we're even allowed to raise that
 16 higher than six inches. And then along the building
 17 the existing building we have -- we have a flush
 18 entry due to the pharmacy to provide ADA access to
 19 the pharmacy which we think is pretty important and
 20 actually pretty necessary. So we can't really
 21 adjust the grade there either. So we can't bring
 22 that site down and bring the curb up, and lifting
 23 the curb up.
 24 The only other way we could think to do it
 25 is we kind of have to adjust the slopes in there so

Page 15

1 that you have a flatter section and some steeper
 2 sections, and again, that's problematic because we
 3 can't really do a steeper section here in front of
 4 the trees because again this is a bus stop, and we
 5 can't leave a steeper section for people to be
 6 standing on waiting for the bus, and then it's
 7 difficult to make a steeper section on this side of
 8 the property as well because obviously you want
 9 people walking down the middle of the property -- I
 10 mean the middle of the sidewalk, excuse me. It's
 11 difficult to do it here as well because then we're
 12 messing with the entrance to the building and this
 13 entry the slope is too great then that's not a
 14 comfortable entry.
 15 It's very difficult. It's a continuous
 16 situation along the entire street frontage that we
 17 have here, and I think it would be kind of awkward,
 18 I don't think that it really makes too much sense.
 19 We could talk about it more, but we're asking to be
 20 granted a little easement from this so we don't have
 21 to do this one requirement. I could just move now
 22 to my floor plan. I'm sorry. This is not my floor
 23 plan. Here we go.
 24 Looking at the floor plans, we're going to
 25 look at the left side. These were the ones that

Page 16

1 were approved on that amended approval. And again,
 2 the street now is on the bottom of the drawing. So
 3 here's that hatch, and that hatch leads to that
 4 little basement where we have our boiler room and
 5 meters. The ground floor is pretty much entirely
 6 the pharmacy with the exception of this one hallway
 7 which leads to the staircase that goes again, up to
 8 that second floor, and then as I mentioned before,
 9 that's out and down into the alley where we have
 10 that trash area.
 11 Looking to the second floor, it has a
 12 common hallway in the center of the building and
 13 then four apartments that holds two bedrooms,
 14 two-bath apartments, two in the front, two in the
 15 back, and the two in the back have a ten foot
 16 extension out. The roof, it's just a flat top roof.
 17 Looking at the building elevations again, we're
 18 looking at the top. It's a stucco finish to the
 19 building. We didn't make any substantial changes to
 20 the front of building. Two small sections, we made
 21 the entry door to the pharmacy into a double door
 22 with traditional glazing. And we had these two long
 23 horizontal windows that were existing, so we took
 24 one of those and made them into a larger storefront
 25 opening for the pharmacy.

Page 17

1 Looking side elevation, there is really no
 2 work except for the addition on the back of the
 3 second floor here. Looking on the left side the
 4 same thing, the addition here, and you can see that
 5 alley that's coming down to the trash area on this
 6 drawing as well, and then lastly, on the rear
 7 elevation, again, we're just adding the second floor
 8 here, and everything else is really just on the
 9 property line. So that's really the building. I'm
 10 happy to answer any questions or discuss anything
 11 you might like to talk about.
 12 Patrick, do you have anything you wanted
 13 me to answer before I move on?
 14 MR. CONLON: No. I think that pretty
 15 much covers of basics of the project and basically
 16 concludes our testimony, but I'm sure the Board
 17 might have some questions, and so of course, we'll
 18 be happy to answer them but that is the extent of
 19 our presentation.
 20 CHAIRWOMAN LUGO: Commissioners, does
 21 anyone have any questions?
 22 COMMISSIONER MALAVASI: Well, I had
 23 some questions about that the sidewalk, but I think
 24 I'll defer to our engineer who may have some
 25 comments. Meanwhile, I can handle that, just you

Page 18

1 know, I might have some conversations about the
 2 sidewalk to make things a little better than you
 3 have now. So I'll defer to Mr. Cray at this point.
 4 MR. CRAY: Madam Chair, would you
 5 like me to weigh in at this point?
 6 CHAIRWOMAN LUGO: Yes, please. Thank
 7 you.
 8 MR. CRAY: Thank you. Patrick, I
 9 know you joined the applicant's team after the last
 10 review committee meeting. In the catching up, the
 11 applicant had already been on record with the review
 12 comments, and I hadn't met Mr. Lewis before. So I
 13 understand he's confirmed, Jeff is working with
 14 Hampton Hill Architecture. Jeff, do you have an
 15 agreement with them to be the architect for their
 16 plans at this time. Is that my understanding?
 17 MR. LEWIS: That's correct. I have
 18 an agreement to represent them at this meeting.
 19 MR. CRAY: Okay. That's fine. Okay.
 20 So I don't disagree with the challenge. The problem
 21 is that this property does have site plan approval
 22 jurisdiction for the County Planning Board. And the
 23 challenge is with ADA compliance. And the
 24 discussion today normally would have been and what I
 25 would have said was, I'm not aware that the County

Page 19

1 has the authority to waive this.
 2 What I would have suggested is that they
 3 go to the -- there are some -- it's federal
 4 requirements basically implemented at the State and
 5 County level. And there are some access boards that
 6 provide guidance when people are in certain
 7 situations with ADA compliance. It's pretty
 8 consistent, basically just we don't care if it's
 9 hard or it's expensive. It's an opportunity to
 10 improve the situation we have so. If you could
 11 document that's impossible for full compliance, you
 12 have to at least show you that you did everything
 13 possible short of full compliance, but we would need
 14 to see something of that nature to show a record
 15 that would put the County in a position not to be
 16 the ones deciding to arbitrarily waive a federal
 17 requirement.
 18 So I don't know that we can act on this.
 19 This is normally something that would be dealt with
 20 more in the future, but I -- I defer to Tom in case
 21 there is anything clarifying that he has that I'm
 22 not aware at this point.
 23 COMMISSIONER MALAVASI: Yeah, I'm not
 24 aware that we can waive at the DCA level or federal,
 25 but understanding there's challenging, there's

Page 20

1 difficult and there is impossible, I didn't hear
 2 impossible, so I think the regulation, you know, we
 3 can look at some of the things that were looked at,
 4 discuss internally with my team and at least give us
 5 a chance to look at it and either make any comments
 6 on it or have an opportunity to look at how to make
 7 it work, and we'll figure it out, you know, and make
 8 it the best we can, and if a waiver is required, who
 9 do we get those waivers from? You know, so someone
 10 at the federal or DCA, or we'll figure it out. In
 11 my recollection we've never had a situation where we
 12 couldn't achieve the handicapped accessibility on
 13 the cross slope of the sidewalk.
 14 MR. CRAY: And Jeffrey, it might --
 15 one of the things is it's not general public
 16 traversing the site frontage. Now, a compromise you
 17 may have to consider is that to do that, I don't
 18 disagree with you if you go with a marquee slope
 19 situation which often happens in these cases where
 20 you go steeper and less than two percent so it's
 21 basically steep and flat. That in this case you
 22 have a bus stop, so normally you would go, you know,
 23 that's the challenge, and if you go steeper, you
 24 couldn't really finish the floor so what that would
 25 be is a matter of a ramp for a building.

Page 21

1 You know the Catch-22 there is the
 2 building gets the greater portion, and you look for
 3 a franchise agreement for the handicapped ramp for
 4 the access. Your curb is flush. So there's some
 5 different things to consider. I certainly agree
 6 it's challenging, and I do agree it's an existing
 7 building. It's not as if you have the luxury of
 8 setting the finished floor to what best works for
 9 ADA because your building is set, and I understand
 10 that, but I do think there's some more due
 11 diligence.
 12 You need to put County reviewers in a
 13 position to see if -- if it's not who's giving that
 14 waiver, and I think dealing with that federal access
 15 folks, and then also it might be at the did you
 16 level or construction official level, but lower the
 17 building itself, the building access. I don't know
 18 if they're going to weigh in on the sidewalk itself,
 19 but we could certainly try to work through those
 20 things with you, and we certainly don't disagree
 21 it's a challenge. Because normally what would have
 22 made this work is a steep existing sidewalk cross
 23 slope and just navigate it, although it does involve
 24 transitions across the frontage, is build a new
 25 building. You know, so it's an existing building.

Page 22

1 But if it didn't rise to the level of
 2 County Planning Board approval, we wouldn't even be
 3 having this discussion. And I don't think there
 4 would be any waiver involved, but it is something
 5 that requires County Planning Board approval. So I
 6 don't know, you know, Mr. Conlon, if you're looking
 7 to request an adjournment or approval to agree to
 8 that or if there is some way to craft it to say you
 9 have to comply unless it's otherwise shown that
 10 jurisdiction beyond this Board could show that it's
 11 okay, you know, to have a modified compliance. I
 12 defer to you and Jennifer as far as we can act
 13 tonight or you want to request to come back.
 14 MR. CONLON: So, of course I'll let
 15 Jennifer make the final decision. From our
 16 perspective we would definitely be comfortable if
 17 this would be a condition of approval that would
 18 have to be complied. Certainly, we don't want to
 19 adjourn and keep this on your agenda indefinitely
 20 while we, you know, seek to -- like as Tom said,
 21 actually I've never had to deal with seeking a
 22 waiver for an ADA requirement, so I'm not sure what
 23 the process is.
 24 So I don't want us -- this item to be on
 25 your agenda indefinitely. So from our perspective

Page 23

1 definitely a condition of approval that we could
 2 comply with after the fact would be ideal, but I
 3 would defer to Ms. Bogdanski.
 4 MR. CRAY: Jennifer, I'm sorry to
 5 interrupt. What I would recommend though if that's
 6 where we're going to do, I have a letter from
 7 November 22nd, from Hampton Hill Architecture
 8 agreeing to comply with the review letter. We want
 9 to have it on record before the hearing, and then we
 10 have one addressing Marchella's letter as well. So
 11 what I would ask is that Mr. Conlon go on record
 12 saying he's agreeing to address the entirety of the
 13 planning letter and the engineering letter of
 14 November 3rd, with the caveat if they find inability
 15 to address the ADA requirement acceptable to another
 16 jurisdiction, that could be a condition of approval,
 17 something of that nature because I want to make sure
 18 that the record does show that we have enough items
 19 being agreed to being addressed as a condition of
 20 approval if such was granted.
 21 MS. BOGDANSKI: Okay. We can make
 22 the condition saying that you have to your
 23 two-percent ADA slopes on the sidewalk. Do you want
 24 it to say something beyond that?
 25 MR. CONLON: I would love for it have

Page 24

1 to carve out if we're able to work with a relevant
 2 approving authority, and basically bring that
 3 sidewalk to a level that they are comfortable with.
 4 I think if we could include that so there is a
 5 little wiggle room, because I think we all
 6 acknowledge that there might be difficulties here so
 7 as long as we can get, you know, the relevant
 8 authority to agree with us on that.
 9 MS. GIARRATANA: Yeah, I think that's
 10 a perfectly good way to word that condition of
 11 approval.
 12 MS. BOGDANSKI: Okay. I was just
 13 making my notes. That's what little computer noise
 14 is. Okay. We will say that you have to comply with
 15 the two-percent cross slope of the sidewalk unless
 16 someone, some entity or body, whatever, with
 17 authority that supersedes the Planning Board can
 18 grant you some other remedy in this matter?
 19 MR. CONLON: Great. Yeah. And in
 20 addition we have reviewed the November 3rd letter
 21 from Remington and Vernick, and we reviewed the
 22 December 3rd letter from the Division of Planning,
 23 and other than what we've discussed on the record
 24 here, all of those conditions are acceptable to us.
 25 COMMISSIONER MALAVASI: I don't know

Page 25

1 if I'm completely comfortable with that as a
 2 resolution to the extent that we're now bringing to
 3 the entirety of the sidewalk in line without
 4 having -- as long as the condition is met if it
 5 meets someone's standards in the sense that's fine,
 6 it doesn't give the Board the opportunity to review
 7 how the final project looks. We could get different
 8 options to do it. I don't think that the Board
 9 would like it because we gave you the extension and
 10 gave you the opportunity with that sidewalk. So I
 11 don't know whether it was something that we could
 12 back to apply for if I ask you to carry. I don't
 13 know whether I'm completely comfortable to design
 14 the sidewalk.
 15 MS. GIARRATANA: Right. Jennifer,
 16 because we don't have to ability to -- I feel like
 17 this has come up before, when it comes up to
 18 memorialize in 30 days, and I think everyone
 19 understands it takes us longer than that. So
 20 actually my recommendation if it's possible within
 21 the administrative guideline would be to just
 22 dismiss without prejudice, and that would restart
 23 the clock on this application.
 24 MS. BOGDANSKI: Well, we can -- we
 25 can do that. That sounds like what would make the

Page 26

1 most sense because I know that we have more of these
 2 type of issue with applications. Of course, the
 3 approval condition we were talking about before the
 4 approval entirely dependent on them satisfying this
 5 condition. Either meeting the two percent or
 6 finding any commission with jurisdiction over it
 7 also making that dependent upon our review and
 8 approval of that alternate.
 9 MS. GIARRATANA: Okay. I think that
 10 the latter option Jennifer, the condition being, you
 11 know, if another agency were to waive it, then a
 12 waiver would also require County Planning Board to
 13 weigh in on that.
 14 MS. BOGDANSKI: Okay. Yes. Review
 15 and approval. Yes. So unless they meet this
 16 condition, then they don't have an approval. The
 17 approval is entirely conditioned on this condition
 18 being met.
 19 MR. CONLON: I think that's a good
 20 solution here. So review and approval would be by
 21 County staff and County engineers regarding than the
 22 Board itself, or does that come back to the Board?
 23 COMMISSIONER MALAVASI: I think that
 24 would be something we could handle internally. I
 25 don't think it would require Board action.

Page 27

1 MS. BOGDANSKI: Usually what I write
 2 is that submission to the County Planning Board
 3 Engineer and the County Engineer.
 4 MR. CONLON: Great. That's perfectly
 5 acceptable to us. Thank you for working with us.
 6 COMMISSIONER MALAVASI: And
 7 Mr. Conlon said everything else would be met.
 8 MS. GIARRATANA: Yes, yes, yes.
 9 CHAIRWOMAN LUGO: Two street trees is
 10 the right number?
 11 MS. GIARRATANA: Yes.
 12 CHAIRWOMAN LUGO: Anyone else? So if
 13 we motion at this point, it would be under the
 14 stipulation that Mr. Malavasi just stated, correct?
 15 MS. BOGDANSKI: Yes.
 16 COMMISSIONER MALAVASI: I will make a
 17 motion to approve with the stated condition about
 18 the sidewalk.
 19 CHAIRWOMAN LUGO: I will second with
 20 the stipulation.
 21 MS. GIARRATANA: On a motion made by
 22 Commissioner Malavasi, seconded by Chairwoman Lugo.
 23 Commissioner Aponte-Lipski.
 24 COMMISSIONER APONTE-LIPSKI: Aye.
 25 MS. GIARRATANA: Commissioner Jeter.

Page 28

1 COMMISSIONER JETER: Aye.
 2 MS. GIARRATANA: Commissioner Kenny.
 3 COMMISSIONER KENNY: Aye, also
 4 subject to the stipulation.
 5 MS. GIARRATANA: Commissioner
 6 Malavasi.
 7 COMMISSIONER MALAVASI: Aye.
 8 MS. GIARRATANA: And Chairwoman Lugo.
 9 CHAIRWOMAN LUGO: Aye.
 10 MS. GIARRATANA: The motion has
 11 passed. Please let the record reflect that
 12 Commissioner Kennedy Ng is now present for the next
 13 application.
 14 COMMISSIONER MEHTA: You didn't ask
 15 me for my vote?
 16 MS. GIARRATANA: My apologizes.
 17 Commissioner Mehta.
 18 COMMISSIONER MEHTA: Aye.
 19 MS. GIARRATANA: I'm sorry about
 20 that. Okay. The motion has passed, and we'll be in
 21 touch about the condition of approval.
 22 MR. CONLON: Excellent. Thank you
 23 all for your time.
 24 MS. GIARRATANA: The next item on the
 25 agenda is application 2021-047-SP; Apex Real Estate,

Page 29

1 LLC; 4401 Bergen Turnpike; Block 102, Lot 60.01; in
 2 North Bergen. A site plan application to add a
 3 two-floor addition to an existing deli, adding three
 4 one-family apartments and converting the deli to a
 5 Laundromat.
 6 I would like to note to the Chair that
 7 Commissioner Mehta will be abstaining from this
 8 application.
 9 COMMISSIONER MEHTA: Yes. This
 10 applicant came to the North Bergen Zoning Board, and
 11 then the next from North Bergen I didn't hear so the
 12 next applicant I could be present. I recuse myself
 13 from this application.
 14 CHAIRWOMAN LUGO: Okay.
 15 MS. GIARRATANA: Also one other note,
 16 Chairwoman. This application was adjourned at the
 17 November 22nd meeting, and we received a letter on
 18 December 6 from the board attorney of North Bergen
 19 consenting to the adjournment.
 20 CHAIRWOMAN LUGO: Okay. Thank you.
 21 Who will be presenting?
 22 MR. MCNAMARA: Good evening, Madam
 23 Chair, Members of the Board. Patrick McNamara from
 24 the law firm of Scarninci & Hollenbeck on behalf of
 25 the applicant. I have one witness for this evening,

Page 30

1 Mr. Demetrios Kaltsis, registered professional
2 architect, who is here to testify about the proposed
3 changes to the existing building which is located on
4 Bergen Turnpike and 44th Street; being located on
5 Bergen Turnpike is Board jurisdiction. With that, I
6 would like to please have Mr. Kaltsis sworn in.
7 (The witness is sworn.)
8 MS. BOGDANSKI: If you could please
9 state your name for the record spelling your first
10 and last name, and giving the name of your firm.
11 MR. KALTSIS: Sure. It's Demetrios
12 Kaltsis. D-E-M-E-T-R-I-O-S, last name is spelled
13 K-A-L-T-S-I-S. My name firm is Kaltsis
14 Architecture, 8005 Kennedy Boulevard in North
15 Bergen.
16 MR. MCNAMARA: Will the Board accept
17 Mr. Kaltsis as an expert in his field?
18 MS. BOGDANSKI: Could you please give
19 us some of his credentials?
20 MR. MCNAMARA: I'm sorry.
21 MR. KALTSIS: I have a bachelor's
22 degree in architecture from NJIT in 2001. I've been
23 licensed for about 15 years in New Jersey and New
24 York, and appeared before many different townships
25 in New Jersey including this Board before, and my

Page 31

1 license is currently in good standing.
2 CHAIRWOMAN LUGO: Yes, you're
3 accepted. Thank you.
4 MR. KALTSIS: Thank you.
5 MR. MCNAMARA: Would you please using
6 screen share show the proposed renovations to the
7 building?
8 MR. KALTSIS: Sure. Can everybody
9 see that?
10 COMMISSIONER NG: Yes, I could see.
11 MR. KALTSIS: Okay. So our plan
12 consists of four sheets. Sheets A-1 through A-4.
13 Sheet A-1 is our survey of the site plan. It also
14 has the existing basement and first floor plan of
15 the existing building. It has some building photos,
16 some site maps and zoning table. Sheet A-2 has some
17 site details. Sheet A-3 has the ground, second and
18 third floor architectural plans, and Sheet A-4 has
19 the front, side and rear elevations of the proposed
20 building.
21 Going back to Sheet A-1, looking at the
22 top left corner, this is our site plan. This
23 property is located on the northwest corner of
24 Bergen Turnpike and 44th sheet. It is 3,198 square
25 feet. It is an irregular shape as you can see here.

Page 32

1 And there is an existing --
2 MR. GITTO: I'm sorry to interrupt
3 you. Are these the latest plans?
4 MR. KALTSIS: I believe so.
5 MR. GITTO: I think the last revision
6 date was the 22nd. I just don't remember them
7 having the -- the utility connections within the
8 County Road.
9 MR. KALTSIS: I think we had provided
10 a letter that we would amend that. I don't recall
11 if the plan was updated as well or just...
12 MR. GITTO: I have a plan set here
13 that was dated 11/22.
14 MR. KALTSIS: Okay. One second.
15 MR. GITTO: Sorry. I just want to
16 make sure we're on the same page.
17 MS. BOGDANSKI: And if you do have
18 plans that are more recent than was submitted to the
19 Board, we'll have to mark them as exhibits.
20 MR. KALTSIS: I found it. My
21 apologizes. Okay. Sorry about that. So these
22 plans were amended, a revision date of November 22nd
23 of this year. They are the same four sheets. The
24 site plan was amended, which I can go through the
25 changes that were made in a moment. Just to

Page 33

1 describe the site, as I was saying, we're on the
2 northwest corner of Bergen Turnpike on 44th. The
3 property is 3,198 square feet with an existing
4 one-story masonry building that has 2,509 square
5 feet, and there is also a detached garage located
6 behind the building access on 44th Street.
7 Currently, it is used as a deli.
8 And what we are proposing to do or we have
9 approvals for is to construct a two-level addition
10 making this a three-story building, adding three
11 residential units. Each of those units will be a
12 duplex style unit. The apartments will have access
13 from 44 Street. You can see here the center of the
14 building going onto a common corridor with three
15 residential units. Again, all of these units have a
16 internal stairwell leading up to the upper level of
17 those units which you can see on this floor plan,
18 including the duplex style units.
19 In addition to adding more residential
20 units will be more commercial space, and this
21 building is a deli. We will convert it into a
22 Laundromat. And you can see here, the location of
23 the proposed flow machines. Access to this
24 laundromat will be from Bergen Turnpike which is
25 indicated here. The elevation is just maintaining

Page 34

1 the existing brick veneer on the ground floor and
 2 simply proposing a stucco finish on the second and
 3 third floors on all elevations including front, side
 4 and rear, front, side and rear elevations. On the
 5 site plan we are proposing as to part of the
 6 addition to extend beyond the existing footprint of
 7 building to the western property line creating a
 8 carport which will be for four vehicles access from
 9 44th Street.

10 We're also proposing a stormwater
 11 management system that did not exist before. We're
 12 proposing two seepage pits located within this area,
 13 also directly behind the parking area we have a
 14 garbage enclosure for the residents, for the
 15 business, and we're also proposing a number of
 16 street trees along the perimeter of the property,
 17 two on Bergen Turnpike and two on 44th Street. That
 18 is the exhibit of the project, what we're proposing
 19 to do.

20 As a result of the comment letter we
 21 received from T & M November 10th, we are proposing
 22 to make a number of changes as indicated on this
 23 revised plan. We are proposing to replace the
 24 existing sidewalk on Bergen Turnpike in its entirety
 25 here, and of course, we comply with all of the

Page 35

1 requirements with regards to the sidewalk. We
 2 decided to relocate any of the proposed utilities
 3 from Bergen Turnpike that we had on the prior plans,
 4 to 44th Street so there will be no disturbance to
 5 the County road, to Bergen Turnpike. We also
 6 indicated that we have provided some additional
 7 concrete paving and tree pit details which are
 8 indicated on these revised set of plans. We also
 9 indicated the caliper size for the proposed trees on
 10 Bergen Turnpike.

11 And then with regards to the stormwater
 12 management system, there was some -- there was a
 13 request for the overflow. What we will do in this
 14 particular case we will discharge the overflow onto
 15 the parking area of the property and not onto the
 16 right-of-way so as not to create a hazardous
 17 condition with the potential overflow.

18 One or issues was regarding the pickup of
 19 the garbage and recycling. As indicated in my
 20 letter, pickup in North Bergen is two times a week,
 21 and that garbage will be taken from behind that
 22 enclosure behind the parking and brought out to 44th
 23 Street for regular pickup by the municipality. So
 24 all of those comments were addressed on these
 25 revised plans to satisfy the County Engineer's

Page 36

1 requirements. Does anybody have any questions with
 2 regards to the plans that I could answer?

3 CHAIRWOMAN LUGO: Commissioners, any
 4 questions?

5 COMMISSIONER MALAVASI: Madam Chair,
 6 obviously they're going to be paving on the County
 7 road to be, either curb to curb or curb to sidewalk.
 8 They're taking the utilities off Bergen Turnpike.
 9 We appreciate that. That's all I have.

10 MR. TRIDENTE: Madam Chair, can I ask
 11 Mr. Kaltsis to go over the tree pit details?

12 MR. KALTSIS: We provided a standard
 13 detail on sheet A-2. Anything particular?

14 MR. TRIDENTE: No, no. I just wanted
 15 make sure that the ADA compliant tree grates were
 16 included.

17 MR. KALTSIS: I have the tree grates
 18 as well.

19 MR. TRIDENTE: Okay. Thank you very
 20 much.

21 MR. KALTSIS: You're welcome
 22 depending on the width of the sidewalk if we have
 23 ample space to put in a four-by-four.

24 MR. TRIDENTE: We appreciate the
 25 four-by-four. What is the depth of that sidewalk in

Page 37

1 that area? I think it's about eight feet, no?

2 MR. KALTSIS: I don't have the
 3 ability to scale it, but it looks to be about eight
 4 feet, yes.

5 MR. TRIDENTE: Four-by-four would be
 6 perfect.

7 MR. KALTSIS: Okay. We don't object
 8 to doing that.

9 MR. TRIDENTE: No further comments.
 10 Thank you.

11 CHAIRWOMAN LUGO: Any other
 12 Commissioners? Okay. And this was already approved
 13 by North Bergen, correct?

14 MR. MCNAMARA: Commissioner, the copy
 15 of the resolution is in the application package.

16 CHAIRWOMAN LUGO: Any other
 17 Commissioners have any comments or a motion?

18 MS. BOGDANSKI: Madam Chair, we need
 19 to see if any members of the public have any
 20 questions.

21 CHAIRWOMAN LUGO: Thank you for
 22 reminding me. Yes. Is there anyone in the public
 23 that has any questions? Okay. Commissioners?

24 COMMISSIONER NG: I make a motion to
 25 approve the project.

Page 38

1 COMMISSIONER JETER: I second it.
 2 MS. GIARRATANA: On a motion made by
 3 Commissioner Ng and seconded by Commissioner Jeter.
 4 Commissioner Aponte-Lipski.
 5 COMMISSIONER APONTE-LIPSKI: Aye.
 6 MS. GIARRATANA: Commissioner Jeter.
 7 COMMISSIONER JETER: Aye.
 8 MS. GIARRATANA: Commissioner Kenny.
 9 COMMISSIONER KENNY: Aye.
 10 MS. GIARRATANA: Commissioner
 11 Malavasi.
 12 COMMISSIONER MALAVASI: Aye.
 13 MS. GIARRATANA: Commissioner Ng.
 14 COMMISSIONER NG: Aye.
 15 MS. GIARRATANA: And Chairwoman Lugo.
 16 CHAIRWOMAN LUGO: Aye.
 17 MR. MCNAMARA: Thank you for very
 18 much for your time this evening. I wish you all a
 19 happy and healthy holiday season. Merry Christmas.
 20 MS. GIARRATANA: The next item on the
 21 agenda is 2021-043-SP; the applicant is Walfam
 22 Properties Association; the location is 2650
 23 Secaucus Road; Block 449, Lot 3.03; in North Bergen.
 24 A site plan application to construct an office
 25 building with 106 parking spaces.

Page 39

1 MR. PANTANO: Hi, good evening.
 2 Anthony Pantano from the firm Amoroso Pantano PC in
 3 Lyndhurst, I'm representing the applicant this
 4 evening. This is a site plan application on
 5 Secaucus Road in North Bergen for a construction of
 6 a three-story office building consisting of
 7 approximately 30,000 square feet and 106 office
 8 spaces -- parking spaces. Pardon me. There is --
 9 there are applications currently pending with the
 10 New Jersey Sports and Exposition Authority for
 11 proposed subdivision to create proposed Lot 3.03, as
 12 well as site plan application, anticipated
 13 resolutions from the New Jersey Sports and
 14 Exposition Authority on both of those applications
 15 sometime next month.
 16 I have with me this evening Eric Hough
 17 from Bertin Engineering who will be provide
 18 testimony relative to traffic and perhaps some other
 19 elements of the project. Also I have a
 20 representative of the applicant is Richard Leibowitz
 21 here, who is available if necessary to answer
 22 questions that perhaps Eric cannot. With that, I
 23 would like to turn the meeting over to Eric. Eric,
 24 please provide your credentials to the Board, and
 25 let's see if we could get you sworn in.

Page 40

1 MR. HOUGH: My name is Eric, E-R-I-C;
 2 Hough, H-O-U-G-H, from Bertin Engineering. I
 3 graduated from Rutgers University in 2006, with a
 4 bachelor's degree in civil engineering, and I've
 5 been working at Bertin Engineering for over 15 years
 6 as a design engineer. And currently licensed in the
 7 state of New Jersey, and I have testified in front
 8 of many boards through the years and including
 9 Hudson County. It's been over five years since I've
 10 been there, but I have been before Hudson County
 11 board.
 12 (The witness is sworn.)
 13 MS. BOGDANSKI: And Madam Chair, I
 14 believe he's given us enough information. Would you
 15 like to say whether or not he's qualified to testify
 16 here.
 17 CHAIRWOMAN LUGO: Yes, he is. Thank
 18 you.
 19 MR. HOUGH: Okay. I could share my
 20 screen now, and I'll quickly go through my site
 21 review. Can everyone see it?
 22 CHAIRWOMAN LUGO: Yes.
 23 MR. HOUGH: First is Sheet 1.1, which
 24 is just our cover sheet. You can see the location
 25 of the project which is located on the east side of

Page 41

1 Secaucus Road, with the address is 2650 Secaucus
 2 Road, which is south of the intersection of 16th
 3 Street. We have an overall site plan which is Sheet
 4 2.1, which shows a portion of the site that is going
 5 to be developed along Secaucus Road. Sheet 2.2 is
 6 our demolition and soil erosion plan which shows the
 7 existing conditions of this site. A majority of the
 8 site is currently dirt or gravel and --
 9 CHAIRWOMAN LUGO: Sir, I'm sorry to
 10 interrupt. I'm so sorry. Fran, did we tell Rushabh
 11 to come back in?
 12 MS. GIARRATANA: I will call -- he's
 13 on.
 14 CHAIRWOMAN LUGO: All right. I'm
 15 sorry. I'm so sorry.
 16 MR. HOUGH: Should I continue?
 17 CHAIRWOMAN LUGO: Yes.
 18 MR. HOUGH: Getting to the proposed
 19 plan, our site plan, Sheet 2.3 is shown here. The
 20 proposed building is located in the center of Lot
 21 3.03, and then we're proposing a three-story office
 22 building with a building footprint of 11,369 square
 23 feet, and a gross floor area of 33,445 square feet.
 24 Access to the site will be provided with a
 25 20-foot-wide, two-way driveway located on the south

Page 42

1 end of the frontage of Secaucus Road. Here we go.
2 We have proposed parking provided around
3 the office building with a loading zone provided on
4 the east side of the property and a trash enclosure
5 provided on northeast corner. Our grading and
6 drainage plan, Sheet 2.4, and we do have a concrete
7 curb plan at the site driveway intersection which
8 comply with ADA requirements. It is proposed to
9 collect the roof and the storm and parking lot on
10 several inlets, proposed inlets and connecting to
11 the existing inlets on the street, within the street
12 system to the south of the proposed driveway. We do
13 have utility connections, water, gas, sanitary, that
14 will connect the proper place. I'm sorry. My PDF
15 is a little slow.
16 Our next plan is our landscaping plan. We
17 have significant landscaping proposed with a row of
18 landscaping on the east side, rear side of the
19 property, and we're also proposing street trees
20 along Secaucus Road. I believe the requirement is
21 21 street trees, and we're providing 19 due to the
22 location of the driveway, and also we have a
23 pedestrian sidewalk from Secaucus Road so we are
24 willing -- the client is willing to make a
25 contribution for the two deficient street trees.

Page 43

1 That's basically the placement and features.
2 We have been part of several committee
3 review meetings to coordinate any issues with the
4 site plan, and I believe we have addressed all
5 comments from the County as well as T & M and
6 Associates through that process. One item that
7 requires testimony as per the latest T & M review
8 letter is concerning traffic, and the traffic count
9 along Secaucus Road, that was performed in
10 October 2021. So there will be less cars in the
11 p.m. peak hour when comparing it previously gathered
12 DOT data from 2018.
13 We were able to reanalyze the site
14 driveway intersection due to the increased Secaucus
15 Road volume, and it was found that the proposed site
16 driveway will still operate under adequate level of
17 service conditions. Also in the letter, there was a
18 comment about the time and frequency of deliveries
19 and trips. So this site of an office building is
20 common that deliveries are made probably once a
21 month, and delivered during nonpeak hours, maybe in
22 the nonpeak hours, maybe in the early a.m., and
23 trash is more likely to be once a week during
24 offpeak hours as well.
25 So that really concludes my testimony but

Page 44

1 for any questions. Does anybody have any questions?
2 COMMISSIONER MALAVASI: Madam Chair.
3 CHAIRWOMAN LUGO: Yes.
4 COMMISSIONER MALAVASI: This is on
5 the traffic. One of the concerns on the traffic
6 analysis, you provided testimony on the ability for
7 vehicles to make left turns out of your site. It's
8 currently -- it's a little hard to restrict turns.
9 Could you provide some testimony about the ability,
10 you know, that the gaps will be available to
11 vehicles trying to make that left turn out of the
12 site?
13 MR. HOUGH: Sure. Well, we performed
14 the traffic counts and also did a gap analysis at
15 the approximate location where the proposed driveway
16 going to be, and from the data collected, the most
17 crucial time period with the least amount of gaps
18 was in the a.m. peak hour, and in the a.m., most of
19 the people are going to work and not leaving, but in
20 the a.m. peak hour, there were 29 vehicular gaps
21 which would support -- which would support 58 left
22 turns out of the site driveway in a 30-minute
23 period, which projected 116 left turns out of the
24 site. We're only anticipating 68 cars to make a
25 left turn out of the site.

Page 45

1 And for the p.m. peak hour, that
2 anticipated left turns out of the site, 21 vehicles
3 expected. From the gaps p.m. peak hour, we had 32
4 gaps which would support a total of 68 left turns in
5 a 30-minute period. It's projected 136 supported in
6 the peak hour, and those are just it supports 136
7 left turns. Those are 136 opportunities for left
8 turns. I think that left turns could be made safely
9 out of the site from the gaps information.
10 COMMISSIONER MALAVASI: Thank you.
11 MS. GIARRATANA: Madam Chair, if I
12 may.
13 CHAIRWOMAN LUGO: Yes, please.
14 MS. GIARRATANA: Yes. Eric, can you
15 inform the Board if you have submitted the
16 construction of the right-of-way. There's an
17 agreement that we were looking for some type of
18 public access to the sidewalk?
19 MR. HOUGH: Yeah. I believe that was
20 submitted. I believe it was addressed.
21 MS. GIARRATANA: Yes. Okay. I just
22 wanted to put that on the record. Also I'd like to
23 request on the record that when you receive a
24 resolution from the NJSEA, when that application is
25 officially approved?

Page 46

1 MR. HOUGH: Yes. That will be
2 provided.

3 MS. GIARRATANA: Have you addressed
4 the contribution to the Penhorn Creek Pump Station?

5 MR. HOUGH: That is more of the
6 client's issue.

7 MR. PANTANO: That's acceptable. The
8 client has agreed to it. The applicant has agreed
9 to make that contribution.

10 MS. GIARRATANA: All right. Thank
11 you. And just for the Board, as you recall, we
12 request a contribution for Penhorn to repair when
13 needed and upgrade the pump station at Penhorn
14 Creek, based on a calculation of 5,000 per acre of
15 coverage for a proposed project, so the total
16 calculation was \$7,484.90. So thank you for
17 clarifying that. That's it for me.

18 CHAIRWOMAN LUGO: Okay. Any other
19 Commissioners?

20 COMMISSIONER MEHTA: Madam
21 Chairwoman, quick question this site's proposed
22 driveway how far it is away from the tenant's
23 property traffic signal?

24 MR. HOUGH: Which traffic signal?

25 COMMISSIONER MEHTA: If you come down

Page 47

1 say, I think that next the property inside, there is
2 a traffic signal there?

3 MR. HOUGH: I don't have an exact
4 measurement. I would have to look at Google Maps,
5 one second. But I don't think it's -- it's not
6 generally close to that intersection. I have a
7 Google Maps up now. Is that being shared?

8 CHAIRWOMAN LUGO: No.

9 MR. HOUGH: Can you describe that
10 intersection one for time for me?

11 COMMISSIONER MEHTA: If you come
12 down, I think if you come down, there is a traffic
13 signal going south towards Fedex Company, one
14 traffic light.

15 MR. HOUGH: That's approximately
16 0.8 miles away from the intersection.

17 COMMISSIONER MEHTA: One is all the
18 way, you could pick up the next page like that?

19 MR. HOUGH: Going the other way?

20 COMMISSIONER MEHTA: Yeah.

21 MR. HOUGH: Bear with me here. That
22 is a similar distance. I'm getting 0.9 miles.

23 COMMISSIONER MEHTA: There can be
24 traffic gaps, so they won't have much problem
25 anticipated?

Page 48

1 MR. HOUGH: Yes, I think they will
2 get out without a significant wait.

3 COMMISSIONER MEHTA: And are you
4 providing for environmental for this property?

5 MR. HOUGH: I do not see any places
6 for them.

7 COMMISSIONER MEHTA: And hopefully,
8 it's an office building it wouldn't be much truck
9 traffic, right?

10 MR. HOUGH: Just like I said
11 deliveries once a week -- once a month I mean, and
12 then the garbage truck.

13 MS. GIARRATANA: Commissioner, I
14 think that the applicant did put the green
15 techniques, compact parking, charging stations, some
16 pervious coverage on the site.

17 COMMISSIONER MEHTA: I was wondering
18 if there was a environmental. The standard nowadays
19 for environmental giving some of parking for and it
20 has to be electrical charging station or something
21 like that accessible.

22 MR. HOUGH: We do have four electric
23 charging stations, and I believe that what's
24 required. The State requires parking lots to have
25 three for a hundred spaces, and we have four now.

Page 49

1 COMMISSIONER MEHTA: Okay.

2 MS. GIARRATANA: Any other questions?
3 Are there any questions from the public?

4 CHAIRWOMAN LUGO: Okay. There no
5 more comments or questions, I'll ask for a motion.

6 COMMISSIONER JETER: Motion.

7 COMMISSIONER MEHTA: Second on the
8 motion.

9 MS. GIARRATANA: On a motion made by
10 Commissioner Jeter and seconded by Commissioner
11 Mehta.

12 Commissioner Aponte-Lipski.

13 COMMISSIONER APONTE-LIPSKI: Aye.

14 MS. GIARRATANA: Commissioner Jeter.

15 COMMISSIONER JETER: Aye.

16 MS. GIARRATANA: Commissioner Kenny.

17 COMMISSIONER KENNY: Aye.

18 MS. GIARRATANA: Commissioner
19 Malavasi.

20 COMMISSIONER MALAVASI: Yes.

21 MS. GIARRATANA: Commissioner Mehta.

22 COMMISSIONER MEHTA: Aye.

23 MS. GIARRATANA: Commissioner Ng.

24 COMMISSIONER NG: Aye.

25 MS. GIARRATANA: And Chairwoman Lugo.

Page 50

1 CHAIRWOMAN LUGO: Aye.
 2 MS. GIARRATANA: the motion has
 3 passed.
 4 MR. PANTANO: Thank you, everyone.
 5 Happy holidays.
 6 COMMISSIONER NG: Madam Chair, excuse
 7 me, but I have to leave the meeting. So I'm going
 8 to excuse myself.
 9 CHAIRWOMAN LUGO: Thank you,
 10 Commissioner. Happy Holidays.
 11 COMMISSIONER NG: Happy holidays to
 12 everybody.
 13 MS. GIARRATANA: Okay. The next item
 14 on agenda are applications to be exempt.
 15 Application 2021-050-SP; Larken Associates, at 175
 16 Avenue A; Block 300.01, Lot 3; in Bayonne. And it's
 17 a site plan application not along a County road.
 18 Do I have a motion?
 19 On a motion made by Commissioner met and
 20 second by Commissioner Jeter.
 21 Commissioner Aponte-Lipski.
 22 COMMISSIONER APONTE-LIPSKI: Aye.
 23 MS. GIARRATANA: Commissioner Jeter.
 24 COMMISSIONER JETER: Aye.
 25 MS. GIARRATANA: Commissioner Kenny.

Page 51

1 COMMISSIONER KENNY: Aye.
 2 MS. GIARRATANA: Commissioner
 3 Malavasi.
 4 COMMISSIONER MALAVASI: Yes.
 5 MS. GIARRATANA: Commissioner Mehta.
 6 COMMISSIONER MEHTA: Aye.
 7 MS. GIARRATANA: And Chairwoman Lugo.
 8 CHAIRWOMAN LUGO: Aye.
 9 MS. GIARRATANA: The motion has
 10 passed. The next item on the agenda is old
 11 business. There is none. For new business there
 12 are introduction to changes to the LDR, the Land
 13 Development Regulations, items are electric vehicles
 14 and stormwater management. We sent out a memo on a
 15 summary of these changes, basically going off of the
 16 full update that we did on the land development
 17 regulations in 2015. We ended up going back in and
 18 making a few tweaks to the stormwater management
 19 requirements, which in turn will replace a green
 20 technique requirement.
 21 In 2015, it was a little ambitious, so I
 22 think we can be a little more conservative -- not
 23 conservative, but doable as far as factoring in when
 24 an owner that comes before us from the residential
 25 uses that we have. So I would encourage you to take


Page 52

1 a look at that. And then actually ahead of that,
 2 Commissioner Mehta brought up electric vehicles.
 3 You know, we just added an item around that to 0.2
 4 standard, the State has announced that for including
 5 charging stations in parking lots throughout the
 6 state. So that we can deal with that, and I
 7 identified that in our review as well.
 8 As a note we just went through is sampling
 9 of major changes that were in the 2015 LDR update,
 10 there were no changes there were already adopted,
 11 but just as a reminder as well as to inform the new
 12 Commissioners .so our goal is to adopt this at our
 13 next meeting and have it go to the County
 14 Commissioners' Board shortly after that first
 15 meeting in February, and then officially fully
 16 validate it and put it in the document for the staff
 17 and the Commissioners to reference.
 18 CHAIRWOMAN LUGO: Okay. So we're not
 19 voting on it until February?
 20 MS. GIARRATANA: No, we're going to
 21 look to adopt it in January, and I will bring the
 22 recommendations of adoption to the Board of County
 23 Commissioners to adopt it as well.
 24 CHAIRWOMAN LUGO: Okay.
 25 MS. GIARRATANA: And then the next

Page 53

1 meeting date is Tuesday, January 18, at 5:30 via
 2 Zoom.
 3 COMMISSIONER MEHTA: When are we
 4 going to have a meeting in person?
 5 MS. GIARRATANA: There's limited
 6 capacity in this room. There is also no regulations
 7 as to sitting six feet apart so right now we between
 8 the capacity, considering as you know, each
 9 applicant, we have somewhere between three and five
 10 applicant team members, we can't all be gathered in
 11 one room, and then be able to space everyone out, so
 12 we're still trying to figure out the best way to
 13 accommodate all of that, as well as now upgrading
 14 the technology in order to have hybrid meetings.
 15 COMMISSIONER MEHTA: In North Bergen
 16 we are doing the Planning Board meeting, and the
 17 County also, I think the County Board of Appeals and
 18 there are also in-person meetings just started, if
 19 we have a planning board.
 20 MS. GIARRATANA: Yes. On the County
 21 level Commissioner, they have their meeting in
 22 person. The County Commissioners have their meeting
 23 in person. They have the large room. They have
 24 partitions in between the Commissioners and could
 25 stay six feet apart, and the Construction Board of

1 Appeals.
 2 COMMISSIONER MALAVASI: We have don't
 3 have a lot of capacity, so we're able to do the
 4 guidelines there. We're getting more and more in
 5 person.
 6 MS. GIARRATANA: Tom, you no longer
 7 have a hybrid option?
 8 COMMISSIONER MALAVASI: Yes.
 9 MS. GIARRATANA: That's it.
 10 (Whereupon the proceeding is then
 11 concluded at 6:01 p.m.)
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25

1 CERTIFICATION
 2
 3 I, SHARI CATHEY, CCR, RPR, License No.
 4 30XI00234700, and Notary Public of the State of New
 5 Jersey, hereby certify that the proceedings herein
 6 are from the notes taken by me of a Regular Meeting
 7 of the Hudson County Planning Board, held on
 8 Tuesday, December 21, 2021; and that this is a
 9 correct transcript of the same.
 10
 11
 12 
 13 SHARI CATHEY, CCR, RPR
 14 A NOTARY PUBLIC of the
 15 State of New Jersey
 16 I.D. No. 2283786
 17 Commission Expires 2/4/22
 18
 19
 20
 21
 22
 23
 24
 25

&	2018 43:12	44th 30:4 31:24	access 14:18 19:5
& 29:24 34:21 43:5,7	2021 1:9 2:3 8:1 43:10 55:8	33:2,6 34:9,17 35:4,22	21:4,14,17 33:6,12 33:23 34:8 41:24 45:18
0	2021-032 6:25	45 7:1	accessibility 20:12
0.2 52:3	2021-041 5:25	5	accessible 48:21
0.8 47:16	2021-043 38:21	5,000 46:14	accommodate 53:13
0.9 47:22	2021-047 28:25	58 44:21	achieve 20:12
1	2021-050 50:15	5:30 1:9 53:1	acknowledge 24:6
1 31:12,13,21	2022 4:11	6	acre 46:14
1.1 40:23	21 1:9 2:2 42:21 45:2 55:8	6 29:18	act 2:11 19:18 22:12
102 29:1	22 21:1	60.01 29:1	action 26:25
106 38:25 39:7	2283786 55:14	68 44:24 45:4	ada 9:15,17 14:18 18:23 19:7 21:9 22:22 23:15,23 36:15 42:8
10th 34:21	22nd 8:1 23:7 29:17 32:6,22	6:01 54:11	adam 5:25
11,369 41:22	24 6:1	7	add 29:2
11/22 32:13	2650 38:22 41:1	7,484.90. 46:16	added 52:3
116 44:23	29 44:20	8	adding 12:15 17:7 29:3 33:10,19
12 13:2	3	8005 30:14	addition 7:5 12:13 17:2,4 24:20 29:3 33:9,19 34:6
1207-1211 6:1	3 31:17 50:16	830 1:8	additional 8:5 35:6
136 45:5,6,7	3,198 31:24 33:3	9	address 8:24 9:11 23:12,15 41:1
15 9:16 30:23 40:5	3.03 38:23 39:11 41:21	9078 55:12	addressed 23:19 35:24 43:4 45:20 46:3
16th 41:2	30 25:18 44:22 45:5	95 12:2	addressing 23:10
175 50:15	30,000 39:7	9a 1:7	adequate 43:16
18 53:1	300.01 50:16	a	adjourn 22:19
19 42:21	30xi00234700 55:4	a.m. 43:22 44:18 44:18,20	adjourned 6:23 29:16
2	32 45:3	ability 25:16 37:3 44:6,9	adjournment 7:8 22:7 29:19
2 6:2 31:16 36:13	3294 6:25	able 24:1 43:13 53:11 54:3	
2,509 33:4	33,445 41:23	absent 2:15,19,19 3:5,5	
2.1 41:4	3rd 23:14 24:20,22	abstain 4:4	
2.2 41:5	4	abstaining 29:7	
2.3 41:19	4 31:12,18	accept 11:12 30:16	
2.4 42:6	4301 7:1	acceptable 23:15 24:24 27:5 46:7	
2/4/22 55:15	44 33:13	accepted 11:13 31:3	
20 12:16 41:25	4401 29:1		
2001 30:22	449 38:23		
2005 11:1			
2006 40:3			
2009 11:3			
2011 11:3			
2015 51:17,21 52:9			

adjust 14:21,25 administrative 25:21 adopt 4:22 52:12 52:21,23 adopted 4:23 5:22 52:10 adoption 4:10 52:22 advertised 2:4 4:24 affect 8:21 agency 26:11 agenda 4:8,10 5:23 6:21 22:19 22:25 28:25 38:21 50:14 51:10 agree 21:5,6 22:7 24:8 agreed 23:19 46:8 46:8 agreeing 23:8,12 agreement 18:15 18:18 21:3 45:17 ahead 7:11 52:1 aicp 1:21 air 4:21 allen 2:15 alley 12:8,20,22,25 13:4 16:9 17:5 allowed 14:15 alternate 26:8 ambitious 51:21 amend 32:10 amended 7:22 16:1 32:22,24 amendments 8:9 amoroso 39:2 amount 44:17 ample 36:23	analysis 44:6,14 announced 52:4 answer 7:18 10:11 17:10,13,18 36:2 39:21 anthony 39:2 anticipated 39:12 45:2 47:25 anticipating 44:24 anybody 36:1 44:1 apart 53:7,25 apartment 12:15 apartments 16:13 16:14 29:4 33:12 apex 28:25 apologizes 28:16 32:21 aponte 1:14 2:16 2:17 3:19,20 5:8,9 6:7,8 27:23,24 38:4,5 49:12,13 50:21,22 appeals 53:17 54:1 appeared 30:24 applicant 5:25 7:15,20 8:16 18:11 29:10,12,25 38:21 39:3,20 46:8 48:14 53:9 53:10 applicant's 18:9 application 6:23 6:24 7:2 9:13 25:23 28:13,25 29:2,8,13,16 37:15 38:24 39:4,12 45:24 50:15,17 applications 26:2 39:9,14 50:14 apply 25:12	appreciate 36:9,24 approval 8:2,5,8 16:1 18:21 22:2,5 22:7,17 23:1,16,20 24:11 26:3,4,8,15 26:16,17,20 28:21 approvals 10:6 33:9 approve 27:17 37:25 approved 7:25 16:1 37:12 45:25 approving 24:2 approximate 44:15 approximately 39:7 47:15 april 8:1,1 arbitrarily 19:16 architect 18:15 30:2 architects 10:19 architectural 31:18 architecture 11:1 11:18 18:14 23:7 30:14,22 area 12:9,18 16:10 17:5 34:12,13 35:15 37:1 41:23 asking 10:1 15:19 assistant 1:22 associate 7:14 associates 43:6 50:15 association 38:22 attorney 29:18 authority 19:1 24:2,8,17 39:10,14 available 39:21 44:10	avenue 1:8 13:6,6 50:16 aware 18:25 19:22 19:24 awkward 15:17 aye 3:20,22,24 4:2 4:6 5:9,11,13,16 5:18,20 6:8,10,12 6:15,17,19 27:24 28:1,3,7,9,18 38:5 38:7,9,12,14,16 49:13,15,17,22,24 50:1,22,24 51:1,6 51:8
			b
			bachelor's 30:21 40:4 back 12:14 16:15 16:15 17:2 22:13 25:12 26:22 31:21 41:11 51:17 based 46:14 basement 16:4 31:14 basically 8:6,7,18 9:23 17:15 19:4,8 20:21 24:2 43:1 51:15 basics 17:15 bath 16:14 bayonne 6:2 50:16 bear 47:21 bedrooms 16:13 behalf 7:15 29:24 believe 32:4 40:14 42:20 43:4 45:19 45:20 48:23 benefit 10:23 bergen 1:7,8 29:1 29:2,10,11,18 30:4 30:5,15 31:24

<p>33:2,24 34:17,24 35:3,5,10,20 36:8 37:13 38:23 39:5 53:15</p> <p>bertin 39:17 40:2 40:5</p> <p>best 20:8 21:8 53:12</p> <p>better 12:18 18:2</p> <p>beyond 22:10 23:24 34:6</p> <p>bit 9:18</p> <p>block 6:1 7:1 29:1 38:23 50:16</p> <p>board 1:1,4,20 2:3 2:8,8 4:10,11,13 4:19,21 7:22 8:1 8:16 9:5 10:23 11:4,11 17:16 18:22 22:2,5,10 24:17 25:6,8 26:12,22,22,25 27:2 29:10,18,23 30:5,16,25 32:19 39:24 40:11 45:15 46:11 52:14,22 53:16,17,19,25 55:7</p> <p>board's 7:6</p> <p>boards 11:5 19:5 40:8</p> <p>body 24:16</p> <p>bogdanski 1:20 2:5 10:14,20 23:3 23:21 24:12 25:24 26:14 27:1,15 30:8,18 32:17 37:18 40:13</p> <p>boiler 16:4</p> <p>bottom 16:2</p>	<p>boulevard 6:1 7:1 8:3 9:4,7 13:7 30:14</p> <p>bow 11:14</p> <p>brick 34:1</p> <p>brief 7:19</p> <p>bring 10:9 11:22 14:6,11,21,22 24:2 52:21</p> <p>bringing 25:2</p> <p>brings 12:10</p> <p>brought 13:5,5 35:22 52:2</p> <p>build 21:24</p> <p>building 8:10,11 12:1,2,6,13,14,16 13:16,25 14:6,11 14:16,17 15:12 16:12,17,19,20 17:9 20:25 21:2,7 21:9,17,17,25,25 30:3 31:7,15,15,20 33:4,6,10,14,21 34:7 38:25 39:6 41:20,22,22 42:3 43:19 48:8</p> <p>bulletin 2:8,8</p> <p>bus 9:9,23 13:10 13:13 14:14 15:4 15:6 20:22</p> <p>business 34:15 51:11,11</p>	<p>care 19:8</p> <p>carport 34:8</p> <p>carry 25:12</p> <p>cars 43:10 44:24</p> <p>carve 24:1</p> <p>case 19:20 20:21 35:14</p> <p>cases 20:19</p> <p>catch 21:1</p> <p>catching 18:10</p> <p>cathey 55:3,13</p> <p>caveat 23:14</p> <p>ccr 55:3,13</p> <p>cellar 10:4</p> <p>center 1:7 16:12 33:13 41:20</p> <p>certain 19:6</p> <p>certainly 10:8 21:5,19,20 22:18</p> <p>certify 55:5</p> <p>chair 18:4 29:6,23 36:5,10 37:18 40:13 44:2 45:11 50:6</p> <p>chairwoman 1:13 2:1,12,14 3:5,7,8 3:10,13 4:5,6 5:19 5:20 6:4,6,18,19 7:5,9,11 11:13,20 17:20 18:6 27:9 27:12,19,22 28:8,9 29:14,16,20 31:2 36:3 37:11,16,21 38:15,16 40:17,22 41:9,14,17 44:3 45:13 46:18,21 47:8 49:4,25 50:1 50:9 51:7,8 52:18 52:24</p> <p>challenge 18:20,23 20:23 21:21</p>	<p>challenging 9:22 9:25 19:25 21:6</p> <p>chance 20:5</p> <p>change 4:13</p> <p>changes 7:23,25 16:19 30:3 32:25 34:22 51:12,15 52:9,10</p> <p>changing 8:20</p> <p>charging 48:15,20 48:23 52:5</p> <p>choffo 2:18</p> <p>christmas 38:19</p> <p>city 1:8 7:1,21,25 11:5</p> <p>city's 7:7</p> <p>civil 40:4</p> <p>clarifying 19:21 46:17</p> <p>clerk 4:25</p> <p>clerk's 2:8</p> <p>client 42:24 46:8</p> <p>client's 46:6</p> <p>clock 25:23</p> <p>close 47:6</p> <p>cme 1:24</p> <p>collect 42:9</p> <p>collected 44:16</p> <p>come 22:13 25:17 26:22 41:11 46:25 47:11,12</p> <p>comes 25:17 51:24</p> <p>comfortable 15:14 22:16 24:3 25:1 25:13</p> <p>coming 12:23 17:5</p> <p>comment 9:1,14 34:20 43:18</p> <p>comments 5:1 17:25 18:12 20:5 35:24 37:9,17</p>
	c		
	<p>c 40:1 55:1,1</p> <p>calculation 46:14 46:16</p> <p>caliper 35:9</p> <p>call 2:2,13 41:12</p> <p>capacity 53:6,8 54:3</p>		

<p>43:5 49:5 commercial 7:3,4 8:11,12 33:20 commission 26:6 55:15 commissioner 1:13,14,14,15,15 1:16 2:15,15,17,18 2:19,20,21,22,23 2:24 3:1,2,3,4,5,18 3:18,19,20,21,22 3:23,24,25 4:2,3,4 5:3,4,6,6,8,9,10,11 5:12,13,14,16,17 5:18 6:3,6,7,8,9,10 6:11,12,13,15,16 6:17 17:22 19:23 24:25 26:23 27:6 27:16,22,23,24,25 28:1,2,3,5,7,12,14 28:17,18 29:7,9 31:10 36:5 37:14 37:24 38:1,3,3,4,5 38:6,7,8,9,10,12 38:13,14 44:2,4 45:10 46:20,25 47:11,17,20,23 48:3,7,13,17 49:1 49:6,7,10,10,12,13 49:14,15,16,17,18 49:20,21,22,23,24 50:6,10,11,19,20 50:21,22,23,24,25 51:1,2,4,5,6 52:2 53:3,15,21 54:2,8 commissioners 2:9 3:13 17:20 36:3 37:12,17,23 46:19 52:12,14,17,23 53:22,24</p>	<p>committee 18:10 43:2 common 16:12 33:14 43:20 compact 48:15 company 47:13 comparing 43:11 completely 25:1 25:13 compliance 18:23 19:7,11,13 22:11 compliant 36:15 complied 22:18 comply 9:15,16,22 10:1 22:9 23:2,8 24:14 34:25 42:8 compromise 20:16 computer 24:13 concerning 43:8 concerns 44:5 concluded 54:11 concludes 17:16 43:25 concrete 35:7 42:6 condition 22:17 23:1,16,19,22 24:10 25:4 26:3,5 26:10,16,17 27:17 28:21 35:17 conditioned 26:17 conditions 24:24 41:7 43:17 confirmed 18:13 conlon 7:10,12,13 10:22 11:7,11 17:14 22:6,14 23:11,25 24:19 26:19 27:4,7 28:22 connect 42:14</p>	<p>connecting 42:10 connections 32:7 42:13 connell 7:14 consenting 7:8 29:19 conservative 51:22,23 consider 20:17 21:5 considered 5:24 considering 53:8 consistent 19:8 consisting 39:6 consists 31:12 constraints 14:9 construct 33:9 38:24 construction 10:7 21:16 39:5 45:16 53:25 continue 41:16 continues 12:8 continuous 15:15 contribution 42:25 46:4,9,12 conversations 18:1 conversion 8:11 convert 7:2 33:21 converting 29:4 coordinate 43:3 copy 37:14 corner 13:13 31:22,23 33:2 42:5 correct 18:17 27:14 37:13 55:9 correspondence 7:7</p>	<p>corridor 33:14 counsel 1:20 count 43:8 counts 44:14 county 1:1,4 2:3,8 2:9 4:10 8:2,3,16 8:19,21 10:4 18:22,25 19:5,15 21:12 22:2,5 26:12,21,21 27:2,3 32:8 35:5,25 36:6 40:9,10 43:5 50:17 52:13,22 53:17,17,20,22 55:7 course 8:22 17:17 22:14 26:2 34:25 cover 40:24 coverage 12:3 46:15 48:16 covers 17:15 craft 22:8 cray 1:24 18:3,4,8 18:19 20:14 23:4 create 35:16 39:11 creating 34:7 credentials 30:19 39:24 creek 46:4,14 cross 20:13 21:22 24:15 crucial 44:17 curb 9:6,7 13:14 14:6,11,13,13,22 14:23 21:4 36:7,7 36:7 42:7 current 11:8,10 14:13 currently 9:19 31:1 33:7 39:9 40:6 41:8 44:8</p>
--	--	---	--

<p>cut 9:8 13:19 cuts 9:6 13:17</p>	<p>developed 41:5 developer 8:17</p>	<p>due 14:18 21:10 42:21 43:14</p>	<p>entirety 23:12 25:3 34:24</p>
<p>d</p>	<p>development</p>	<p>duplex 33:12,18</p>	<p>entity 24:16</p>
<p>d 30:12 data 43:12 44:16 date 32:6,22 53:1 dated 32:13 dates 5:1 days 25:18 dca 19:24 20:10 deal 22:21 52:6 dealing 21:14 dealt 19:19 december 1:9 2:2 24:22 29:18 55:8 decided 9:12 35:2 deciding 19:16 decision 22:15 defer 17:24 18:3 19:20 22:12 23:3 deficient 42:25 definitely 22:16 23:1 degree 11:1 30:22 40:4 deli 29:3,4 33:7,21 delivered 43:21 deliveries 43:18 43:20 48:11 demetrios 30:1,11 demolition 41:6 dependent 26:4,7 depending 36:22 depth 36:25 describe 33:1 47:9 design 9:20 10:10 25:13 40:6 detached 33:5 detail 36:13 details 31:17 35:7 36:11</p>	<p>51:13,16 different 4:24 21:5 25:7 30:24 difficult 15:7,11 15:15 20:1 difficulties 24:6 diligence 21:11 directly 34:13 director 7:7 dirt 41:8 disagree 18:20 20:18 21:20 discharge 35:14 discuss 17:10 20:4 discussed 24:23 discussion 18:24 22:3 dismiss 25:22 distance 47:22 distributions 4:24 disturbance 35:4 division 8:25 24:22 doable 51:23 document 19:11 52:16 doing 37:8 53:16 door 12:25 16:21 16:21 dot 43:12 double 16:21 drainage 42:6 drawing 11:23 16:2 17:6 driveway 41:25 42:7,12,22 43:14 43:16 44:15,22 46:22</p>	<p>e</p> <p>e 1:6,6,19,19 10:18 10:18,18 30:12,12 40:1 55:1 early 43:22 easement 13:3 15:20 easiest 14:10 east 40:25 42:4,18 edification 7:6 eight 14:5 37:1,3 either 14:10,12,21 20:5 26:5 36:7 electric 48:22 51:13 52:2 electrical 48:20 elements 39:19 elevation 17:1,7 33:25 elevations 16:17 31:19 34:3,4 enclosure 34:14 35:22 42:4 encourage 51:25 encroaches 10:4 ended 51:17 engineer 17:24 27:3,3 40:6 engineer's 35:25 engineering 9:1,6 23:13 39:17 40:2 40:4,5 engineers 26:21 enterprise 5:25 entire 13:11 15:16 entirely 12:8 16:5 26:4,17</p>	<p>entrance 15:12 entry 13:25 14:11 14:18 15:13,14 16:21 environmental 48:4,18,19 eric 39:16,22,23 39:23 40:1 45:14 erosion 41:6 esq 1:20 estate 28:25 evening 2:1 7:12 29:22,25 38:18 39:1,4,16 everybody 31:8 50:12 exact 47:3 exactly 9:21 excellent 28:22 exception 16:6 excuse 15:10 50:6 50:8 exempt 50:14 exhibit 34:18 exhibits 32:19 exist 34:11 existed 9:8 10:5 existing 7:3 8:11 10:3 11:24 12:1,4 12:11 13:14,15,16 13:23 14:17 16:23 21:6,22,25 29:3 30:3 31:14,15 32:1 33:3 34:1,6 34:24 41:7 42:11 expected 45:3 expensive 19:9</p>

<p>experience 8:18 9:5 10:24 expert 30:17 expires 55:15 exposed 12:9 exposition 39:10 39:14 extend 34:6 extending 12:17 extension 16:16 25:9 extent 17:18 25:2</p>	<p>finish 16:18 20:24 34:2 finished 21:8 firm 7:14 10:16,18 11:17 29:24 30:10 30:13 39:2 first 4:9,15,16 6:23 8:15 9:2 10:15 30:9 31:14 40:23 52:14 five 9:19 12:8 14:4 14:4 40:9 53:9</p>	<p>frances 1:14 francesca 1:21 8:6 franchise 10:7 21:3 frequency 43:18 front 8:14 9:9 11:4 12:5,9 13:9,10,11 14:5 15:3 16:14 16:20 31:19 34:3 34:4 40:7 frontage 15:16 20:16 21:24 42:1</p>	<p>29:15 38:2,6,8,10 38:13,15,20 41:12 45:11,14,21 46:3 46:10 48:13 49:2 49:9,14,16,18,21 49:23,25 50:2,13 50:23,25 51:2,5,7 51:9 52:20,25 53:5,20 54:6,9 gitto 1:23 32:2,5 32:12,15 give 7:19 10:16,23 20:4 25:6 30:18</p>
<p>f</p>	<p>fixing 13:21</p>	<p>full 4:12 19:11,13 51:16</p>	<p>given 40:14 giving 21:13 30:10 48:19</p>
<p>f 6:1 10:18,18 55:1 facade 7:23 fact 23:2 factoring 51:23 family 29:4 far 12:13 22:12 46:22 51:23 favored 9:7 feasible 9:10 features 43:1 february 52:15,19 federal 19:3,16,24 20:10 21:14 fedex 47:13 feel 25:16 feet 12:14,16 31:25 33:3,5 37:1 37:4 39:7 41:23 41:23 53:7,25 field 30:17 figure 20:7,10 53:12 figuring 14:8 final 22:15 25:7 find 23:14 finding 26:6 fine 18:19 25:5</p>	<p>flag 3:11,12 flat 16:16 20:21 flatter 15:1 floor 1:7 7:4,24 8:12 12:11,16,19 12:20,24 15:22,22 15:24 16:5,8,11 17:3,7 20:24 21:8 29:3 31:14,18 33:17 34:1 41:23 floors 34:3 flow 33:23 floyd 1:15 flush 14:17 21:4 foley 7:14 folks 21:15 foot 9:16 12:8 13:2 16:15 41:25 footprint 34:6 41:22 found 32:20 43:15 four 7:3 8:13 16:13 31:12 32:23 34:8 36:23,23,25 36:25 37:5,5 48:22,25 fran 41:10</p>	<p>future 19:20</p>	<p>glazing 16:22 glembocki 2:19 go 7:11 15:23 19:3 20:18,20,22,23 23:11 32:24 36:11 40:20 42:1 52:13 goal 52:12 goes 13:12 16:7 going 4:22 9:25 11:21,22 12:21 13:9 14:3,5 15:24 21:18 23:6 31:21 33:14 36:6 41:4 44:16,19 47:13,19 50:7 51:15,17 52:20 53:4</p>
		<p>g</p>	
		<p>g 40:2 gap 44:14 gaps 44:10,17,20 45:3,4,9 47:24 garage 33:5 garbage 34:14 35:19,21 48:12 gas 42:13 gathered 43:11 53:10 general 20:15 generally 47:6 getting 41:18 47:22 54:4 giarratana 1:21 2:14,18,22,24 3:2 3:4,8,17,21,23,25 4:3,5,7 5:5,10,12 5:14,17,19,21 6:5 6:9,11,13,16,18,20 24:9 25:15 26:9 27:8,11,21,25 28:2 28:5,8,10,16,19,24</p>	<p>good 2:1 7:12 11:10 24:10 26:19 29:22 31:1 39:1 google 47:4,7 grade 9:19,20 14:21 grading 14:2 42:5 graduated 10:25 40:3</p>

<p>grant 24:18 granted 7:21 8:4 15:20 23:20 grates 36:15,17 gravel 41:8 great 7:12 9:18 15:13 24:19 27:4 greater 21:2 green 48:14 51:19 gregory 1:23 gross 41:23 ground 7:4 8:12 16:5 31:17 34:1 guidance 19:6 guideline 25:21 guidelines 54:4</p>	<p>hill 11:17 18:14 23:7 holds 16:13 holiday 38:19 holidays 50:5,10 50:11 hollenbeck 29:24 honest 14:7 hope 9:11 hopefully 48:7 horizontal 16:23 hough 39:16 40:1 40:2,19,23 41:16 41:18 44:13 45:19 46:1,5,24 47:3,9 47:15,19,21 48:1,5 48:10,22 hour 43:11 44:18 44:20 45:1,3,6 hours 43:21,22,24 hudson 1:1,4 2:3 40:9,10 55:7 hundred 12:3 48:25 hybrid 53:14 54:7</p>	<p>52:4 increased 43:14 indefinitely 22:19 22:25 indicated 33:25 34:22 35:6,8,9,19 inform 45:15 52:11 information 40:14 45:9 inlets 42:10,10,11 input 14:3 inside 47:1 interior 7:24 internal 33:16 internally 20:4 26:24 interrupt 23:5 32:2 41:10 intersection 41:2 42:7 43:14 47:6 47:10,16 introduction 51:12 involve 21:23 involved 22:4 irregular 31:25 issue 26:2 46:6 issues 35:18 43:3 item 4:8,9 5:23 6:21 22:24 28:24 38:20 43:6 50:13 51:10 52:3 items 8:25 23:18 51:13</p>	<p>jeffrey 7:16 10:17 10:19 20:14 jennifer 1:20 22:12,15 23:4 25:15 26:10 jersey 1:8,8 2:6 7:1,7,21,25 11:2,5 11:5,10 30:23,25 39:10,13 40:7 55:5,14 jeter 1:15 2:20,21 3:18,21,22 5:3,6 5:10,11 6:3,6,9,10 27:25 28:1 38:1,3 38:6,7 49:6,10,14 49:15 50:20,23,24 job 8:18 john 6:1 joined 18:9 journal 2:6 jump 8:14 jurisdiction 8:19 18:22 22:10 23:16 26:6 30:5</p>
<p>h</p>	<p>i</p>	<p>j</p>	<p>k</p>
<p>h 40:2,2 hallway 12:17 16:6,12 hampton 11:17 18:14 23:7 handicapped 20:12 21:3 handle 17:25 26:24 happens 20:19 happy 17:10,18 38:19 50:5,10,11 hard 19:9 44:8 hash 13:24 hatch 16:3,3 hazardous 35:16 healthy 38:19 hear 20:1 29:11 hearing 4:9 6:23 23:9 held 55:7 hi 39:1 higher 14:16</p>	<p>i.d. 55:14 ideal 23:2 identified 52:7 implemented 19:4 important 14:19 impossible 19:11 20:1,2 improve 19:10 inability 23:14 inch 14:13 inches 14:16 include 24:4 included 36:16 including 30:25 33:18 34:3 40:8</p>	<p>j 10:18 january 4:18 52:21 53:1 jeff 9:20 10:10,22 18:13,14</p>	<p>k 30:13 kaltsis 30:1,6,11 30:12,13,17,21 31:4,8,11 32:4,9 32:14,20 36:11,12 36:17,21 37:2,7 keep 13:14,14,15 22:19 kennedy 1:16 6:1 6:25 8:3 9:4,7 13:7 28:12 30:14 kenny 1:14 2:22 2:23 3:18,23,24 5:12,13 6:11,12 28:2,3 38:8,9 49:16,17 50:25</p>

<p>51:1 kept 12:25 kind 8:20 14:25 15:17 know 8:3 9:3,6 18:1,9 19:18 20:2 20:7,9,22 21:1,17 21:25 22:6,6,11,20 24:7,25 25:11,13 26:1,11 44:10 52:3 53:8</p>	<p>24:22 29:17 32:10 34:20 35:20 43:8 43:17 letters 8:25 9:2 level 19:5,24 21:16 21:16 22:1 24:3 33:9,16 43:16 53:21 lewis 7:16 10:10 10:17,17,19,25 11:9,14,15,21 18:12,17 lewis's 11:12 license 11:2,7,9 31:1 55:3 licensed 30:23 40:6 lifting 14:22 light 47:14 limited 53:5 line 17:9 25:3 34:7 lipski 1:14 2:16,17 3:19,20 5:8,9 6:7 6:8 27:23,24 38:4 38:5 49:12,13 50:21,22 liquor 13:1 literally 13:11 little 8:15 9:18 12:18 13:20 14:2 14:3 15:20 16:4 18:2 24:5,13 42:15 44:8 51:21 51:22 llc 6:1,25 10:19 29:1 loading 42:3 located 30:3,4 31:23 33:5 34:12 40:25 41:20,25</p>	<p>location 33:22 38:22 40:24 42:22 44:15 long 16:22 24:7 25:4 longer 25:19 54:6 look 15:25 20:3,5 20:6 21:2 47:4 52:1,21 looked 20:3 looking 12:4,12 15:24 16:11,17,18 17:1,3 22:6 31:21 45:17 looks 25:7 37:3 lot 6:2 7:1 12:3 13:1,3 14:8 29:1 38:23 39:11 41:20 42:9 50:16 54:3 lots 48:24 52:5 love 11:14 23:25 lower 21:16 lugo 1:13 2:1,12 3:6,7,10,13 4:5,6 5:19,20 6:4,6,18 6:19 7:9,11 11:13 11:20 17:20 18:6 27:9,12,19,22 28:8 28:9 29:14,20 31:2 36:3 37:11 37:16,21 38:15,16 40:17,22 41:9,14 41:17 44:3 45:13 46:18 47:8 49:4 49:25 50:1,9 51:7 51:8 52:18,24 luxury 21:7 lyndhurst 39:3</p>	<p>m m 1:11 30:12 34:21 43:5,7 machines 33:23 madam 18:4 29:22 36:5,10 37:18 40:13 44:2 45:11 46:20 50:6 maintaining 33:25 major 4:13 52:9 majority 41:7 making 9:15 24:13 26:7 33:10 51:18 malavasi 1:15 2:25 3:1 4:1,2 5:15,16 6:14,15 17:22 19:23 24:25 26:23 27:6,14,16 27:22 28:6,7 36:5 38:11,12 44:2,4 45:10 49:19,20 51:3,4 54:2,8 management 34:11 35:12 51:14 51:18 manhattan 13:5,6 maps 31:16 47:4,7 marcella 1:22 marchella 8:7 marchella's 23:10 mark 32:19 marquee 20:18 masonry 33:4 material 7:23 matter 20:25 24:18 matters 4:8 6:22 maximum 9:20 mcnamara 29:22 29:23 30:16,20 31:5 37:14 38:17</p>
<p>I</p>			
<p>I 1:19 10:18 30:13 lack 8:18 land 51:12,16 landscaping 42:16 42:17,18 large 53:23 larger 16:24 larken 50:15 lastly 10:3 17:6 latest 32:3 43:7 laundromat 29:5 33:22,24 law 7:14 29:24 layout 7:23 12:19 ldr 51:12 52:9 leading 33:16 leads 16:3,7 leave 14:1 15:5 50:7 leaving 12:14 44:19 ledger 2:7 left 11:24 13:6,24 15:25 17:3 31:22 44:7,11,21,23,25 45:2,4,7,7,8 leibowitz 39:20 letter 9:11 23:6,8 23:10,13,13 24:20</p>			

mean 15:10 48:11 measurement 47:4 meet 26:15 meeting 1:3 2:4,5 2:10 3:15 4:19 5:1 5:24 6:24 8:1 18:10,18 26:5 29:17 39:23 50:7 52:13,15 53:1,4,16 53:21,22 55:6 meetings 2:11 4:11,12,13,14,18 4:20,21 43:3 53:14,18 meets 25:5 mehta 1:13 3:2,3 4:3,4 5:4,7,17,18 6:16,17 28:14,17 28:18 29:7,9 46:20,25 47:11,17 47:20,23 48:3,7,17 49:1,7,11,21,22 51:5,6 52:2 53:3 53:15 members 29:23 37:19 53:10 memo 51:14 memorializations 5:23 memorialize 25:18 mentioned 13:10 14:14 16:8 merry 38:19 messing 15:12 met 18:12 25:4 26:18 27:7 50:19 meters 16:5 middle 13:24 15:9 15:10 miles 47:16,22	minute 44:22 45:5 minutes 3:14 4:7 mixed 8:10,12 modified 22:11 modify 7:22 moment 32:25 month 4:15 39:15 43:21 48:11 motion 3:16,17 5:2 5:3,5,21 6:2,3,5,20 27:13,17,21 28:10 28:20 37:17,24 38:2 49:5,6,8,9 50:2,18,19 51:9 move 15:21 17:13 moving 12:12 municipality 35:23	ng 1:16 3:4 28:12 31:10 37:24 38:3 38:13,14 49:23,24 50:6,11 njit 11:1 30:22 njsea 45:24 noise 24:13 nonpeak 43:21,22 normally 18:24 19:19 20:22 21:21 north 11:5 29:2,10 29:11,18 30:14 35:20 37:13 38:23 39:5 53:15 northeast 42:5 northwest 31:23 33:2 notary 55:4,13 note 11:16 12:21 29:6,15 52:8 notes 24:13 55:6 notice 2:9 noticed 2:6,7 november 3:15 23:7,14 24:20 29:17 32:22 34:21 nowadays 48:18 number 6:24 27:10 34:15,22	official 21:16 officially 45:25 52:15 offpeak 43:24 okay 7:9 10:20 18:19,19 22:11 23:21 24:12,14 26:9,14 28:20 29:14,20 31:11 32:14,21 36:19 37:7,12,23 40:19 45:21 46:18 49:1 49:4 50:13 52:18 52:24 old 13:19 51:10 once 4:23 43:20,23 48:11,11 ones 15:25 19:16 open 2:11 opening 16:25 operate 43:16 opportunities 45:7 opportunity 3:14 19:9 20:6 25:6,10 option 26:10 54:7 options 25:8 order 2:3 53:14 ordinance 10:7 original 8:5 overall 41:3 overflow 35:13,14 35:17 overview 7:19 owner 51:24
	n		
	n 1:6,6,19 55:1 name 7:13 10:15 10:16,16,18 30:9 30:10,10,12,13 40:1 nature 19:14 23:17 navigate 21:23 necessary 14:20 39:21 need 19:13 21:12 37:18 needed 46:13 neighboring 9:24 never 20:11 22:21 new 1:8 11:2,10 13:22 21:24 30:23 30:23,25 39:10,13 40:7 51:11 52:11 55:4,14 newark 11:6		
		o	
		o 1:6,6,11,11,19 30:12 40:2 55:1 object 37:7 obtain 10:8 obviously 8:21 13:21 15:8 36:6 october 43:10 office 38:24 39:6,7 41:21 42:3 43:19 48:8	
			p
			p 1:6,19 p.m. 1:9 43:11 45:1,3 54:11 package 37:15 page 32:16 47:18

<p>pantano 39:1,2,2 46:7 50:4</p> <p>parapet 12:15</p> <p>pardon 39:8</p> <p>parking 9:3,13 13:1,3 34:13 35:15,22 38:25 39:8 42:2,9 48:15 48:19,24 52:5</p> <p>part 34:5 43:2</p> <p>particular 35:14 36:13</p> <p>partitions 53:24</p> <p>passed 4:8 5:22 6:21 28:11,20 50:3 51:10</p> <p>patrick 7:13 10:21 17:12 18:8 29:23</p> <p>paul 1:24</p> <p>paving 35:7 36:6</p> <p>pc 39:2</p> <p>pdf 42:14</p> <p>pe 1:15,23,24</p> <p>peak 43:11 44:18 44:20 45:1,3,6</p> <p>pedestrian 42:23</p> <p>pending 39:9</p> <p>penhorn 46:4,12 46:13</p> <p>people 15:5,9 19:6 44:19</p> <p>percent 9:19,19 12:2,3 14:4,5,7 20:20 23:23 24:15 26:5</p> <p>perfect 37:6</p> <p>perfectly 24:10 27:4</p> <p>performed 43:9 44:13</p>	<p>perimeter 34:16</p> <p>period 44:17,23 45:5</p> <p>permitted 9:20</p> <p>person 4:19 53:4 53:18,22,23 54:5</p> <p>perspective 22:16 22:25</p> <p>pervious 48:16</p> <p>pharmacy 8:17 13:25 14:18,19 16:6,21,25</p> <p>photos 31:15</p> <p>pick 47:18</p> <p>pickup 35:18,20 35:23</p> <p>piece 13:20</p> <p>pit 35:7 36:11</p> <p>pits 34:12</p> <p>place 4:14 42:14</p> <p>placement 43:1</p> <p>places 48:5</p> <p>plan 4:12,14,18 7:2 8:9 10:6 11:24 11:25 12:20,24 15:22,23 18:21 29:2 31:11,13,14 31:22 32:11,12,24 33:17 34:5,23 38:24 39:4,12 41:3,6,19,19 42:6 42:7,16,16 43:4 50:17</p> <p>planner 1:22</p> <p>planning 1:1,4 2:3 4:10,19,21 7:8,17 9:1 18:22 22:2,5 23:13 24:17,22 26:12 27:2 53:16 53:19 55:7</p>	<p>plans 6:21 7:24 15:24 18:16 31:18 32:3,18,22 35:3,8 35:25 36:2</p> <p>please 3:11 18:6 28:11 30:6,8,18 31:5 39:24 45:13</p> <p>point 18:3,5 19:22 27:13</p> <p>portion 21:2 41:4</p> <p>position 19:15 21:13</p> <p>possible 14:12 19:13 25:20</p> <p>posting 2:7</p> <p>potential 35:17</p> <p>pp 1:21,24</p> <p>practicing 11:3</p> <p>prejudice 25:22</p> <p>present 2:21,23 28:12 29:12</p> <p>presentation 17:19</p> <p>presenting 29:21</p> <p>pretty 14:19,20 16:5 17:14 19:7</p> <p>previous 4:13</p> <p>previously 9:8 43:11</p> <p>primary 8:18</p> <p>prior 10:6 35:3</p> <p>probably 43:20</p> <p>problem 18:20 47:24</p> <p>problematic 15:2</p> <p>problems 14:8</p> <p>proceeding 54:10</p> <p>proceedings 1:4 55:5</p> <p>process 22:23 43:6</p>	<p>professional 7:17 8:16 9:21 10:10 30:1</p> <p>project 7:18 9:3 9:10 10:11 11:19 17:15 25:7 34:18 37:25 39:19 40:25 46:15</p> <p>projected 44:23 45:5</p> <p>proper 42:14</p> <p>properly 2:4,6 4:23</p> <p>properties 38:22</p> <p>property 13:9,11 13:12 15:8,9 17:9 18:21 31:23 33:3 34:7,16 35:15 42:4,19 46:23 47:1 48:4</p> <p>property's 9:24</p> <p>proposed 11:24 12:13 30:2 31:6 31:19 33:23 35:2 35:9 39:11,11 41:18,20 42:2,8,10 42:12,17 43:15 44:15 46:15,21</p> <p>proposing 13:14 13:22 33:8 34:2,5 34:10,12,15,18,21 34:23 41:21 42:19</p> <p>provide 9:12 14:18 19:6 39:17 39:24 44:9</p> <p>provided 32:9 35:6 36:12 41:24 42:2,3,5 44:6 46:2</p> <p>providing 9:2 42:21 48:4</p>
---	--	---	---

<p>public 2:11 4:9 6:22 20:15 37:19 37:22 45:18 49:3 55:4,13 pump 46:4,13 put 19:15 21:12 36:23 45:22 48:14 52:16</p>	<p>receive 7:6 45:23 received 11:2 29:17 34:21 recollection 20:11 recommend 23:5 recommendation 25:20 recommendations 52:22</p>	<p>replace 34:23 51:19 replaced 13:20 represent 18:18 representative 39:20 representing 11:17,18 39:3 request 22:7,13 35:13 45:23 46:12 require 26:12,25 required 10:7 20:8 48:24 requirement 10:2 15:21 19:17 22:22 23:15 42:20 51:20 requirements 9:17 19:4 35:1 36:1 42:8 51:19 requires 22:5 43:7 48:24 residential 7:4 8:13 33:11,15,19 51:24 residents 34:14 resolution 25:2 37:15 45:24 resolutions 5:24 39:13 restart 25:22 restrict 44:8 result 34:20 review 8:25 9:11 18:10,11 23:8 25:6 26:7,14,20 40:21 43:3,7 52:7 reviewed 24:20,21 reviewers 9:6 21:12 revised 34:23 35:8 35:25</p>	<p>revision 32:5,22 richard 39:20 right 9:9,23 10:5 11:25 12:7,12 13:1 14:1 25:15 27:10 35:16 41:14 45:16 46:10 48:9 53:7 rise 22:1 road 8:3 32:8 35:5 36:7 38:23 39:5 41:1,2,5 42:1,20 42:23 43:9,15 50:17 roll 2:13 roof 16:16,16 42:9 room 16:4 24:5 53:6,11,23 roughly 14:4 row 42:17 rpr 55:3,13 runs 8:17 rushabh 1:13 41:10 rutgers 40:3</p>
<p>q</p>	<p>reconfigure 7:24 record 10:15 18:11 19:14 23:9 23:11,18 24:23 28:11 30:9 45:22 45:23 recuse 29:12 recycling 35:19 reference 52:17 reflect 28:11 regarding 26:21 35:18 regards 35:1,11 36:2 registered 30:1 regular 1:3 35:23 55:6 regulation 20:2 regulations 9:15 51:13,17 53:6 relative 39:18 relevant 24:1,7 relief 10:1 relocate 35:2 remedy 24:18 remember 32:6 reminder 52:11 reminding 37:22 remington 24:21 renovations 31:6 repair 46:12</p>	<p>request 22:7,13 35:13 45:23 46:12 require 26:12,25 required 10:7 20:8 48:24 requirement 10:2 15:21 19:17 22:22 23:15 42:20 51:20 requirements 9:17 19:4 35:1 36:1 42:8 51:19 requires 22:5 43:7 48:24 residential 7:4 8:13 33:11,15,19 51:24 residents 34:14 resolution 25:2 37:15 45:24 resolutions 5:24 39:13 restart 25:22 restrict 44:8 result 34:20 review 8:25 9:11 18:10,11 23:8 25:6 26:7,14,20 40:21 43:3,7 52:7 reviewed 24:20,21 reviewers 9:6 21:12 revised 34:23 35:8 35:25</p>	<p>rise 22:1 road 8:3 32:8 35:5 36:7 38:23 39:5 41:1,2,5 42:1,20 42:23 43:9,15 50:17 roll 2:13 roof 16:16,16 42:9 room 16:4 24:5 53:6,11,23 roughly 14:4 row 42:17 rpr 55:3,13 runs 8:17 rushabh 1:13 41:10 rutgers 40:3</p>
<p>qualifications 11:12 qualified 40:15 qualify 10:21 question 46:21 questions 7:18 10:11 17:10,17,21 17:23 36:1,4 37:20,23 39:22 44:1,1 49:2,3,5 quick 46:21 quickly 40:20 quorum 3:9</p>	<p>reconfigure 7:24 record 10:15 18:11 19:14 23:9 23:11,18 24:23 28:11 30:9 45:22 45:23 recuse 29:12 recycling 35:19 reference 52:17 reflect 28:11 regarding 26:21 35:18 regards 35:1,11 36:2 registered 30:1 regular 1:3 35:23 55:6 regulation 20:2 regulations 9:15 51:13,17 53:6 relative 39:18 relevant 24:1,7 relief 10:1 relocate 35:2 remedy 24:18 remember 32:6 reminder 52:11 reminding 37:22 remington 24:21 renovations 31:6 repair 46:12</p>	<p>request 22:7,13 35:13 45:23 46:12 require 26:12,25 required 10:7 20:8 48:24 requirement 10:2 15:21 19:17 22:22 23:15 42:20 51:20 requirements 9:17 19:4 35:1 36:1 42:8 51:19 requires 22:5 43:7 48:24 residential 7:4 8:13 33:11,15,19 51:24 residents 34:14 resolution 25:2 37:15 45:24 resolutions 5:24 39:13 restart 25:22 restrict 44:8 result 34:20 review 8:25 9:11 18:10,11 23:8 25:6 26:7,14,20 40:21 43:3,7 52:7 reviewed 24:20,21 reviewers 9:6 21:12 revised 34:23 35:8 35:25</p>	<p>rise 22:1 road 8:3 32:8 35:5 36:7 38:23 39:5 41:1,2,5 42:1,20 42:23 43:9,15 50:17 roll 2:13 roof 16:16,16 42:9 room 16:4 24:5 53:6,11,23 roughly 14:4 row 42:17 rpr 55:3,13 runs 8:17 rushabh 1:13 41:10 rutgers 40:3</p>
<p>r</p>	<p>registered 30:1 regular 1:3 35:23 55:6 regulation 20:2 regulations 9:15 51:13,17 53:6 relative 39:18 relevant 24:1,7 relief 10:1 relocate 35:2 remedy 24:18 remember 32:6 reminder 52:11 reminding 37:22 remington 24:21 renovations 31:6 repair 46:12</p>	<p>request 22:7,13 35:13 45:23 46:12 require 26:12,25 required 10:7 20:8 48:24 requirement 10:2 15:21 19:17 22:22 23:15 42:20 51:20 requirements 9:17 19:4 35:1 36:1 42:8 51:19 requires 22:5 43:7 48:24 residential 7:4 8:13 33:11,15,19 51:24 residents 34:14 resolution 25:2 37:15 45:24 resolutions 5:24 39:13 restart 25:22 restrict 44:8 result 34:20 review 8:25 9:11 18:10,11 23:8 25:6 26:7,14,20 40:21 43:3,7 52:7 reviewed 24:20,21 reviewers 9:6 21:12 revised 34:23 35:8 35:25</p>	<p>rise 22:1 road 8:3 32:8 35:5 36:7 38:23 39:5 41:1,2,5 42:1,20 42:23 43:9,15 50:17 roll 2:13 roof 16:16,16 42:9 room 16:4 24:5 53:6,11,23 roughly 14:4 row 42:17 rpr 55:3,13 runs 8:17 rushabh 1:13 41:10 rutgers 40:3</p>
<p>r 1:19 10:18 30:12 40:1 55:1 raise 14:10,15 ramp 20:25 21:3 read 3:14 real 28:25 really 14:20 15:3 15:18 17:1,8,9 20:24 43:25 realty 6:25 reanalyze 43:13 rear 7:5 12:5 17:6 31:19 34:4,4 42:18 reason 9:3 recall 32:10 46:11</p>	<p>registered 30:1 regular 1:3 35:23 55:6 regulation 20:2 regulations 9:15 51:13,17 53:6 relative 39:18 relevant 24:1,7 relief 10:1 relocate 35:2 remedy 24:18 remember 32:6 reminder 52:11 reminding 37:22 remington 24:21 renovations 31:6 repair 46:12</p>	<p>request 22:7,13 35:13 45:23 46:12 require 26:12,25 required 10:7 20:8 48:24 requirement 10:2 15:21 19:17 22:22 23:15 42:20 51:20 requirements 9:17 19:4 35:1 36:1 42:8 51:19 requires 22:5 43:7 48:24 residential 7:4 8:13 33:11,15,19 51:24 residents 34:14 resolution 25:2 37:15 45:24 resolutions 5:24 39:13 restart 25:22 restrict 44:8 result 34:20 review 8:25 9:11 18:10,11 23:8 25:6 26:7,14,20 40:21 43:3,7 52:7 reviewed 24:20,21 reviewers 9:6 21:12 revised 34:23 35:8 35:25</p>	<p>rise 22:1 road 8:3 32:8 35:5 36:7 38:23 39:5 41:1,2,5 42:1,20 42:23 43:9,15 50:17 roll 2:13 roof 16:16,16 42:9 room 16:4 24:5 53:6,11,23 roughly 14:4 row 42:17 rpr 55:3,13 runs 8:17 rushabh 1:13 41:10 rutgers 40:3</p> <p>s</p> <p>s 1:6,6,6,19,19 10:18 30:12,13,13 safely 45:8 salute 3:11,12 samantha 1:13 sampling 52:8 sanitary 42:13 satisfy 35:25 satisfying 26:4 saying 23:12,22 33:1 says 9:11 scale 37:3 scarninci 29:24</p>

<p>schedule 4:11,12 4:17,22 5:22</p> <p>scheduled 4:9 6:22</p> <p>screen 7:16 11:22 31:6 40:20</p> <p>season 38:19</p> <p>secaucus 38:23 39:5 41:1,1,5 42:1 42:20,23 43:9,14</p> <p>second 5:4 6:4 7:5 11:23 12:10,16,19 16:8,11 17:3,7 27:19 31:17 32:14 34:2 38:1 47:5 49:7 50:20</p> <p>seconded 3:18 5:6 6:6 27:22 38:3 49:10</p> <p>secretary 1:21</p> <p>section 12:4,5,6 14:6 15:1,3,5,7</p> <p>sections 15:2 16:20</p> <p>see 7:16 13:2,23 17:4 19:14 21:13 31:9,10,25 33:13 33:17,22 37:19 39:25 40:21,24 48:5</p> <p>seek 22:20</p> <p>seeking 8:2 22:21</p> <p>seepage 34:12</p> <p>sense 15:18 25:5 26:1</p> <p>sent 51:14</p> <p>service 43:17</p> <p>set 21:9 32:12 35:8</p> <p>setting 21:8</p> <p>shape 31:25</p> <p>share 31:6 40:19</p>	<p>shared 47:7</p> <p>shari 55:3,13</p> <p>sheet 11:23 31:13 31:16,17,18,21,24 36:13 40:23,24 41:3,5,19 42:6</p> <p>sheets 31:12,12 32:23</p> <p>short 19:13</p> <p>shortly 52:14</p> <p>show 12:20,24 19:12,14 22:10 23:18 31:6</p> <p>showing 11:23</p> <p>shown 22:9 41:19</p> <p>shows 41:4,6</p> <p>side 12:7,24,25 13:8 15:7,25 17:1 17:3 31:19 34:3,4 40:25 42:4,18,18</p> <p>sidewalk 9:15,16 9:18 10:3,5 13:15 13:19,20 15:10 17:23 18:2 20:13 21:18,22 23:23 24:3,15 25:3,10,14 27:18 34:24 35:1 36:7,22,25 42:23 45:18</p> <p>sidewalks 9:24</p> <p>sign 13:12</p> <p>signal 46:23,24 47:2,13</p> <p>signature 55:12</p> <p>significant 42:17 48:2</p> <p>similar 47:22</p> <p>simply 34:2</p> <p>singh 6:25</p> <p>sir 41:9</p>	<p>site 4:12,14,18,25 6:21 7:2 8:9 10:6 11:24,25 12:2,2,3 12:4 14:22 18:21 20:16 29:2 31:13 31:16,17,22 32:24 33:1 34:5 38:24 39:4,12 40:20 41:3,4,7,8,19,24 42:7 43:4,13,15,19 44:7,12,22,24,25 45:2,9 48:16 50:17</p> <p>site's 46:21</p> <p>sitting 53:7</p> <p>situation 15:16 19:10 20:11,19</p> <p>situations 19:7</p> <p>six 14:13,16 53:7 53:25</p> <p>size 35:9</p> <p>slope 9:17 14:4,5 15:13 20:13,18 21:23 24:15</p> <p>slopes 14:25 23:23</p> <p>slow 42:15</p> <p>small 16:20</p> <p>soil 41:6</p> <p>solution 26:20</p> <p>someone's 25:5</p> <p>sorry 15:22 23:4 28:19 30:20 32:2 32:15,21 41:9,10 41:15,15 42:14</p> <p>sounds 25:25</p> <p>south 41:2,25 42:12 47:13</p> <p>sp 6:25 28:25 38:21 50:15</p> <p>space 7:3,4 8:13 33:20 36:23 53:11</p>	<p>spaces 38:25 39:8 39:8 48:25</p> <p>specified 2:10</p> <p>spelled 30:12</p> <p>spelling 10:15 30:9</p> <p>sports 39:10,13</p> <p>spsd 5:25</p> <p>square 1:7 31:24 33:3,4 39:7 41:22 41:23</p> <p>staff 26:21 52:16</p> <p>staircase 12:10,17 12:23 16:7</p> <p>stairwell 33:16</p> <p>stand 3:11</p> <p>standard 36:12 48:18 52:4</p> <p>standards 25:5</p> <p>standing 11:10 15:6 31:1</p> <p>star 2:6</p> <p>start 7:10 11:21,25</p> <p>started 53:18</p> <p>state 10:14 11:2 19:4 30:9 40:7 48:24 52:4,6 55:4 55:14</p> <p>stated 27:14,17</p> <p>station 46:4,13 48:20</p> <p>stations 48:15,23 52:5</p> <p>stay 53:25</p> <p>staying 12:21</p> <p>steep 20:21 21:22</p> <p>steeper 15:1,3,5,7 20:20,23</p> <p>stipulation 27:14 27:20 28:4</p>
--	--	--	---

<p>stop 9:9,23 13:10 13:13 14:14 15:4 20:22 store 13:1 stored 13:4 storefront 16:24 storm 42:9 stormwater 34:10 35:11 51:14,18 story 7:3,5 12:1,5 12:6 33:4,10 39:6 41:21 street 13:3,17,22 15:16 16:2 27:9 30:4 33:6,13 34:9 34:16,17 35:4,23 41:3 42:11,11,19 42:21,25 structured 9:24 stucco 16:18 34:2 style 33:12,18 subdivision 39:11 subdivisions 6:22 subject 28:4 submission 27:2 submitted 32:18 45:15,20 substantial 16:19 suggested 19:2 summary 51:15 supersedes 24:17 support 44:21,21 45:4 supported 45:5 supports 45:6 sure 10:22,25 14:15 17:16 22:22 23:17 30:11 31:8 32:16 36:15 44:13 survey 31:13</p>	<p>sworn 10:13 30:6 30:7 39:25 40:12 system 34:11 35:12 42:12</p> <hr/> <p style="text-align: center;">t</p> <hr/> <p>t 1:19 30:12,13 34:21 43:5,7 55:1 55:1 table 31:16 take 4:14 8:15 51:25 taken 35:21 55:6 takes 12:1 25:19 talk 14:2 15:19 17:11 talking 26:3 team 18:9 20:4 53:10 technique 51:20 techniques 48:15 technology 53:14 tell 41:10 ten 12:14 16:15 tenant's 46:22 testified 11:4 40:7 testify 30:2 40:15 testimony 17:16 39:18 43:7,25 44:6,9 thank 2:12 3:10 11:15,20 18:6,8 27:5 28:22 29:20 31:3,4 36:19 37:10,21 38:17 40:17 45:10 46:10 46:16 50:4,9 thing 17:4 things 4:20 8:14 18:2 20:3,15 21:5 21:20</p>	<p>think 8:6 9:10 14:12,19,24 15:17 15:18 17:14,23 20:2 21:10,14 22:3 24:4,5,9 25:8 25:18 26:9,19,23 26:25 32:5,9 37:1 45:8 47:1,5,12 48:1,14 51:22 53:17 third 31:18 34:3 thomas 1:15 thought 8:20 three 29:3 33:10 33:10,14 39:6 41:21 48:25 53:9 tie 11:14 time 18:16 28:23 38:18 43:18 44:17 47:10 times 35:20 today 8:23 11:8 18:24 tom 19:20 22:20 54:6 tonight 22:13 top 16:16,18 31:22 total 45:4 46:15 touch 28:21 townships 30:24 traditional 16:22 traffic 39:18 43:8 43:8 44:5,5,14 46:23,24 47:2,12 47:14,24 48:9 traina 1:22 transcript 1:3 55:9 transitions 21:24 trash 12:22,25 13:3 16:10 17:5</p>	<p>42:4 43:23 traversing 20:16 tree 35:7 36:11,15 36:17 trees 13:22 15:4 27:9 34:16 35:9 42:19,21,25 tridente 36:10,14 36:19,24 37:5,9 trips 43:19 truck 48:8,12 try 21:19 trying 44:11 53:12 tuesday 1:9 4:15 53:1 55:8 turn 39:23 44:11 44:25 51:19 turnpike 29:1 30:4 30:5 31:24 33:2 33:24 34:17,24 35:3,5,10 36:8 turns 44:7,8,22,23 45:2,4,7,8,8 tweaks 51:18 two 4:24 7:3 9:19 12:1,5 13:22 14:7 16:13,14,14,14,15 16:20,22 20:20 23:23 24:15 26:5 27:9 29:3 33:9 34:12,17,17 35:20 41:25 42:25 type 26:2 45:17</p> <hr/> <p style="text-align: center;">u</p> <hr/> <p>u 40:2 understand 8:19 9:12 18:13 21:9 understanding 18:16 19:25 understands 25:19</p>
---	--	--	---

<p>unit 7:3 33:12 units 8:13 33:11 33:11,15,15,17,18 33:20 university 40:3 update 51:16 52:9 updated 32:11 upgrade 46:13 upgrading 53:13 upper 33:16 use 7:21,22 8:4,10 8:12 uses 51:25 usually 27:1 utilities 13:16 35:2 36:8 utility 13:18 32:7 42:13</p>	<p>wait 48:2 waiting 15:6 waive 19:1,16,24 26:11 waiver 20:8 21:14 22:4,22 26:12 waivers 20:9 walfam 38:21 walk 7:17 9:21 10:10 walker 3:5 walking 15:9 want 8:14 11:16 12:21 14:2 15:8 22:13,18,24 23:8 23:17,23 32:15 wanted 12:18 17:12 36:14 45:22</p>	<p>willing 42:24,24 windows 16:23 wish 38:18 witness 10:13 29:25 30:7 40:12 wondering 48:17 word 24:10 work 11:16,18 12:18 13:18 17:2 20:7 21:19,22 24:1 44:19 working 18:13 27:5 40:5 works 21:8 write 27:1 written 4:17 wrong 8:22</p>
<p>v</p>	<p>water 42:13 way 4:17 9:24 10:5 11:14 12:8 13:12 14:1,10,24 22:8 24:10 35:16 41:25 45:16 47:18 47:19 53:12 we've 10:3 13:2 20:11 24:23</p>	<p>y</p>
<p>v 1:11 10:19 validate 52:16 valve 13:19,21 valves 13:19 variance 7:21,22 8:4 variances 8:6 vehicles 34:8 44:7 44:11 45:2 51:13 52:2 vehicular 44:20 veneer 34:1 vernick 24:21 virtual 2:10 4:20 4:22 volume 43:15 vote 28:15 voting 52:19</p>	<p>web 4:25 wednesday 4:16 week 35:20 43:23 48:11 weigh 18:5 21:18 26:13 welcome 36:21 went 52:8 western 34:7 wide 9:16 13:2 41:25</p>	<p>z</p>
<p>w</p>	<p>width 9:17 36:22 wiggle 24:5</p>	<p>z 1:11 zone 42:3 zoning 7:21,25 29:10 31:16 zoom 53:2</p>
<p>w 10:18</p>		