

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, March 21, 2023  
6:30 p.m.

B E F O R E:

- FRANCIS KENNY, Chairman
- YRAIDA APONTE-LIPSKI, Commissioner
- FLOYD JETER, Commissioner
- PAMELA LAYSON, Commissioner
- THOMAS MALAVASI, PE, Commissioner
- RUSHABH MEHTA, Commissioner
- ARTHUR PETTIGREW, Commissioner

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

- PATRICK CONLON, ESQ., Board Counsel
- FRANCESCA GIARRATANA, PP, AICP, Secretary
- MARCELLA TRAINA, Assistant Planner
- MARIO TRIDENTI, Inspector
- ZACH KOURGIALIS, Planning Staff

1 MS. GIARRATANA: Commissioner Aponte-  
2 Lipski.

3 COMMISSIONER APONTE-LIPSKI: Here.

4 MS. GIARRATANA: Commissioner  
5 Glembocki, absent. Commissioner Jeter.

6 COMMISSIONER JETER: Here.

7 MS. GIARRATANA: Commissioner Layson.

8 COMMISSIONER LAYSON: Here.

9 MS. GIARRATANA: Commissioner Lugo,  
10 absent. Commissioner Malavasi.

11 COMMISSIONER MALAVASI: Here.

12 MS. GIARRATANA: Commissioner Mehta.

13 COMMISSIONER MEHTA: Here.

14 MS. GIARRATANA: Commissioner Ng,  
15 absent. Commissioner Pettigrew.

16 COMMISSIONER PETTIGREW: Here.

17 MS. GIARRATANA: Commissioner Walker,  
18 absent. And Chairman Kenny.

19 CHAIRMAN KENNY: Here.

20 MS. GIARRATANA: Chairman, we have a  
21 quorum.

22 CHAIRMAN KENNY: Great. Could we  
23 please stand and face the flag?

24 (Flag Salute.)

25 CHAIRMAN KENNY: Commissioners, have

1 you had the opportunity to review the minutes from  
2 our last meeting? Okay. Would someone like to take  
3 a motion?

4 COMMISSIONER JETER: Motion.

5 COMMISSIONER PETTIGREW: Second.

6 MS. GIARRATANA: On a motion made by  
7 Commissioner Jeter and seconded by Commissioner  
8 Pettigrew. Aponte --

9 Commissioner Aponte-Lipski.

10 COMMISSIONER APONTE-LIPSKI: Aye.

11 MS. GIARRATANA: Commissioner Jeter.

12 COMMISSIONER JETER: Aye.

13 MS. GIARRATANA: Commissioner Layson.

14 COMMISSIONER LAYSON: Aye.

15 MS. GIARRATANA: Commissioner

16 Malavasi.

17 COMMISSIONER MALAVASI: Aye.

18 MS. GIARRATANA: Commissioner Mehta.

19 COMMISSIONER MEHTA: Aye.

20 MS. GIARRATANA: Commissioner Ng.

21 Oh, my bad. He's absent. Commissioner Pettigrew.

22 COMMISSIONER PETTIGREW: Aye.

23 MS. GIARRATANA: And Chairman Kenny.

24 CHAIRMAN KENNY: Aye.

25 MS. GIARRATANA: The motion is passed

1 and the minutes have been adopted. The next item  
2 for public hearing are matters scheduled. The  
3 first, we have a public hearing for the Draft  
4 Passaic River Greenway Plan. This is something our  
5 office has been working on for quite some time and  
6 we have our intern, Zach, here to present as well as  
7 our supervising planner, Sam Schroeder.

8 MR. SCHROEDER: Thanks for that,  
9 Francesca. Zach, would you like to give a report on  
10 the plan?

11 MR. KOURGIALIS: Yeah. Sure thing.  
12 Hello, my name is Zach Kourgialis. Today, I'm  
13 introducing the Draft Passaic River Greenway Plan.  
14 I wrote this report in collaboration with my fellow  
15 planner, Sam Schroeder and graphic artist, Greg  
16 Cain, with contributions from the towns of Harrison  
17 and Kearny and the Borough of East Newark. We will  
18 be welcoming public comments soon. Please save  
19 comments and questions for after your introduction  
20 of the Greenway Plan.

21 So this plan will serve as a guide to  
22 exploring and navigating the Passaic River  
23 Waterfront Greenway, a publicly accessible trail  
24 along the river which is split into eight separate  
25 sections within this plan. What you see on the

1 screen is the first few pages of the document. On  
2 the left-hand side of the page is a short,  
3 contextual introduction to the Greenway Plan, and  
4 the municipalities involved in its development. On  
5 the right is a legend of the different types of  
6 existing and upcoming pathways which will be  
7 featured in the main body of the report. The solid  
8 lines on the map represent completed waterfront  
9 pathways, and the semi-solid lines represent  
10 pathways that will soon be implemented as part of  
11 municipal redevelopment plans.

12 The dotted lines represent proposed  
13 waterfront pathways, so paths that have not been  
14 officially planned, but are recommendations from the  
15 County Planning staff in consultation with the  
16 County Engineer's Office and three -- the three  
17 municipalities with jurisdiction along Greenway.  
18 Lastly, the thin, dotted lines are the temporary  
19 paths and sidewalks that people currently use,  
20 though they may not be optimal for bike and  
21 pedestrian use at this time.

22 The goal in implementing these alignments  
23 is to create a unified, multi-modal network of  
24 pathways as close to the waterfront as possible  
25 allowing for usage and access to the riverbank.

1 Here is the full map of the Greenway, with each  
2 section separated by color along with a more general  
3 map showing the Passaic River Watershed and one  
4 highlighting the main body of the river extending  
5 all the way to Newark Bay. Based on some rough  
6 estimates, a comprehensive, fully connected greenway  
7 will likely extend nearly four and a half miles.  
8 Currently, the existing pathways along the  
9 waterfront total a little over one and a half miles.

10 I also include a brief history of the  
11 Passaic River, detailing its pollution over the past  
12 two centuries, and its placement on the Superfund  
13 National Priority List in 1984, which provides the  
14 necessary funds for rehabilitation of the river and  
15 the removal of hazardous material contaminations.  
16 The Superfund also includes litigation and forcing  
17 payment for the parties responsible for the river's  
18 contamination. In the nearly four decades since  
19 1984, the EPA has issued a new plan to finally  
20 implement a cleanup of the river, which may occur in  
21 tandem with our own redevelopment of the waterfront.

22 The Passaic River Greenway will tie  
23 together and integrate various sites into a single,  
24 unified path and a revitalized waterfront. Like  
25 with the river cleanup, this will take significant

1 time and effort. Fortunately, the relevant  
2 municipalities already have several upcoming plans  
3 to build new parks, walkways and bike trails along  
4 the river. These background pages describe current  
5 or upcoming redevelopment plans happening within the  
6 redevelopment area of the Greenway. They include  
7 the Harrison Waterfront Redevelopment Plan, which  
8 will redevelop the whole of the town's waterfront  
9 and the East Newark Riverfront Park Restoration  
10 Project, which will redevelop about half of the  
11 town's respective waterfront properties.

12 Other projects include the Passaic Avenue  
13 Redevelopment Plan, which will impact a large  
14 section of the Kearny waterfront encompassing  
15 several residencies and a commercial mall, as well  
16 as the Essex Hudson Greenway, which will intersect  
17 and connect with our own greenway. Kearny also has  
18 recently gone out to bid to develop a riverbank park  
19 bike trail, which is not featured here, but will be  
20 shown in the last section of the Greenway.

21 We start with Section 1, the Stadium  
22 Redevelopment District, which includes residential  
23 and commercial and parking development around Red  
24 Bull Arena and the upcoming Cape May Street  
25 Waterfront Park where the first section of the

1 Greenway will be located. What you see on the map  
2 here is a rough approximation of the paths featured  
3 in the latest site plan for the park. In the short  
4 term, the County can explore design and funding  
5 options for various types of amenities, such as,  
6 signage, designating the area as one of the starting  
7 and ending points of the Passaic River Greenway, and  
8 for the inclusion of a dog park near the Jackson  
9 Street Bridge.

10 We also recommend additional provisions  
11 for a safe, friendly and easily accessible street  
12 crossing from Section 1 of the Greenway to Section 2  
13 across Frank E. Rogers Boulevard. In the long term,  
14 negotiations between the town and developers are  
15 ongoing, but construction of the Cape May Street  
16 Park, once begun, will take an estimated year and a  
17 half to complete. So it's likely to be finished by  
18 the end of 2024.

19 Next, we have Section 2, the Planned  
20 Office District, a 20-acre, PSE&G industrial site to  
21 be redeveloped into a large scale development  
22 containing mostly office towers and several acres of  
23 inclusionary housing. No plans have been released  
24 for this site and negotiations over its acquisition  
25 are ongoing. In the short term, we can designate

1 Frank E. Rogers Boulevard as a temporary walkway and  
2 incorporate the appropriate Greenway signage and  
3 amenities into the Harrison Redevelopment Plan and  
4 recent flood control plans. Most long term  
5 opportunities are already included in the Harrison  
6 Redevelopment Plan.

7           The main challenge for this section is to  
8 plan the creation of a boardwalk underpass between  
9 the Penn Station Dock Bridge. The bridge has been  
10 selected for several expansions and renovations as  
11 part of the Northeast Quarter Gateway Program. We  
12 recommend adding to this project by conducting a  
13 study exploring some kind of underpass design. Such  
14 a connection is critical to building a cohesive  
15 Greenway. Currently, the only means of crossing the  
16 tracks is the underpass on Frank E. Rogers  
17 Boulevard, which is a massive detour from the  
18 waterfront. An underpass connection is likely the  
19 only way to effectively link the waterfront  
20 together.

21           The redevelopment of this section in  
22 particular would open Harrison to many new  
23 opportunities and attractions, uniting pedestrians  
24 and residents on either side and future employees  
25 within the planned office district, who could walk

1 down and relax by the waterfront on their lunch  
2 breaks.

3 In Section 3, there is a mix of  
4 residential and commercial uses that were built in  
5 line with the Harrison Redevelopment Plan, and  
6 several remaining industrial buildings and lots near  
7 the riverbank that are currently owned by freight  
8 and trucking companies. The latter sites are  
9 classified as nonconforming uses under the  
10 redevelopment plan and have been zoned for future  
11 residential and commercial development along with  
12 their own waterfront park. However, there are no  
13 upcoming plans for acquisition or development at  
14 this time. So in the short term, we simply  
15 recommend coordination between the town and the  
16 owners to begin that process. The freight  
17 facilities are built to the water's edge, so  
18 redevelopment of this area is necessary if we are to  
19 fully connect the greenway.

20 Section 4 is a residential district within  
21 the redevelopment plan where most development along  
22 the waterfront has been completed. It serves as a  
23 kind of preview to what some of the other urban  
24 sections of the Greenway will look like. These  
25 properties include paved waterfront pathways with

1 featured greenways, with greenways featuring  
2 railings, seating, lighting and trash receptacles.  
3 In the short term, we recommend simply adding  
4 signage indicating that these trails will be part of  
5 a broader Greenway and includes signs along the  
6 roadway connections, so it's clear to the  
7 surrounding area that the -- that this waterfront is  
8 open to the public.

9           The main long term opportunities and  
10 challenges involve planning safe and convenient  
11 greenway connections like at the Bridge Street  
12 Bridge. Right now, Greenway users must walk about  
13 200 feet down to the nearest intersection and use  
14 two different crosswalks if they want to continue  
15 along the Greenway. A local concept to development  
16 study is currently underway to rehabilitate the  
17 Bridge Street Bridge, and our plan recommends the  
18 inclusion of a new Greenway connection and closer to  
19 the bridge that remains safe and easily accessible.

20           The other notable connection is featured  
21 on the Newark Draw Bridge. Currently, people use  
22 the sidewalks on Passaic Avenue to cross underneath  
23 the draw bridge and the William A. Stickel Bridge  
24 into East Newark. Both bridges are quite elevated,  
25 but the East Newark -- the Newark Draw Bridge

1 obstructs the development of the Greenway as shown  
2 in Picture 4C. We -- so we recommend the creation  
3 of another underpass connection to circumvent the  
4 newer draw bridge. In Section 5, the Stickel Bridge  
5 is elevated high above our parking lot on the  
6 waterfront as shown in Picture 5A. So besides a few  
7 large support beams, it doesn't obstruct the  
8 greenway, and therefore, no special connection is  
9 necessary. So integration into the greenway would  
10 simply require redevelopment of the underlying  
11 parking lot.

12 We also recommend the inclusion of  
13 provisions for historical and way-finding signage  
14 along with other greenway amenities into the  
15 existing redevelopment plans. Like the previously  
16 mentioned restoration project, but also the  
17 conversion of the former Clark Thread Company  
18 Historic District into the new town center. While  
19 these projects are pending, we can designate the  
20 sidewalks along Passaic Avenue as temporary  
21 walkways.

22 Additionally, plans for the Greenway can  
23 be incorporated into the rehabilitation of the Clay  
24 Street Bridge. We recommend enhancement to the Clay  
25 Street Bridge crosswalk to make sure it is safe and

1 integrated with the rest of the Greenway's design.  
2 In the long term, we recommend the creation of  
3 public easements along the industrial waterfront  
4 from the Stickel to Clay Street Bridges and their  
5 integration into the Greenway. These concrete  
6 factory sites are owned by Penn Station Certified --  
7 Penn Central Certified Concrete. And for the time  
8 being, we are not pursuing their acquisition merely  
9 partial redevelopment. Development of the park,  
10 factories and parking lot would lead to the total  
11 transformation of the East Newark waterfront.

12 One last long term opportunity we would  
13 like to explore here is the creation of a linear  
14 park on the abandoned rail line at the northern  
15 border of East Newark, the one that connects the  
16 Annex Bridge. We would have to conduct a study on  
17 that matter with further input from East Newark and  
18 Kearny, but we -- I think this idea has potential  
19 and would provide another recreational and  
20 residential connection to the Greenway.

21 Section 6, the Kearny commercial  
22 waterfront overlaps with Passaic Avenue  
23 Redevelopment Plan and features completed pathways  
24 behind both the residencies near Marshall Street and  
25 the large commercial mall. Both pathways are in

1 good condition, but the latter seems to be missing  
2 some key amenities, such as adequate seating,  
3 lighting and garbage receptacles, possibly because  
4 most pedestrians are busier entering the commercial  
5 buildings than exploring the waterfront. In the  
6 short and long term, we recommend adding more  
7 amenities to the commercial waterfront pathway,  
8 particularly recreational amenities that will  
9 encourage more public engagement. Perhaps, the back  
10 wall of the LA Fitness, for example, could be  
11 transformed into a large canvas for artwork and  
12 additional greenery and seating areas could be  
13 added, so people are incentivized to rest by the  
14 water. Outdoor patios, restaurants and greater  
15 flood control protection can also be explored in the  
16 long term.

17           Lastly, we recommend the inclusion of not  
18 just walkway signage, but historical markers  
19 detailing and memorializing the area's industrial  
20 past, such as the industrial fires and explosions  
21 that occurred in the 1940s and '70s. Historical, as  
22 well as way-finding signage, describing the history  
23 of the river and the municipalities should be a  
24 feature throughout the whole Greenway. The site  
25 south of Marshall Street including several vacant

1 and deteriorating buildings are also likely to be  
2 demolished and redeveloped into part of the Greenway  
3 along with more residential and recreational uses  
4 featured in the Passaic Avenue Redevelopment Plan.  
5 We recommend consulting with Kearny on the  
6 development and incorporation into the greenway.

7           Next is Section 7, and -- which is the  
8 Kearny Riverfront Park and the Kearny -- yes. The  
9 Kearny Riverfront Park. Here are the opportunities  
10 for expansion in local activity are even greater  
11 given the existing streets and walkways. The parks  
12 include various recreational amenities, such as a  
13 boat launch, football field, hockey rink, community  
14 garden and dog park, which the town seeks to  
15 complement and enhance with additional amenities.

16           The park also features several small and  
17 narrow asphalt paths, but there are also large  
18 stretches of the park where no paths exist, so our  
19 goal is to repave, widen and extend all park paths,  
20 so that they connect into one comprehensive  
21 Greenway. We recommend adding additional amenities,  
22 as well as landscaping and park maintenance, so that  
23 for instance, the vegetation does not obstruct the  
24 path as shown in Picture 7B; and park maintenance  
25 should promote more sunlight and openness along with

1 new picnic areas, scenic vistas and view sheds where  
2 people can relax and sightsee by the water.

3 In the long term, we encourage -- we  
4 encourage Kearny's acquisition and redevelopment of  
5 the abandoned Skinners Brothers property; their  
6 redevelopment of the Kearny boat launch and dock;  
7 the implementation of greater flood control  
8 measures; and the creation of pedestrian connects to  
9 the surrounding neighborhood.

10 Last, we have Section 8. The only --  
11 well, where -- the only existing path is the Norman  
12 Doyle Pavilion near the County border. Over last  
13 year, Kearny announced plans for a riverbank park  
14 bike trail. The current site plan will convert  
15 about half of Section 8 into a new ten-foot wide  
16 waterfront path complete with security cameras and  
17 free public Wi-Fi that extends from Lyndon Avenue to  
18 the County border -- to near the County border. In  
19 the short term, the County supports this project, as  
20 well as the rehabilitation of the Norman Doyle  
21 Pavilion, which we recommend also be designated as  
22 the starting and end point of the Passaic River  
23 Greenway.

24 In the long term, we recommend the  
25 redevelopment of the area south of Lyndon Avenue

1 creating new walkways that will connect Frank  
2 Cardoza Park with the upcoming Essex Hudson Greenway  
3 on the southern section of the Kearny bike trail.  
4 There might be difficulty in developing the Greenway  
5 around the West Arlington Bridge, given Passaic  
6 Avenue's proximity to the river's edge.  
7 West Arlington Bridge is also the site of the Hudson  
8 Essex Greenway, which passes through Kearny, so we  
9 recommend coordination with Essex County to unite  
10 the two greenways, possibly through the creation of  
11 a boardwalk ramp over the water that leads onto the  
12 railways, and then back onto the park land near the  
13 start of the bike trail. We should also include  
14 additional view sheds and picnic areas throughout  
15 this section, but especially around the Kearny  
16 Boathouse, where high school students and their  
17 families are involved in rowing events and other  
18 activities.

19           The following are general design standards  
20 and recommendations observed and consolidated from  
21 various other greenway reports to be used as basic  
22 guidelines for the design of pathways and amenities  
23 for the Passaic River Greenway. The specifics of  
24 the actual design of the Greenway will be a long  
25 term process resulting from collaboration between

1 the County, municipalities and various private and  
2 nonprofit organizations. So here are the remaining  
3 guidelines for signage, and we also encourage the  
4 formation of Passaic River Greenway Working Group as  
5 a vehicle to coordinate and plan collaborative  
6 efforts for the Greenway's implementation.

7 Lastly, the plan's appendix details the  
8 dimensions of all the bridges featured along the  
9 Passaic River Greenway, as well as recent and  
10 upcoming developments that will affect their design  
11 and incorporation into this project. That concludes  
12 the Passaic River Greenway Plan. I want to thank  
13 you for -- all for your time and open the floor to  
14 any questions you may have.

15 CHAIRMAN KENNY: So -- so none of  
16 this really is County owned?

17 MS. GIARRATANA: No.

18 COMMISSIONER MALAVASI: It's  
19 municipal property. I'm hoping that as these towns  
20 approve these walkways, these residential and  
21 commercial developments, they -- they do have  
22 stipulations about maintenance.

23 CHAIRMAN KENNY: Right. Yeah.

24 COMMISSIONER MALAVASI: This question  
25 just came up recently on the requirement at

1 Weehawken.

2 MS. GIARRATANA: Yeah.

3 COMMISSIONER MALAVASI: People  
4 complaining about the walkways along the riverfront.

5 MS. GIARRATANA: Yes.

6 COMMISSIONER MALAVASI: And the condo  
7 association not maintaining the property.  
8 So the municipalities are putting that in their  
9 redevelopment plan to make sure that they're  
10 properly maintained. You know, and -- and also  
11 making sure they understand --

12 MS. GIARRATANA: Right. Yeah.

13 COMMISSIONER MALAVASI: This is not  
14 for my residents. This is for anyone that wants to  
15 use it so --

16 CHAIRMAN KENNY: Really good point.

17 COMMISSIONER PETTIGREW: Looks great.

18 MS. GIARRATANA: Yeah. We -- we try  
19 to replicate of the plan that we did for the  
20 Hackensack riverfront for the -- along the Passaic.  
21 What came out of that plan was a working curve  
22 that's come together with the different  
23 municipalities. You know, to talk about these  
24 issues, see where we can fill in the gaps and the  
25 issue of access on the private property that some of

1 the older developments like Society Hill, so we're  
2 definitely aware of it. And you know, different  
3 opportunities now that.

4 COMMISSIONER MALAVASI: So Clay  
5 Street and Bridge Street are entering preliminary  
6 communication so once this is further along, I'm  
7 sure we can incorporate something like that.

8 MS. GIARRATANA: Yeah. Can you spell  
9 your last name?

10 MR. KOURGIALIS: K-O-U-R-G-I-A-L-I-S.

11 COMMISSIONER MEHTA: So this area  
12 zoned for residential up-to-date because North  
13 Bergen by the water, a biking area. Plenty of  
14 people can really enjoy that one better because each  
15 and every half a mile or one mile, there is like a  
16 biking spot, one or two biking spots. And then, I  
17 know that the North Bergen area is making like an  
18 area by the water that really caters to their setup,  
19 and that's why they're on the property.

20 MS. GIARRATANA: All right. I don't  
21 think we have anyone on the line. Okay. Well, we  
22 have had it open for public comment, and we'll be  
23 putting this up for a vote for adoption at the next  
24 meeting. Thank you again, Zach and Sam, for all  
25 your work on this.

1 MR. KOURGIALIS: Thank you very much.

2 MS. GIARRATANA: Yes. Yeah. Definitely. We have a  
3 link on our website.

4 Okay. The next item on the agenda is  
5 memorialization of resolutions considered at the  
6 previous meeting. Application 2022-031- SP; 38  
7 Jackson, LLC; at 38 Jackson Street; Block 6, Lots 1  
8 through 29; in Hoboken. Do I have a motion?

9 COMMISSIONER JETER: Motion.

10 COMMISSIONER PETTIGREW: Second.

11 MS. GIARRATANA: On a motion made by  
12 Commissioner Jeter, and seconded by Commissioner  
13 Pettigrew.

14 Commissioner Aponte-Lipski.

15 COMMISSIONER APONTE-LIPSKI: Aye.

16 MS. GIARRATANA: Commissioner Jeter.

17 COMMISSIONER JETER: Aye.

18 MS. GIARRATANA: Commissioner Layson.

19 COMMISSIONER LAYSON: Aye.

20 MS. GIARRATANA: Commissioner  
21 Malavasi.

22 COMMISSIONER MALAVASI: Aye.

23 MS. GIARRATANA: Commissioner Mehta.

24 COMMISSIONER MEHTA: Aye.

25 MS. GIARRATANA: Commissioner

1 Pettigrew.

2 COMMISSIONER PETTIGREW: Aye.

3 MS. GIARRATANA: Chairman Kenny.

4 CHAIRMAN KENNY: Aye.

5 MS. GIARRATANA: The motion has  
6 passed. The next item was 2022-039-SP. The  
7 applicant was 7711 through 7815 River Road; Urban  
8 Renewal, LLC; at 7711 through 7815 River Road,  
9 Block 316, Lot 22.02; in North Bergen.

10 Do I have a motion?

11 COMMISSIONER PETTIGREW: Motion.

12 COMMISSIONER APONTE-LIPSKI: Second.

13 MS. GIARRATANA: On a motion made by  
14 Commissioner Pettigrew and seconded by  
15 Commissioner Aponte-Lipski.

16 Commissioner Aponte-Lipski.

17 COMMISSIONER APONTE-LIPSKI: Aye.

18 MS. GIARRATANA: Commissioner Jeter.

19 COMMISSIONER JETER: Aye.

20 MS. GIARRATANA: Commissioner Layson.

21 COMMISSIONER LAYSON: Aye.

22 MS. GIARRATANA: Commissioner

23 Malavasi.

24 COMMISSIONER MALAVASI: Aye.

25 MS. GIARRATANA: Commissioner Mehta.

1 COMMISSIONER MEHTA: Abstain.

2 MS. GIARRATANA: Commissioner --  
3 yes. Commissioner Pettigrew.

4 COMMISSIONER PETTIGREW: Aye.

5 MS. GIARRATANA: And Chairman Kenny.

6 CHAIRMAN KENNY: Aye.

7 MS. GIARRATANA: The motion has  
8 passed. The next item on the agenda are Site Plans,  
9 Subdivisions and Other Matters Scheduled for Public  
10 Hearing. The first application is 2022-058-SP. The  
11 applicant is Kearny Chicken, LLC; at 170 Harrison  
12 Avenue; Block 284, Lot 3.004; in Kearny.

13 It's a site plan application to develop a  
14 vacant lot with a twenty-five hundred -- I'm sorry.  
15 2,537 square feet Popeye's double drive-thru  
16 restaurant with associated parking lot and utility  
17 improvements.

18 (There is a discussion held off the  
19 Record.)

20 MR. KLINE: Dan Kline, attorney for  
21 the applicants and we are here today with our  
22 engineers. We can address any comments or concerns  
23 for the Popeye's. We want to just reiterate the  
24 fact that we are not in any way modifying any  
25 entrance, exits or access to the County road that

1 the property abuts, and all of the utilities and  
2 stormwater will circulate internally. And we did  
3 also receive NJSEA recommendation of approval, so  
4 with everyone's permission, I'd like to swear in our  
5 engineer.

6 (Witness is sworn.)

7 CHAIRMAN KENNY: Before you start  
8 with your testimony, can you please provide your  
9 qualifications?

10 MR. BERSCH: Absolutely. My name is  
11 Matthew Bersch. B-E-R-S-C- H. I'm with Dynamic  
12 Engineering, 1904 Main Street, Lake Como, New  
13 Jersey. I'm a licensed professional engineer in the  
14 state of New Jersey. I have a Bachelors of Science  
15 in Civil Engineering from Rutger's University. I  
16 have over eleven years of experience in the field of  
17 land development.

18 CHAIRMAN KENNY: As long as there are  
19 no objections by the commissioners, the witness is  
20 accepted.

21 MR. KLINE: And just to confirm, your  
22 licenses are current and in good standing?

23 MR. BERSCH: Yes. They are.

24 MR. KLINE: Thank you.

25 MR. BERSCH: Okay. So on the screen

1 before you, is an aerial map exhibit. It's -- it  
2 was prepared by my office. It's dated 03/21/2023.  
3 For orientation purposes, to the top of the page is  
4 going to be north. To the right side is east. The  
5 subject property is located directly in the -- the  
6 center of the page. It's known as Block 284, Lot  
7 3.004. It's outlined in yellow. It's located on  
8 Harrison Avenue. The address is 170 Harrison  
9 Avenue. Harrison Avenue runs east to west across  
10 the page directly in the center.

11 The subject property -- I know it's --  
12 it's pretty small here, but in present day, it's --  
13 it's essentially vacant. Originally, it was planned  
14 to be an out-parcel of the -- the Walmart shopping  
15 center. It was contemplated to be a gas station.  
16 So there are -- there is some curving and a little  
17 bit of stormwater infrastructure on-site by way of  
18 inlets and pipes. However the site is mostly  
19 vacant.

20 On the -- the overall property -- and I'm  
21 going to call it the overall property even though  
22 it's been subdivided. There's a Walmart -- is the  
23 -- the large building. There's also a Wawa and Auto  
24 Zone located along Harrison Avenue. At the  
25 intersection the east of -- of our development, it's

1 a signalized intersection, so that's a -- that's  
2 full movement access to and from the site. Just on  
3 the east side or the right side of the -- the yellow  
4 property -- property line there, there is another  
5 full movement driveway that runs north to south and  
6 -- and provides access to the development. And  
7 then, on the west side or the left side of our  
8 property -- it's technically off our property, but  
9 it leads into the -- the Walmart shopping center, as  
10 a right-in/right-out driveway.

11           Going to -- so the next exhibit that I'd  
12 like to present is our site plan rendering, also  
13 prepared by my office dated 03/21/2023. This is  
14 essentially a colorized version of the site plan and  
15 landscaping plan that's within our site plan set.  
16 So on the -- the bottom side of our -- our property,  
17 the south side of the property in this general area,  
18 you can see an orange as the -- as the proposed  
19 Popeye's Restaurant. It's 2,537 square feet, and  
20 contains 24 seats.

21           Other accompanying site amenities include  
22 a double drive-thru which is located on the west or  
23 left side of the building. Sidewalks that are on  
24 the north side of the building, really on the  
25 parking side of the building; so parking stalls, as

1 well as landscaping, lighting, signage and trash  
2 facilities. Access to this parcel has provided me a  
3 full movement driveway on the east side of the  
4 property that connects to the -- the north-south  
5 driveway that eventually leads out to Harrison  
6 Avenue, to the top of the page. And then, on the  
7 left side is an egress only driveway and that pushes  
8 all customers to the -- the north side to exit the  
9 development.

10           So we are proposing 13 parking stalls  
11 on-site. They're all angled parking; 60-degree  
12 angled parking. They are situated adjacent to a  
13 one-way drive aisle which is eighteen feet in width.  
14 Just to the -- next to that is the start of a  
15 drive-thru lane, which circulates the building in a  
16 counterclockwise manner leading to the two ordering  
17 stations which are on the left side of the building.  
18 And I'm going to zoom in just a little bit more. So  
19 the -- the two ordering stations here on the left  
20 side. There's also two preview boards and two menu  
21 boards associated with those ordering stations. As  
22 you -- you proceed passed the ordering stations,  
23 both of the drive-thru lanes combine into -- to one  
24 ten-foot drive-thru lane as you approach the pickup  
25 window on the bottom side or the south side of the

1 building.

2           Then a little bit further to the bottom of  
3 the page, to the south, is a bypass lane. Again, as  
4 you get passed the -- the ordering stations, that  
5 opens up, and there is a ten-foot bypass lane  
6 adjacent to the -- the pickup window. To the -- the  
7 left side of the page, it's outlined in kind of a  
8 grayish beige color. This is an aboveground  
9 infiltration basin. It's a wall basin, and this is  
10 hydraulically connected to another aboveground  
11 infiltration basin on the -- the right side or  
12 the -- the east side of the property.

13           Additional stormwater facilities on-site  
14 include an underground infiltration system which  
15 collects roof runoff and infiltrates that into the  
16 ground. And there's also a -- a pervious pavement  
17 system located in each of the -- the driveways on  
18 both the east and west side of the development that  
19 help to collect runoff that was unable -- unable to  
20 be collected and routed into our on-site basin  
21 system. So pervious pavement was the -- the next  
22 best option there.

23           As I mentioned previously, we're proposing  
24 landscaping and lighting. There's three  
25 wall-mounted lights throughout the property

1 including eight lights under canopies attached to  
2 the building and two wall-mounted lights. There's  
3 also a total of 73 plantings throughout the site by  
4 way of shade trees and shrubs. We are proposing a  
5 ten-by-twenty trash enclosure in the northeast  
6 corner of the site, that's the top right portion of  
7 the site, that will include two dumpsters, one for  
8 trash, one for recycling. We anticipate trash will  
9 be picked up three times per week; recycling, two  
10 times per week. And that's coordinated via private  
11 local hauler and can be -- pickup times can be  
12 coordinated so that they do occur off hours.

13           While on the topic of -- of pickup and  
14 delivery, the -- the Popeye's development does have  
15 one delivery from a WB50 truck. This is everything  
16 except for chicken. This comes one time per week,  
17 typically, in the overnight hours, so when the use,  
18 is not in operation. There's also a separate  
19 chicken delivery which comes via an SU30 truck, and  
20 this happens two to three times per week, again,  
21 typically, in the morning when the use is not in  
22 operation.

23           So while on the -- the topic of  
24 deliveries, I'm going to address a comment that we  
25 received from Mr. Cray. So we became aware that the

1 property owner who owns the -- the Walmart shopping  
2 center constructed concrete islands in this drive  
3 aisle. We were previously using this drive -- this  
4 driveway and this drive aisle for truck circulation.  
5 However, the islands that they -- they recently  
6 built within the last few weeks prevent the truck  
7 from navigating into the site in a -- I guess, we'll  
8 call it a left turn off of the shared private road,  
9 and then into the development here. So we -- we  
10 quickly ran an alternate circulation path, which  
11 it's -- it involves a WB50 truck coming in from that  
12 signalized intersection, passing by the -- the Wawa  
13 and the Auto Zone and making a right-hand turn into  
14 that north-south drive aisle.

15 There is another concrete island back in  
16 this location. However, a truck is able to navigate  
17 in the westbound direction, circulate out and turn  
18 in. We did run a couple of other circulation paths  
19 as well. A truck can turn in making a left turn  
20 movement off of Harrison Avenue into this driveway  
21 and can access the site here as well. So there are  
22 multiple options. Another option that we can  
23 consider, potentially talk to the property owner  
24 about is making a portion of this mountable just in  
25 case a truck does proceed to access the site in --

1 in that manner. So that's something that really  
2 just came up from Mr. Cray's review, something we  
3 didn't even know about. It wasn't included on our  
4 survey, so we appreciate that.

5 Just to touch on a couple comments from  
6 the review letters. The review letter from the  
7 County. We can comply with all of the comments and  
8 requests within that letter. One particular item is  
9 a contribution to the tree fund because there is a  
10 natural water course -- I'm going to go back to the  
11 site plan. I guess it's under here. There you go.  
12 So there is a natural water course located along  
13 Harrison Avenue, which is right along the frontage.  
14 So we're unable to provide the required street  
15 trees, so we will pay into the -- the tree fund. I  
16 would like to note that there are -- there is  
17 approximately eight to ten trees out there today, so  
18 it's not like it's just vacant open grass. So there  
19 are -- there are trees in that area.

20 To touch on a couple of the comments from  
21 the -- the RV review letter; 1B had to do with truck  
22 circulation. I addressed that previously. 2B and C  
23 requested a little bit more grading detail, a couple  
24 of additional spot shots to confirm ADA compliance.  
25 We can provide that, not an issue. 3B asked for

1 reconstruction of the curb ramp out in the -- the  
2 right-of-way along Harrison Avenue. We can comply  
3 with that. And then just to touch on 3C, we do have  
4 our SED Certification, and we also received our  
5 DEP Flood Hazard Individual Permit already. We are  
6 seeking -- we've also received a letter of  
7 recommended approval from the NJSEA, and we're  
8 awaiting review from the Town of Kearny at this  
9 time. The rest of the RV letter we can comply with.

10 MR. TRIDENTE: Mr. Chairman, I have a  
11 question. Just for the edification and  
12 clarification for the Board, what is your frontage,  
13 and how many shade trees are you going to contribute  
14 for?

15 MR. BERSCH: The amount was provided  
16 to us. I believe it was \$4,800. The -- the number,  
17 I don't have off the top of my head.

18 MS. GIARRATANA: We had it in our  
19 review letter, 134 feet of frontage. So that would  
20 be four trees for \$4,800.

21 MR. TRIDENTE: One other question.  
22 Is there an existing or proposed maintenance  
23 schedule for the culverts on that detention basin?

24 MR. BERSCH: So you're talking about  
25 this area right here? So this is actually a water

1 course. It's -- it's part of Passaic River  
2 Tributary, which runs along the -- the west side of  
3 the property here off our -- our property. There --  
4 it comes under the driveway via culvert. You can  
5 see the -- the head wall here. And then, it  
6 actually goes under Harrison Avenue in like a  
7 northeast direction. It goes across there, so it's  
8 really not basin that needs to be maintained.

9 MR. TRIDENTE: All right. I noticed  
10 when I drove by there the other day that there was  
11 some trash accumulating near the -- the inlets. Is  
12 there like a maintenance schedule proposed for that  
13 or -- because after a period of time it's going to  
14 back up and then become --

15 MR. BERSCH: Understood.

16 MR. TRIDENTE: You know, blocked.

17 MR. BERSCH: So there's not  
18 necessarily a maintenance schedule for trash  
19 pick-up, but I believe once the -- the Popeye's is  
20 in there, they will have to keep their site clean or  
21 else they could be cited by -- by Zoning. But at  
22 the moment, the property owner -- there's no  
23 development on-site, so there's really not much  
24 activity in the area, but that would be on  
25 the -- the property owner at the time or at the

1 moment.

2 CHAIRMAN KENNY: Mr. Cray, do you  
3 have any questions?

4 MR. CRAY: Thank you, Mr. Chairman.  
5 I do want to state for the record that the applicant  
6 responded to the March 3, 2023 Remington & Vernick  
7 letter with a March 10, 2023 letter, Dynamic  
8 Engineering. It also provided some of the  
9 information requested from RV and the County  
10 Planning staff. So it has addressed several of the  
11 outstanding review comments. The remaining review  
12 comments are, quite frankly, rather routine in  
13 nature and if -- if this application was to be  
14 approved, it would not be -- it would be fairly  
15 standard for those remaining conditions to be  
16 addressed via as a condition of approval.

17 I am going to ask that if -- for the  
18 applicant to ask Walmart -- you can't force them,  
19 obviously, but -- but to formally request to say if  
20 for the benefit of all parties, if you could reduce  
21 some of that island to be mountable. I would assume  
22 you're going to be asking at your cost.

23 MR. BERSCH: We can certainly ask  
24 that.

25 MR. CRAY: Because -- and I suggest

1 that when you ask them you say that, you know,  
2 unless there's other information that it appears  
3 that whatever purpose it is would not be adversely  
4 impacted by you doing this, but on the positive, it  
5 would draw traffic away from the signalized  
6 intersection and providing this extra option could  
7 do nothing but help the overall site traffic,  
8 including Walmart and everybody else. So that's not  
9 a requirement to make that happen. They don't --  
10 they can't control that, but I think if you  
11 communicate it right, hopefully they'll see that to  
12 benefit for everybody.

13 I do not have any further questions or  
14 comments, Mr. Chairman.

15 CHAIRMAN KENNY: Any commissioners  
16 have anything.

17 COMMISSIONER MALAVASI: Just -- just  
18 an observation, you know, as I look at it. I'm  
19 looking at a scenario, so I -- I -- I pull in and I  
20 want to go inside and get some chicken, and I get  
21 through the parking lot, I find there's no parking  
22 spaces. I missed the parking space back there, so I  
23 need to -- I need to circulate back around. So just  
24 a thought is maybe a sign at the exit that -- to  
25 direct people that if you make the right, you're

1 going out to Harrison Avenue only and a sign that  
2 says, you know, all stores left, just so that if  
3 you're there, and you want to come back, you know  
4 you want to go back into the site and circulate back  
5 around rather than back out to the -- to the street  
6 just to minimize traffic going back out to the  
7 street.

8 MR. BERSCH: Understood.

9 COMMISSIONER MALAVASI: Like I said,  
10 I could somebody getting hit. You know, I rather  
11 that than back up, trying to go back into a parking  
12 space, and that way they can stay on site. Other  
13 than that, a little observation.

14 CHAIRMAN KENNY: Any other questions  
15 from the Commissioners?

16 COMMISSIONER MEHTA: Just one  
17 question. You mentioned that previously that was a  
18 gas station?

19 MR. BERSCH: Inside what?

20 COMMISSIONER MEHTA: A gas station.

21 MR. BERSCH: It didn't have a gas  
22 station. It was actually supposed to be a Walmart  
23 gas station, so they had a couple of pumps planned  
24 to be in that -- that area when the Walmart was  
25 built, but they were never constructed.

1                   COMMISSIONER MEHTA:   Okay.   So you  
2   don't need a DEP approval, right?

3                   MR. KLINE:   Not specifically gas  
4   station because it was never constructed.

5                   MR. BERSCH:   It was not installed  
6   on-site.   There was a phase one completed.   Nothing  
7   was found, but yes, if there was something that was  
8   found on-site, it would have to go through the --  
9   the proper approvals.

10                  MR. CRAY:   So there was never an  
11   existing gas station.   It was a planned station.

12                  MR. BERSCH:   Correct.

13                  MR. CRAY:   They chose otherwise.

14                  MR. KLINE:   Yes.

15                  MR. BERSCH:   Yes.

16                  MR. CRAY:   It was ultimately -- it  
17   was now developing this.

18                  MR. BERSCH:   They installed some of  
19   the curbing and some of the inlets, but that was it.  
20   Nothing further.   If you go out there today, it's --  
21   it's grass.   You wouldn't even know that it was  
22   there.

23                  CHAIRMAN KENNY:   We have -- if no one  
24   has any more comments from commissioners, anyone  
25   from the public?   Okay.   You can proceed with the

1 next witness.

2 (Witness sworn.)

3 MR. KLINE: Can you just give us your  
4 name, your experience, your educational background  
5 and any licenses you hold and whether they are in  
6 good standing?

7 MR. SAVAGE: Sure. My name is  
8 Kevin Savage; S-A-V-A-G-E. I'm a principal at  
9 Dynamic Traffic. I have a Bachelors of Science  
10 Degree in Civil Engineering from Rutger's  
11 University; Masters of Science Degree in Civil  
12 Engineering from the University of Texas in Austin.  
13 I'm a licensed professional engineer in New Jersey  
14 and in four other states, and my licenses are  
15 current.

16 CHAIRMAN KENNY: If there are no  
17 objections from the Commissioners, we accept him as  
18 witness.

19 MR. SAVAGE: Okay. Great. So  
20 as -- as part of our -- I'm actually going to keep  
21 the -- the exhibit up here. So as part of our work  
22 on the -- on this project, our office prepared a  
23 traffic impact study dated September 22nd, 2022,  
24 that was submitted to the Board. As part of that,  
25 we analyzed the adjacent driveways along Harrison

1 Avenue, as well as the two proposed site driveways  
2 along the internal aisles. What we found is that,  
3 you know, there were minor changes in levels of  
4 service and delays at the existing driveways, but  
5 really no operational concerns.

6 As was mentioned by Mr. Bersch, the site  
7 was previously proposed as a gas station, pretty  
8 similar in iteration to -- to the proposed Popeye's  
9 before you. Additionally, in the RVE review letter,  
10 there were a couple questions related to queuing and  
11 parking. Our office has worked on -- on a number of  
12 Popeye's stores throughout the area. We've actually  
13 prepared an operational characteristic study where  
14 we looked at three existing stores with drive-thrus;  
15 looked at queuing demands, parking demands. What we  
16 found is that eight to ten vehicles is typically the  
17 -- the typical design queue for Popeye's. The  
18 Popeye's before you, I believe, has twelve  
19 identified queuing spaces.

20 What we found from the results of that  
21 study is that typical peak queues they were seeing  
22 were also in that eight-to-ten vehicle range, so the  
23 -- the twelve spaces on-site, you know, we  
24 anticipated that to be more than sufficient to  
25 support the anticipated demand. In terms of

1 parking, similarly from that -- from that study, we  
2 found a typical peak parking demand were about ten  
3 to eleven spaces. The site as proposed provides  
4 thirteen, so you know, we're comfortable and  
5 confident that the -- the queuing and parking spaces  
6 provided are sufficient to support the -- the  
7 anticipated demand for the store.

8 MR. KLINE: Is there -- I'd like to  
9 turn it over for questions, comments.

10 CHAIRMAN KENNY: Do any Commissioners  
11 have any questions?

12 COMMISSIONER MALAVASI: If it was a  
13 Chick-fil-A, I might disagree with you. Every time  
14 I drive by Chick-fil-A, there's like a hundred cars.

15 MR. SAVAGE: We always say that  
16 Popeye's wishes they were Chick-fil-A.

17 COMMISSIONER MALAVASI: Yeah. Yeah.  
18 I don't know what it is.

19 CHAIRMAN KENNY: Did you bring  
20 samples?

21 MR. SAVAGE: We -- we did not, no.

22 CHAIRMAN KENNY: Just joking. Boy,  
23 oh, boy. Tough crew. Anyone else have any  
24 comments? Anyone from the public? Is that -- is  
25 that everyone?

1 MR. KLINE: Yep. That concludes our  
2 presentation.

3 CHAIRMAN KENNY: Thank you very much  
4 for the presentation. Anyone want to make a motion?

5 COMMISSIONER PETTIGREW: Motion.

6 COMMISSIONER JETER: Second.

7 MS. GIARRATANA: On a motion made by  
8 Commissioner Pettigrew and seconded by  
9 Commissioner Jeter.

10 Commissioner Aponte-Lipski.

11 COMMISSIONER APONTE-LIPSKI: Aye.

12 MS. GIARRATANA: Commissioner Jeter.

13 COMMISSIONER JETER: Aye.

14 MS. GIARRATANA: Commissioner Layson.

15 COMMISSIONER LAYSON: Aye.

16 MS. GIARRATANA: Commissioner  
17 Malavasi.

18 COMMISSIONER MALAVASI: Aye.

19 MS. GIARRATANA: Commissioner Mehta.

20 COMMISSIONER MEHTA: Aye.

21 MS. GIARRATANA: Commissioner  
22 Pettigrew.

23 COMMISSIONER PETTIGREW: Aye.

24 MS. GIARRATANA: Chairman Kenny.

25 CHAIRMAN KENNY: Aye.

1 MS. GIARRATANA: The motion has  
2 passed. Thank you.

3 MR. KLINE: Thank you.

4 CHAIRMAN KENNY: Is there anything  
5 you need to follow-up with in the documents?

6 MR. CRAY: Yes. The March 10 letter  
7 gives a road map for things that we're going to  
8 address as a condition of approval, and then in  
9 addition to that, the -- let us know about the  
10 correspondence.

11 (There is a discussion held off the  
12 Record.)

13 MS. GIARRATANA: The next item on the  
14 agenda is 2023-002-SP-SD. The applicant is DVL,  
15 Inc. It's at 197 through 230 Passaic Avenue, Block  
16 15, Lot 8.01 in Kearny. It's a site plan and  
17 subdivision application to demolish a section of the  
18 existing pavement at the southwest corner's site and  
19 construct a 4000-square-foot retail store with  
20 parking.

21 MR. BENNETT: You ready for us?

22 MS. GIARRATANA: Yes.

23 MR. BENNETT: Okay. Gary Bennett,  
24 B-E-N-N-E-T-T. I'm the attorney for the applicant,  
25 DVL, Inc. As has been just announced, the nature of

1 this is relatively straightforward. There's a  
2 shopping center on Passaic Avenue in Kearny, 196 to  
3 230, and that shopping center is where the location  
4 of this new bedding site for our 4,000 square foot  
5 building is proposed. The building is -- is user  
6 specific. Mattress Firm is the tenant who will  
7 occupy the property. We received our approvals from  
8 the Town of Kearny in October of 2022, with a  
9 resolution memorializing those approvals in November  
10 3 of 2022.

11 Because of the fact that it's tucked into  
12 the shopping center, there's no need for any  
13 additional entries or exits, no driveways, nothing  
14 that would interfere with the County roadway or the  
15 flow of traffic as it now exists. The user,  
16 fortunately and unfortunately, we couldn't get  
17 someone here from Mattress Firm. The last time he  
18 came from Florida for our hearing, but I can  
19 represent to you that our resolution approval, which  
20 is part of the record, will indicate that it's a  
21 very, very low volume use, so it's a perfect fit for  
22 the shopping center. They anticipate three to five  
23 customers a day and one trip of a -- of a delivery  
24 in perhaps once a week. And that's about it.

25 So it's a perfect use to fit in front of

1 where Kearny has now converted what used to be the  
2 Kmart into a Target, and this is in front of that  
3 location. It will be down closer to Passaic Avenue.  
4 The approvals that we obtained basically indicated  
5 that they didn't believe there was any impact that  
6 there would be any way affecting the municipality.  
7 We hope you feel the same way with regard to the  
8 County. We've had an opportunity to review your  
9 professionals' letters and coordinate through our  
10 engineering firm.

11 We have present to provide the plans and  
12 they're -- they're very limited, so we can show them  
13 to you relatively simply. But on the site plan from  
14 Stonefield Engineering, I have Kamil Baraniewicz.  
15 And it's a difficult one for me to --

16 MR. BARANIEWICZ: Yes, it is.

17 MR. BENNETT: You'll say it better  
18 when they swear you in, Kamil.

19 MR. BARANIEWICZ: Yep.

20 MR. BENNETT: And in addition, from  
21 Ben Horton, Architectural Design, we have  
22 Sungyong Lim, who will also provide you just an  
23 elevation, so you see it. I can say to you that  
24 it's a -- it's a building that is -- not that it's  
25 nondescript, but it's because of it being user

1 specific, it's basically open inside. It's a  
2 showroom. It's not a warehouse. It's a showroom,  
3 and we have some elevations I will show you giving  
4 indication the look of it. So if you would have  
5 Kamil sworn in.

6 (The witness is sworn.)

7 MR. BENNETT: Kamil, state your full  
8 name if you would.

9 MR. BARANIEWICZ: Sure. It's Kamil  
10 Baraniewicz. It's K-A-M-I-L; B-A-R-A-N-I-E-W-I-C-Z.

11 MR. BENNETT: And your employment is  
12 with Stonefield Engineering?

13 MR. BARANIEWICZ: That's correct.

14 MR. BENNETT: You're a licensed  
15 professional engineer in the state of New Jersey?

16 MR. BARANIEWICZ: That is correct.

17 MR. BENNETT: And how long have you  
18 been so licensed?

19 MR. BARANIEWICZ: I've been licensed  
20 -- actually -- actually just got licensed today, so  
21 this is my first hearing here, but I have testified  
22 previously.

23 MS. GIARRATANA: Congratulations.

24 MR. BARANIEWICZ: Thank you. Thank  
25 you very much. They sent me right off to the

1 hearing.

2 MR. BENNETT: So but -- but you have  
3 testified before boards in -- within the state of  
4 New Jersey before?

5 MR. BARANIEWICZ: Yes. Yes. I  
6 have -- I have -- I haven't testified, but I've been  
7 a part of board hearings with my colleague, Jake  
8 Modestow. I've also testified in New York state  
9 before, so I'm familiar with -- with the process.

10 MR. BENNETT: And based upon the fact  
11 that you just got that license, I can presume it's  
12 in good order and good standing?

13 MR. BARANIEWICZ: Yes, it is.

14 MR. BENNETT: Good. If you would,  
15 you were part of being able to review this project  
16 and although you were not the engineer presenting  
17 before the Kearny board, you're familiar with the  
18 project, aren't you?

19 MR. BARANIEWICZ: I am, yes.

20 MR. BENNETT: If you would, just  
21 orient the Board as to the location of the shopping  
22 plaza that I just spoke of and where on that  
23 location the subject building will be located.

24 MR. BARANIEWICZ: Sure. Absolutely.  
25 So and as discussed, we are located in -- on Passaic

1 Avenue, address being 196 to 230 Passaic Avenue.  
2 This is the Kearny Plaza shopping center. You can  
3 see on this aerial, we are located at the southwest  
4 corner of the property. It's essentially an  
5 existing parking lot. I'll get into the specific --  
6 you know, site plan and specifics in a moment.  
7 Surrounding area of very similar shopping centers to  
8 the north, south and west, commercial uses in this  
9 area.

10 COMMISSIONER PETTIGREW: Excuse me,  
11 one second, Mr. Chairman. Should we qualify him?

12 CHAIRMAN KENNY: Yeah. If there are  
13 no objections, then the witness is accepted and  
14 congratulate --

15 MR. BENNETT: I offer him in that  
16 capacity. Thank you. And if you would, you know,  
17 when -- when you're referring to your plans and I  
18 apologize, there was some confusion with regard to  
19 Kamil and the -- his boss, I'll call him.

20 MR. BARANIEWICZ: Yes.

21 MR. BENNETT: With regard to the  
22 flash drive, but based on the fact that this is  
23 relatively limited, we do -- we really only have two  
24 boards that we're going to be referring to  
25 primarily. But if you would, when you refer to your

1 plans, if you could just refer to the number down in  
2 the lower right-hand corner.

3 MR. BARANIEWICZ: Sure.

4 MR. BENNETT: Just so that the record  
5 reflects what you're referring to and that the Board  
6 Members will have an opportunity to see it.

7 MR. BARANIEWICZ: Absolutely. So I'm  
8 looking at Sheet C1. It's dated January 11, 2023.  
9 It's prepared by my office. The engineer on it is  
10 Jake Modestow. I work with him closely in direct  
11 supervision. And like I said, brief introduction of  
12 the location. With that, I'm going to move into the  
13 site plan and propose improvements. So that's  
14 actually Sheet C4. And that's the site plan that  
15 was submitted. No -- no revisions were made since  
16 the last submission. I just want to present  
17 proposed improvements.

18 So like I said, we are located on Passaic  
19 Avenue. This is the existing Kearny Plaza shopping  
20 center. We have newly improved Target building  
21 here, shown on the right side of the plan. I  
22 apologize, I didn't have a flash drive, so I'm going  
23 to try to describe as much as I can here. So as  
24 part of the project, we are proposing to subdivide  
25 the existing property. We will be creating a

1 smaller parcel down here in the bottom left corner.  
2 That is the southwest corner of the property. And  
3 what the applicant is proposing is a  
4 4,000-square-foot Mattress Firm retail building with  
5 fifteen parking spaces along the frontage. You will  
6 be able to access the parking right along the  
7 building face. We're not making any changes to the  
8 driveway curb cuts on Passaic Avenue, using existing  
9 driveway. So access will be provided via that  
10 driveway and within the existing parking lot of that  
11 shopping center.

12 As part of the County improvements, we are  
13 providing new sidewalk and curbs along the property  
14 frontage, as well as two ADA ramps reconstructed to  
15 meet ADA compliance. From a stormwater perspective,  
16 we are meeting the Hudson County Low Impact  
17 Development where -- I'm sorry. So we are meeting  
18 the regulations. One of those being redevelopment  
19 of -- you know, we are redeveloping on an existing  
20 impervious lot, so this meets that regulation.

21 MR. BENNETT: And there's actually a  
22 slight reduction in impervious coverage.

23 MR. BARANIEWICZ: Yes.

24 MR. BENNETT: With this plan from  
25 what existed, correct?

1 MR. BARANIEWICZ: Exactly. So  
2 we're -- what was previously there was, you know,  
3 parking and asphalt. What we're doing is proposing  
4 the building. We're actually reducing the  
5 impervious coverage by that point 27 square feet, so  
6 overall it's a net reduction to proposed stormwater  
7 entering the county facility.

8 MR. BENNETT: Now, part of the  
9 requirements that was in the review letters that  
10 came through, and one of the requirements from the  
11 County, would be to plant trees along Passaic Avenue  
12 and I believe, that there is an indication that two  
13 trees were going to be planted, and that that would  
14 satisfy, I believe, based on the review letters, the  
15 requirements. However, if in fact there is the  
16 possibility to eliminate those trees, the applicant  
17 would be interested in making a contribution in lieu  
18 of the trees in that location.

19 And that's only based upon the fact that  
20 they've had some very difficult times trying to  
21 maintain those trees and keep them alive in similar  
22 locations, so if the Board would just consider that  
23 at the conclusion of the hearing or during your  
24 deliberations. So those trees would -- would have  
25 been located where?

1 MR. BARANIEWICZ: Yeah. Those trees  
2 would have been along the frontage here. You know,  
3 it should be noted that there are existing street  
4 trees along the entirety of the -- the shopping  
5 plaza, so if they were to be planted, it would be  
6 along the frontage here on Passaic Avenue, and we  
7 would relocate that within the property. Or we'd do  
8 the optional payment that you were --

9 MR. BENNETT: To the east of the  
10 existing building, Kamil, would -- is where the  
11 parking primarily is -- is laid out for the Target  
12 store, but in that location there's a substantial  
13 number of EV charging stations, correct?

14 MR. BARANIEWICZ: Correct. Yes.  
15 There's EV parking along here, yes.

16 MR. BENNETT: Based upon the cross  
17 easements that exist on the property, those can be  
18 utilized, so that anyone who would come into this,  
19 even though fifteen spots seems to be more than  
20 sufficient to support the Mattress Firm, they would  
21 have the ability to utilize those additional spots  
22 behind, especially in terms of the necessity to have  
23 an EV charging station.

24 MR. BARANIEWICZ: Exactly. And it's  
25 a short walk from here to the building.

1 MR. BENNETT: I have no further  
2 questions. If the Board has questions?  
3 Professionals?

4 CHAIRMAN KENNY: Any Commissioners  
5 have any questions? Mr. Cray?

6 MR. CRAY: Thank you, Mr. Chair.  
7 Yeah. I've been familiar with this site because of  
8 all the development and redevelopment along this  
9 stretch, including this tract, so the review is  
10 fairly straightforward. The review comments  
11 remaining are rather routine. And -- and would be  
12 appropriate for us to consider approval if they were  
13 to obtain approval. What I would ask Mr. Bennett is  
14 -- is just as a -- you have Kearny approval --

15 MR. BENNETT: Yes, we do. That  
16 was --

17 MR. CRAY: Already. I think, you  
18 shared the resolution. So as long as it's  
19 understood that you'll submit a point-by-point  
20 response to tie up what -- any of the minor loose  
21 ends that are there, so that I can generate a letter  
22 to the County to show that you're compliant with all  
23 the engineer review comments.

24 MR. BENNETT: Absolutely.

25 MR. CRAY: Based on that, I don't

1 have any concerns or further questions.

2 CHAIRMAN KENNY: Do we have any  
3 comment from the public? And if not, Mr. Bennett,  
4 you can proceed.

5 MR. BENNETT: Okay. Thanks. I'm  
6 just going to -- and again, because Mattress Firm  
7 being somewhat of a national brand, they obviously  
8 have a format of their buildings and how they like  
9 them to look. You'll see that it does take on the  
10 look of a showroom because it's primarily glass  
11 across the front. But again, there is no  
12 warehousing done in this location, it's just  
13 merely -- approximately thirty beds that will be  
14 displayed to lay down on, test them out, decide  
15 whether you need a king size or two queens, but if  
16 you would, just state your full name and your  
17 business address for the record, please.

18 MR. LIM: Okay. My name is Sungyong  
19 Lim. S-U-N-G-Y-O-N-G. Last name, L-I-M. And I'm  
20 from Ben Horton Architectural Design. Address is --

21 MR. CONLON: Can you raise your  
22 right-hand, please?

23 (The witness is sworn.)

24 MR. BENNETT: You are employed by Ben  
25 Horton Architecture?

1 MR. LIM: Yes. Yes.

2 MR. BENNETT: And you're familiar  
3 with these plans?

4 MR. LIM: Yeah. I've been involved  
5 in this.

6 MR. BENNETT: You work on this -- on  
7 this project?

8 MR. LIM: Yes. From the beginning,  
9 yeah.

10 MR. BENNETT: You're a licensed  
11 architect in the state of New Jersey?

12 MR. LIM: Yes. I am.

13 MR. BENNETT: And how long have you  
14 been so licensed?

15 MR. LIM: I've been licensed since  
16 2019.

17 MR. BENNETT: 2019.

18 MR. LIM: Yes.

19 MR. BENNETT: And you've testified  
20 before zoning boards, planning boards and boards  
21 similar to this in the County on a regular basis,  
22 have you not?

23 MR. LIM: Yes. Yes, I have.

24 MR. BENNETT: Okay. And you've been  
25 qualified as an expert in the area of architecture?

1 MR. LIM: Yeah. Sure.

2 MR. BENNETT: I would offer him in  
3 that capacity.

4 CHAIRMAN KENNY: The witness is  
5 accepted.

6 MR. BENNETT: Sungyong, if you would,  
7 just kind of describe the materials that's utilized,  
8 the layout of the facade, the signage that will  
9 appear and where it will appear on the building?

10 MR. LIM: Okay. Yeah. This is as  
11 explained 4,000-square-foot retail building, 80 feet  
12 width, 50 feet depth -- deep. And mostly material  
13 consists of the motif with the different colors and  
14 we provided three -- the exterior signs per client,  
15 I believe, all requirements complies with the town  
16 requirements, and we are already approved by the  
17 town.

18 MR. BENNETT: So there's one sign  
19 that will be on the face of the building that faces  
20 Passaic Avenue and then on either side of the  
21 building, correct?

22 MR. LIM: Yes. Three side.

23 MR. BENNETT: And the side buildings,  
24 those provide signage, so that someone approaching  
25 the shopping center would know that they were coming

1 to the location where it was and from a traffic  
2 perspective, that would allow them far in advance to  
3 be able to activate their signals to turn into the  
4 shopping center in the current location?

5 MR. LIM: Yes.

6 MR. BENNETT: And it's -- you  
7 indicated it's panel on the outside. Those are  
8 panels that plug in them? Is that what you  
9 indicated?

10 MR. LIM: The exterior material is  
11 kind of hardened EPS like Styrofoam with the  
12 hardened -- let me explain it this way. Have you --  
13 are you familiar with stucco? Because stucco, the  
14 finish is hard on top of the -- hardened Styrofoam.  
15 That -- that's called EIFS, E-I-F-S.

16 MR. BENNETT: Okay. But in the -- in  
17 the pictures, it looks like there's panels or -- or  
18 lines across there. Is it all -- is it all smooth  
19 or is it patterned?

20 MR. LIM: It -- it's -- it's going to  
21 be like smooth surface. They have a like texture,  
22 but in the -- the distance it looks like pattern.

23 MR. BENNETT: Okay. And the  
24 only -- the main entrance is going to be facing out  
25 toward Passaic Avenue?

1 MR. LIM: No. Not really. Passaic  
2 Avenue is --

3 MR. BENNETT: That side?

4 MR. LIM: Left side is facing.

5 MR. BENNETT: So if you're facing the  
6 driveway?

7 MR. LIM: Driveway is actually entry.  
8 Driveway is -- we have a drawing. Yeah. So we have  
9 an entrance road is this side, and then Passaic  
10 Avenue is one. And then this is facing -- the side  
11 facing the -- the retail market behind. The front  
12 facade is facing the main -- the parking lot.

13 MR. BENNETT: The main driveway and  
14 main parking lot.

15 MR. LIM: Parking lot, yes.

16 MR. BENNETT: I have no further  
17 questions. Commissioners have questions for the  
18 professionals?

19 CHAIRMAN KENNY: Do the Commissioners  
20 have any questions?

21 MR. BENNETT: Thank you. I would  
22 note that one of the requirements is contribution to  
23 the Passaic Avenue Traffic Mitigation, and the  
24 applicant has provided a letter to the Commissioners  
25 indicating that they, in fact, will be happy to pay

1 that. I believe, it was a sum that was agreed upon  
2 or requested. It was \$38,998.22. So that will be  
3 another little feather in the redevelopment of  
4 Passaic Avenue in hopes of eliminating some of that  
5 traffic congestion.

6 That's basically the application. We  
7 don't have any other witnesses, although I do have  
8 Charles Gramace here who is one of the principles in  
9 DVL, Inc., and can testify with regard to any  
10 questions you may have as to the shopping center in  
11 general, this particular project and this particular  
12 site. But that is basically our presentation.

13 CHAIRMAN KENNY: Just to the extent  
14 that there are members of the public participating  
15 in the meeting, if anyone has any questions?

16 MR. BENNETT: No. So we would  
17 respectfully request that you put your stamp of  
18 approval on this and allow us to move forward with  
19 this construction. Given the nature of the  
20 building, it can be reconstructed relatively  
21 quickly, and they would like to get it up and -- and  
22 moving as promptly as possible if the Board deems it  
23 appropriate to approve the application. Thank you.

24 COMMISSIONER MALAVASI: Chairman, I'd  
25 make a motion to approve the application with the

1 stipulation about the trees. I think, the trees,  
2 you know, the contribution fund is -- is when trees  
3 aren't feasible. Sounds like trees are feasible.  
4 So I'll make a motion to approve the application  
5 with the inclusion of trees.

6 COMMISSIONER PETTIGREW: Second.

7 MS. GIARRATANA: On a motion made by  
8 Commissioner Malavasi and seconded by Commissioner  
9 Pettigrew.

10 Commissioner Aponte-Lipski.

11 COMMISSIONER APONTE-LIPSKI: Aye.

12 MS. GIARRATANA: Commissioner Jeter.

13 COMMISSIONER JETER: Aye.

14 MS. GIARRATANA: Commissioner Layson.

15 COMMISSIONER LAYSON: Aye.

16 MS. GIARRATANA: Commissioner

17 Malavasi.

18 COMMISSIONER MALAVASI: Aye.

19 MS. GIARRATANA: Commissioner Mehta.

20 COMMISSIONER MEHTA: Aye.

21 MS. GIARRATANA: Commissioner

22 Pettigrew.

23 COMMISSIONER PETTIGREW: Aye.

24 MS. GIARRATANA: Chairman Kenny.

25 CHAIRMAN KENNY: Aye.

1 MS. GIARRATANA: The motion has  
2 passed.

3 MR. BENNETT: Thank you very much.

4 MS. GIARRATANA: Thank you.  
5 Goodnight. The next item on the agenda are  
6 applications to be dismissed without prejudice.  
7 There are two. 2022-060-SP, Chose Square, LLC; at  
8 3079 Kennedy Boulevard, Block 6304, Lot 4.02 in  
9 Jersey City.

10 This is just a matter of procedure. They  
11 went over their time frame. Do I have a motion?

12 COMMISSIONER PETTIGREW: Motion.

13 COMMISSIONER MEHTA: Second.

14 MS. GIARRATANA: On a motion made by  
15 Commissioner Pettigrew and seconded by Commissioner  
16 Mehta.

17 Commissioner Aponte-Lipski.

18 COMMISSIONER APONTE-LIPSKI: Aye.

19 MS. GIARRATANA: Commissioner Jeter.

20 COMMISSIONER JETER: Aye.

21 MS. GIARRATANA: Commissioner Layson.

22 COMMISSIONER LAYSON: Aye.

23 MS. GIARRATANA: Commissioner  
24 Malavasi.

25 COMMISSIONER MALAVASI: Aye.

1 MS. GIARRATANA: Commissioner Mehta.

2 COMMISSIONER MEHTA: Aye.

3 MS. GIARRATANA: Commissioner  
4 Pettigrew.

5 COMMISSIONER PETTIGREW: Aye.

6 MS. GIARRATANA: Chairman Kenny.

7 CHAIRMAN KENNY: Aye.

8 MS. GIARRATANA: The next application  
9 is 2022-065-SP. The applicant is 2408 Development,  
10 LLC; at 2408 Paterson Plank Road; Block 50, Lot  
11 6.01; in North Bergen. This was also a -- just a  
12 matter of procedure. The applicant has some other  
13 changes to make and they actually requested the  
14 dismissal. Thank you, Commissioner. Do I have a  
15 motion?

16 COMMISSIONER MEHTA: I will made the  
17 motion to --

18 MS. GIARRATANA: I'm not sure. I  
19 think, you might be abstained for this one. Yeah.  
20 Yes.

21 COMMISSIONER PETTIGREW: I'll make a  
22 motion.

23 MS. GIARRATANA: Okay.

24 COMMISSIONER APONTE-LIPSKI: Second.

25 MS. GIARRATANA: On a motion made by

1 Commissioner Pettigrew and seconded by Commissioner  
2 Aponte-Lipski.

3 Commissioner Aponte-Lipski.

4 COMMISSIONER APONTE-LIPSKI: Aye.

5 MS. GIARRATANA: Commissioner Jeter.

6 COMMISSIONER JETER: Aye.

7 MS. GIARRATANA: Commissioner Layson.

8 COMMISSIONER LAYSON: Aye.

9 MS. GIARRATANA: Commissioner

10 Malavasi.

11 COMMISSIONER MALAVASI: Aye.

12 MS. GIARRATANA: Commissioner Mehta,  
13 abstains.

14 COMMISSIONER MEHTA: Abstain.

15 MS. GIARRATANA: Commissioner Pettigr  
16 ew.

17 COMMISSIONER PETTIGREW: Aye.

18 MS. GIARRATANA: And Chairman Kenny.

19 CHAIRMAN KENNY: Aye.

20 MS. GIARRATANA: The next item on the  
21 agenda are applications to the exempt. There's just  
22 one. 2023-011-SP. The applicant is B9 Lefante  
23 Owner, LLC at 69 through 73 Lefante Way, Block 312,  
24 Lot 3 in Bayonne. It's a site plan application not  
25 along a County road. Do I have a motion?

1 COMMISSIONER JETER: Motion.

2 COMMISSIONER PETTIGREW: Second.

3 MS. GIARRATANA: On a motion made by  
4 Commissioner Jeter and seconded by Commissioner  
5 Pettigrew.

6 Commissioner Aponte-Lipski.

7 COMMISSIONER APONTE-LIPSKI: Aye.

8 MS. GIARRATANA: Commissioner Jeter.

9 COMMISSIONER JETER: Aye.

10 MS. GIARRATANA: Commissioner Layson.

11 COMMISSIONER LAYSON: Aye.

12 MS. GIARRATANA: Commissioner  
13 Malavasi.

14 COMMISSIONER MALAVASI: Aye.

15 MS. GIARRATANA: Commissioner Mehta.

16 COMMISSIONER MEHTA: Aye.

17 MS. GIARRATANA: Commissioner  
18 Pettigrew.

19 COMMISSIONER PETTIGREW: Aye.

20 MS. GIARRATANA: Chairman Kenny.

21 CHAIRMAN KENNY: Aye.

22 MS. GIARRATANA: Thank you. We --  
23 our -- the next item is old business. I just wanted  
24 to mention that we did receive proposals for our  
25 professionals, and the Commissioners that are on the

1 review committee. We'll be receiving those soon to  
2 score. They'll be due April 11, and we'll be  
3 awarding the contracts at the April meeting.  
4 There's no new business. And the next meeting is  
5 April 18th at 6:30.

6 CHAIRMAN KENNY: Do we have any  
7 motions to adjourn the meeting?

8 COMMISSIONER APONTE-LIPSKI: Motion.

9 COMMISSIONER PETTIGREW: Motion.

10 Second.

11 (Whereupon the proceeding is then  
12 concluded at 7:40 p.m.)

13

14

15

16

17

18

19

20

21

22

23

24

25

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

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

I, SHARI CATHEY, CCR, RPR, License No. 30XI00234700, and Notary Public of the State of New Jersey, hereby certify that the proceedings herein are from the notes taken by me of a Regular Meeting of the Hudson County Planning Board, held on Tuesday, March 21, 2023; and that this is a correct transcript of the same.



---

SHARI CATHEY, CCR, RPR  
A NOTARY PUBLIC of the  
State of New Jersey  
I.D. No. 2283786  
Commission Expires 2/4/27

<b>&amp;</b>	<b>2022-058</b> 23:10	<b>4</b>	<b>9</b>
<b>&amp;</b> 34:6	<b>2022-060</b> 60:7	<b>4</b> 10:20	<b>9078</b> 65:14
<b>0</b>	<b>2022-065</b> 61:9	<b>4,000</b> 43:4 49:4	<b>9a</b> 1:7
<b>03/21/2023</b>	<b>2023</b> 1:9 34:6,7	55:11	<b>a</b>
25:2 26:13	48:8 65:9	<b>4,800</b> 32:16,20	<b>abandoned</b>
<b>1</b>	<b>2023-002</b> 42:14	<b>4.02</b> 60:8	13:14 16:5
1 7:21 8:12	<b>2023-011</b> 62:22	<b>4000</b> 42:19	<b>ability</b> 51:21
21:7	<b>2024</b> 8:18	<b>4c</b> 12:2	<b>able</b> 30:16
<b>10</b> 34:7 42:6	<b>21</b> 1:9 65:9	<b>5</b>	46:15 49:6
<b>11</b> 48:8 64:2	<b>22.02</b> 22:9	<b>5</b> 12:4	56:3
<b>13</b> 27:10	<b>2283786</b> 65:16	<b>50</b> 55:12 61:10	<b>above</b> 12:5
<b>134</b> 32:19	<b>22nd</b> 38:23	<b>5a</b> 12:6	<b>aboveground</b>
<b>15</b> 42:16	<b>230</b> 42:15 43:3	<b>6</b>	28:8,10
<b>170</b> 23:11 25:8	47:1	<b>6</b> 13:21 21:7	<b>absent</b> 2:5,10
<b>18th</b> 64:5	<b>24</b> 26:20	<b>6.01</b> 61:11	2:15,18 3:21
<b>1904</b> 24:12	<b>2408</b> 61:9,10	<b>60</b> 27:11	<b>absolutely</b>
<b>1940s</b> 14:21	<b>27</b> 50:5	<b>6304</b> 60:8	24:10 46:24
<b>196</b> 43:2 47:1	<b>284</b> 23:12 25:6	<b>69</b> 62:23	48:7 52:24
<b>197</b> 42:15	<b>29</b> 21:8	<b>6:30</b> 1:9 64:5	<b>abstain</b> 23:1
<b>1984</b> 6:13,19	<b>2b</b> 31:22	<b>7</b>	62:14
<b>1b</b> 31:21	<b>3</b>	<b>7</b> 15:7	<b>abstained</b>
<b>2</b>	<b>3</b> 10:3 34:6	<b>70s</b> 14:21	61:19
2 8:12,19	43:10 62:24	<b>73</b> 29:3 62:23	<b>abstains</b> 62:13
<b>2,537</b> 23:15	<b>3.004</b> 23:12	<b>7711</b> 22:7,8	<b>abuts</b> 24:1
26:19	<b>3.004.</b> 25:7	<b>7815</b> 22:7,8	<b>accept</b> 38:17
<b>2/4/27</b> 65:17	<b>3079</b> 60:8	<b>7:40</b> 64:12	<b>accepted</b> 24:20
<b>20</b> 8:20	<b>30xi00234700</b>	<b>7b</b> 15:24	47:13 55:5
<b>200</b> 11:13	65:5	<b>8</b>	<b>access</b> 5:25
<b>2019</b> 54:16,17	<b>312</b> 62:23	<b>8</b> 16:10,15	19:25 23:25
<b>2022</b> 38:23	<b>316</b> 22:9	<b>8.01</b> 42:16	26:2,6 27:2
43:8,10	<b>38</b> 21:6,7	<b>80</b> 55:11	30:21,25 49:6
<b>2022-031</b> 21:6	<b>38,998.22.</b> 58:2	<b>830</b> 1:8	49:9
<b>2022-039</b> 22:6	<b>3b</b> 31:25		<b>accessible</b> 4:23
	<b>3c</b> 32:3		8:11 11:19

<b>accompanying</b> 26:21 <b>accumulating</b> 33:11 <b>acquisition</b> 8:24 10:13 13:8 16:4 <b>acre</b> 8:20 <b>acres</b> 8:22 <b>activate</b> 56:3 <b>activities</b> 17:18 <b>activity</b> 15:10 33:24 <b>actual</b> 17:24 <b>actually</b> 32:25 33:6 36:22 38:20 39:12 45:20,20 48:14 49:21 50:4 57:7 61:13 <b>ada</b> 31:24 49:14,15 <b>added</b> 14:13 <b>adding</b> 9:12 11:3 14:6 15:21 <b>addition</b> 42:9 44:20 <b>additional</b> 8:10 14:12 15:15,21 17:14 28:13 31:24 43:13 51:21 <b>additionally</b> 12:22 39:9	<b>address</b> 23:22 25:8 29:24 42:8 47:1 53:17,20 <b>addressed</b> 31:22 34:10,16 <b>adequate</b> 14:2 <b>adjacent</b> 27:12 28:6 38:25 <b>adjourn</b> 64:7 <b>adopted</b> 4:1 <b>adoption</b> 20:23 <b>advance</b> 56:2 <b>adversely</b> 35:3 <b>aerial</b> 25:1 47:3 <b>affect</b> 18:10 <b>affecting</b> 44:6 <b>agenda</b> 21:4 23:8 42:14 60:5 62:21 <b>agreed</b> 58:1 <b>aicp</b> 1:19 <b>aisle</b> 27:13 30:3 30:4,14 <b>aisles</b> 39:2 <b>alignments</b> 5:22 <b>alive</b> 50:21 <b>allow</b> 56:2 58:18 <b>allowing</b> 5:25 <b>alternate</b> 30:10 <b>amenities</b> 8:5 9:3 12:14 14:2 14:7,8 15:12	15:15,21 17:22 26:21 <b>amount</b> 32:15 <b>analyzed</b> 38:25 <b>angled</b> 27:11 27:12 <b>annex</b> 13:16 <b>announced</b> 16:13 42:25 <b>anticipate</b> 29:8 43:22 <b>anticipated</b> 39:24,25 40:7 <b>apologize</b> 47:18 48:22 <b>aponte</b> 1:13 2:1 2:3 3:8,9,10 21:14,15 22:12 22:15,16,17 41:10,11 59:10 59:11 60:17,18 61:24 62:2,3,4 63:6,7 64:8 <b>appear</b> 55:9,9 <b>appears</b> 35:2 <b>appendix</b> 18:7 <b>applicant</b> 22:7 23:11 34:5,18 42:14,24 49:3 50:16 57:24 61:9,12 62:22 <b>applicants</b> 23:21 <b>application</b> 21:6 23:10,13	34:13 42:17 58:6,23,25 59:4 61:8 62:24 <b>applications</b> 60:6 62:21 <b>appreciate</b> 31:4 <b>approach</b> 27:24 <b>approaching</b> 55:24 <b>appropriate</b> 9:2 52:12 58:23 <b>approval</b> 24:3 32:7 34:16 37:2 42:8 43:19 52:12,13 52:14 58:18 <b>approvals</b> 37:9 43:7,9 44:4 <b>approve</b> 18:20 58:23,25 59:4 <b>approved</b> 34:14 55:16 <b>approximately</b> 31:17 53:13 <b>approximation</b> 8:2 <b>april</b> 64:2,3,5 <b>architect</b> 54:11 <b>architectural</b> 44:21 53:20 <b>architecture</b> 53:25 54:25
---	--	--	--

<p><b>area</b> 7:6 8:6 10:18 11:7 16:25 20:11,13 20:17,18 26:17 31:19 32:25 33:24 36:24 39:12 47:7,9 54:25 <b>area's</b> 14:19 <b>areas</b> 14:12 16:1 17:14 <b>arena</b> 7:24 <b>arlington</b> 17:5 17:7 <b>arthur</b> 1:15 <b>artist</b> 4:15 <b>artwork</b> 14:11 <b>asked</b> 31:25 <b>asking</b> 34:22 <b>asphalt</b> 15:17 50:3 <b>assistant</b> 1:20 <b>associated</b> 23:16 27:21 <b>association</b> 19:7 <b>assume</b> 34:21 <b>attached</b> 29:1 <b>attorney</b> 23:20 42:24 <b>attractions</b> 9:23 <b>austin</b> 38:12 <b>auto</b> 25:23 30:13</p>	<p><b>avenue</b> 1:8 7:12 11:22 12:20 13:22 15:4 16:17,25 23:12 25:8,9,9,24 27:6 30:20 31:13 32:2 33:6 36:1 39:1 42:15 43:2 44:3 47:1,1 48:19 49:8 50:11 51:6 55:20 56:25 57:2,10,23 58:4 <b>avenue's</b> 17:6 <b>awaiting</b> 32:8 <b>awarding</b> 64:3 <b>aware</b> 20:2 29:25 <b>aye</b> 3:10,12,14 3:17,19,22,24 21:15,17,19,22 21:24 22:2,4 22:17,19,21,24 23:4,6 41:11 41:13,15,18,20 41:23,25 59:11 59:13,15,18,20 59:23,25 60:18 60:20,22,25 61:2,5,7 62:4,6 62:8,11,17,19 63:7,9,11,14,16 63:19,21</p>	<p><b>b</b> <b>b</b> 1:11 24:11 42:24 45:10 <b>b9</b> 62:22 <b>bachelors</b> 24:14 38:9 <b>back</b> 14:9 17:12 30:15 31:10 33:14 35:22,23 36:3 36:4,4,5,6,11 36:11 <b>background</b> 7:4 38:4 <b>bad</b> 3:21 <b>baraniewicz</b> 44:14,16,19 45:9,10,13,16 45:19,24 46:5 46:13,19,24 47:20 48:3,7 49:23 50:1 51:1,14,24 <b>based</b> 6:5 46:10 47:22 50:14,19 51:16 52:25 <b>basic</b> 17:21 <b>basically</b> 44:4 45:1 58:6,12 <b>basin</b> 28:9,9,11 28:20 32:23 33:8 <b>basis</b> 54:21 <b>bay</b> 6:5</p>	<p><b>bayonne</b> 62:24 <b>beams</b> 12:7 <b>bedding</b> 43:4 <b>beds</b> 53:13 <b>beginning</b> 54:8 <b>begun</b> 8:16 <b>beige</b> 28:8 <b>believe</b> 32:16 33:19 39:18 44:5 50:12,14 55:15 58:1 <b>ben</b> 44:21 53:20,24 <b>benefit</b> 34:20 35:12 <b>bennett</b> 42:21 42:23,23 44:17 44:20 45:7,11 45:14,17 46:2 46:10,14,20 47:15,21 48:4 49:21,24 50:8 51:9,16 52:1 52:13,15,24 53:3,5,24 54:2 54:6,10,13,17 54:19,24 55:2 55:6,18,23 56:6,16,23 57:3,5,13,16,21 58:16 60:3 <b>bergen</b> 1:7,8 20:13,17 22:9 61:11</p>
--	---	---	---

<b>bersch</b> 24:10 24:11,23,25 32:15,24 33:15 33:17 34:23 36:8,19,21 37:5,12,15,18 39:6 <b>best</b> 28:22 <b>better</b> 20:14 44:17 <b>bid</b> 7:18 <b>bike</b> 5:20 7:3 7:19 16:14 17:3,13 <b>biking</b> 20:13,16 20:16 <b>bit</b> 25:17 27:18 28:2 31:23 <b>block</b> 21:7 22:9 23:12 25:6 42:15 60:8 61:10 62:23 <b>blocked</b> 33:16 <b>board</b> 1:1,4,18 32:12 38:24 46:7,17,21 48:5 50:22 52:2 58:22 65:8 <b>boards</b> 27:20 27:21 46:3 47:24 54:20,20 54:20 <b>boardwalk</b> 9:8 17:11	<b>boat</b> 15:13 16:6 <b>boathouse</b> 17:16 <b>body</b> 5:7 6:4 <b>border</b> 13:15 16:12,18,18 <b>borough</b> 4:17 <b>boss</b> 47:19 <b>bottom</b> 26:16 27:25 28:2 49:1 <b>boulevard</b> 8:13 9:1,17 60:8 <b>boy</b> 40:22,23 <b>brand</b> 53:7 <b>breaks</b> 10:2 <b>bridge</b> 8:9 9:9 9:9 11:11,12 11:17,17,19,21 11:23,23,25 12:4,4,24,25 13:16 17:5,7 20:5 <b>bridges</b> 11:24 13:4 18:8 <b>brief</b> 6:10 48:11 <b>bring</b> 40:19 <b>broader</b> 11:5 <b>brothers</b> 16:5 <b>build</b> 7:3 <b>building</b> 9:14 25:23 26:23,24 26:25 27:15,17 28:1 29:2 43:5	43:5 44:24 46:23 48:20 49:4,7 50:4 51:10,25 55:9 55:11,19,21 58:20 <b>buildings</b> 10:6 14:5 15:1 53:8 55:23 <b>built</b> 10:4,17 30:6 36:25 <b>bull</b> 7:24 <b>busier</b> 14:4 <b>business</b> 53:17 63:23 64:4 <b>bypass</b> 28:3,5	<b>caters</b> 20:18 <b>cathey</b> 65:4,15 <b>ccr</b> 65:4,15 <b>center</b> 1:7 12:18 25:6,10 25:15 26:9 30:2 43:2,3,12 43:22 47:2 48:20 49:11 55:25 56:4 58:10 <b>centers</b> 47:7 <b>central</b> 13:7 <b>centuries</b> 6:12 <b>certainly</b> 34:23 <b>certification</b> 32:4 <b>certified</b> 13:6,7 <b>certify</b> 65:6 <b>chair</b> 52:6 <b>chairman</b> 1:12 2:18,19,20,22 2:25 3:23,24 18:15,23 19:16 22:3,4 23:5,6 24:7,18 32:10 34:2,4 35:14 35:15 36:14 37:23 38:16 40:10,19,22 41:3,24,25 42:4 47:11,12 52:4 53:2 55:4 57:19 58:13,24 59:24,25 61:6
		<b>c</b>	
		<b>c</b> 24:11 31:22 45:10 65:1,1 <b>c1</b> 48:8 <b>c4</b> 48:14 <b>cain</b> 4:16 <b>call</b> 25:21 30:8 47:19 <b>called</b> 56:15 <b>cameras</b> 16:16 <b>canopies</b> 29:1 <b>canvas</b> 14:11 <b>capacity</b> 47:16 55:3 <b>cape</b> 7:24 8:15 <b>cardoza</b> 17:2 <b>cars</b> 40:14 <b>case</b> 30:25	

<p>61:7 62:18,19 63:20,21 64:6 <b>challenge</b> 9:7 <b>challenges</b> 11:10 <b>changes</b> 39:3 49:7 61:13 <b>characteristic</b> 39:13 <b>charging</b> 51:13 51:23 <b>charles</b> 58:8 <b>chick</b> 40:13,14 40:16 <b>chicken</b> 23:11 29:16,19 35:20 <b>chose</b> 37:13 60:7 <b>circulate</b> 24:2 30:17 35:23 36:4 <b>circulates</b> 27:15 <b>circulation</b> 30:4,10,18 31:22 <b>circumvent</b> 12:3 <b>cited</b> 33:21 <b>city</b> 1:8 60:9 <b>civil</b> 24:15 38:10,11 <b>clarification</b> 32:12</p>	<p><b>clark</b> 12:17 <b>classified</b> 10:9 <b>clay</b> 12:23,24 13:4 20:4 <b>clean</b> 33:20 <b>cleanup</b> 6:20 6:25 <b>clear</b> 11:6 <b>client</b> 55:14 <b>close</b> 5:24 <b>closely</b> 48:10 <b>closer</b> 11:18 44:3 <b>cohesive</b> 9:14 <b>collaboration</b> 4:14 17:25 <b>collaborative</b> 18:5 <b>colleague</b> 46:7 <b>collect</b> 28:19 <b>collected</b> 28:20 <b>collects</b> 28:15 <b>color</b> 6:2 28:8 <b>colorized</b> 26:14 <b>colors</b> 55:13 <b>combine</b> 27:23 <b>come</b> 19:22 36:3 51:18 <b>comes</b> 29:16,19 33:4 <b>comfortable</b> 40:4 <b>coming</b> 30:11 55:25</p>	<p><b>comment</b> 20:22 29:24 53:3 <b>comments</b> 4:18 4:19 23:22 31:5,7,20 34:11,12 35:14 37:24 40:9,24 52:10,23 <b>commercial</b> 7:15,23 10:4 10:11 13:21,25 14:4,7 18:21 47:8 <b>commission</b> 65:17 <b>commissioner</b> 1:13,13,14,14 1:15,15 2:1,3,4 2:5,6,7,8,9,10 2:11,12,13,14 2:15,16,17 3:4 3:5,7,7,9,10,11 3:12,13,14,15 3:17,18,19,20 3:21,22 18:18 18:24 19:3,6 19:13,17 20:4 20:11 21:9,10 21:12,12,14,15 21:16,17,18,19 21:20,22,23,24 21:25 22:2,11 22:12,14,15,16 22:17,18,19,20 22:21,22,24,25</p>	<p>23:1,2,3,4 35:17 36:9,16 36:20 37:1 40:12,17 41:5 41:6,8,9,10,11 41:12,13,14,15 41:16,18,19,20 41:21,23 47:10 58:24 59:6,8,8 59:10,11,12,13 59:14,15,16,18 59:19,20,21,23 60:12,13,15,15 60:17,18,19,20 60:21,22,23,25 61:1,2,3,5,14 61:16,21,24 62:1,1,3,4,5,6,7 62:8,9,11,12,14 62:15,17 63:1 63:2,4,4,6,7,8,9 63:10,11,12,14 63:15,16,17,19 64:8,9 <b>commissioners</b> 2:25 24:19 35:15 36:15 37:24 38:17 40:10 52:4 57:17,19,24 63:25 <b>committee</b> 64:1 <b>communicate</b> 35:11</p>
---	--	---	--

<b>communication</b> 20:6 <b>community</b> 15:13 <b>como</b> 24:12 <b>companies</b> 10:8 <b>company</b> 12:17 <b>complaining</b> 19:4 <b>complement</b> 15:15 <b>complete</b> 8:17 16:16 <b>completed</b> 5:8 10:22 13:23 37:6 <b>compliance</b> 31:24 49:15 <b>compliant</b> 52:22 <b>complies</b> 55:15 <b>comply</b> 31:7 32:2,9 <b>comprehensive</b> 6:6 15:20 <b>concept</b> 11:15 <b>concerns</b> 23:22 39:5 53:1 <b>concluded</b> 64:12 <b>concludes</b> 18:11 41:1 <b>conclusion</b> 50:23	<b>concrete</b> 13:5,7 30:2,15 <b>condition</b> 14:1 34:16 42:8 <b>conditions</b> 34:15 <b>condo</b> 19:6 <b>conduct</b> 13:16 <b>conducting</b> 9:12 <b>confident</b> 40:5 <b>confirm</b> 24:21 31:24 <b>confusion</b> 47:18 <b>congestion</b> 58:5 <b>congratulate</b> 47:14 <b>congratulations</b> 45:23 <b>conlon</b> 1:18 53:21 <b>connect</b> 7:17 10:19 15:20 17:1 <b>connected</b> 6:6 28:10 <b>connection</b> 9:14,18 11:18 11:20 12:3,8 13:20 <b>connections</b> 11:6,11 <b>connects</b> 13:15 16:8 27:4	<b>consider</b> 30:23 50:22 52:12 <b>considered</b> 21:5 <b>consists</b> 55:13 <b>consolidated</b> 17:20 <b>construct</b> 42:19 <b>constructed</b> 30:2 36:25 37:4 <b>construction</b> 8:15 58:19 <b>consultation</b> 5:15 <b>consulting</b> 15:5 <b>containing</b> 8:22 <b>contains</b> 26:20 <b>contamination</b> 6:18 <b>contaminations</b> 6:15 <b>contemplated</b> 25:15 <b>contextual</b> 5:3 <b>continue</b> 11:14 <b>contracts</b> 64:3 <b>contribute</b> 32:13 <b>contribution</b> 31:9 50:17 57:22 59:2 <b>contributions</b> 4:16	<b>control</b> 9:4 14:15 16:7 35:10 <b>convenient</b> 11:10 <b>conversion</b> 12:17 <b>convert</b> 16:14 <b>converted</b> 44:1 <b>coordinate</b> 18:5 44:9 <b>coordinated</b> 29:10,12 <b>coordination</b> 10:15 17:9 <b>corner</b> 29:6 47:4 48:2 49:1 49:2 <b>corner's</b> 42:18 <b>correct</b> 37:12 45:13,16 49:25 51:13,14 55:21 65:9 <b>corresponden...</b> 42:10 <b>cost</b> 34:22 <b>counsel</b> 1:18 <b>counterclock...</b> 27:16 <b>county</b> 1:1,4 5:15,16 8:4 16:12,18,18,19 17:9 18:1,16 23:25 31:7 34:9 43:14
---	--	--	--

<p>44:8 49:12,16 50:7,11 52:22 54:21 62:25 65:8 <b>couple</b> 30:18 31:5,20,23 36:23 39:10 <b>course</b> 31:10,12 33:1 <b>coverage</b> 49:22 50:5 <b>cray</b> 29:25 34:2 34:4,25 37:10 37:13,16 42:6 52:5,6,17,25 <b>cray's</b> 31:2 <b>create</b> 5:23 <b>creating</b> 17:1 48:25 <b>creation</b> 9:8 12:2 13:2,13 16:8 17:10 <b>crew</b> 40:23 <b>critical</b> 9:14 <b>cross</b> 11:22 51:16 <b>crossing</b> 8:12 9:15 <b>crosswalk</b> 12:25 <b>crosswalks</b> 11:14 <b>culvert</b> 33:4 <b>culverts</b> 32:23</p>	<p><b>curb</b> 32:1 49:8 <b>curbing</b> 37:19 <b>curbs</b> 49:13 <b>current</b> 7:4 16:14 24:22 38:15 56:4 <b>currently</b> 5:19 6:8 9:15 10:7 11:16,21 <b>curve</b> 19:21 <b>curving</b> 25:16 <b>customers</b> 27:8 43:23 <b>cuts</b> 49:8</p>	<p><b>delivery</b> 29:14 29:15,19 43:23 <b>demand</b> 39:25 40:2,7 <b>demands</b> 39:15 39:15 <b>demolish</b> 42:17 <b>demolished</b> 15:2 <b>dep</b> 32:5 37:2 <b>depth</b> 55:12 <b>describe</b> 7:4 48:23 55:7 <b>describing</b> 14:22</p>	<p><b>developers</b> 8:14 <b>developing</b> 17:4 37:17 <b>development</b> 5:4 7:23 8:21 10:11,13,21 11:15 12:1 13:9 15:6 24:17 25:25 26:6 27:9 28:18 29:14 30:9 33:23 49:17 52:8 61:9</p>
	<p style="text-align: center;"><b>d</b></p> <p><b>dan</b> 23:20 <b>date</b> 20:12 <b>dated</b> 25:2 26:13 38:23 48:8 <b>day</b> 25:12 33:10 43:23 <b>decades</b> 6:18 <b>decide</b> 53:14 <b>deems</b> 58:22 <b>deep</b> 55:12 <b>definitely</b> 20:2 21:2 <b>degree</b> 27:11 38:10,11 <b>delays</b> 39:4 <b>deliberations</b> 50:24 <b>deliveries</b> 29:24</p>	<p><b>design</b> 8:4 9:13 13:1 17:19,22 17:24 18:10 39:17 44:21 53:20 <b>designate</b> 8:25 12:19 <b>designated</b> 16:21 <b>designating</b> 8:6 <b>detail</b> 31:23 <b>detailing</b> 6:11 14:19 <b>details</b> 18:7 <b>detention</b> 32:23 <b>deteriorating</b> 15:1 <b>detour</b> 9:17 <b>develop</b> 7:18 23:13</p>	<p><b>developments</b> 18:10,21 20:1 <b>different</b> 5:5 11:14 19:22 20:2 55:13 <b>difficult</b> 44:15 50:20 <b>difficulty</b> 17:4 <b>dimensions</b> 18:8 <b>direct</b> 35:25 48:10 <b>direction</b> 30:17 33:7 <b>directly</b> 25:5,10 <b>disagree</b> 40:13 <b>discussed</b> 46:25 <b>discussion</b> 23:18 42:11</p>

<p><b>dismissal</b> 61:14  <b>dismissed</b> 60:6  <b>displayed</b>  53:14  <b>distance</b> 56:22  <b>district</b> 7:22  8:20 9:25  10:20 12:18  <b>dock</b> 9:9 16:6  <b>document</b> 5:1  <b>documents</b>  42:5  <b>dog</b> 8:8 15:14  <b>doing</b> 35:4 50:3  <b>dotted</b> 5:12,18  <b>double</b> 23:15  26:22  <b>doyle</b> 16:12,20  <b>draft</b> 4:3,13  <b>draw</b> 11:21,23  11:25 12:4  35:5  <b>drawing</b> 57:8  <b>drive</b> 23:15  26:22 27:13,15  27:23,24 30:2  30:3,4,14  39:14 40:14  47:22 48:22  <b>driveway</b> 26:5  26:10 27:3,5,7  30:4,20 33:4  49:8,9,10 57:6  57:7,8,13</p>	<p><b>driveways</b>  28:17 38:25  39:1,4 43:13  <b>drove</b> 33:10  <b>due</b> 64:2  <b>dumpsters</b> 29:7  <b>dvl</b> 42:14,25  58:9  <b>dynamic</b> 24:11  34:7 38:9</p> <hr/> <p style="text-align: center;"><b>e</b></p> <hr/> <p><b>e</b> 1:6,6,11,11,17  1:17 8:13 9:1  9:16 24:11  38:8 42:24,24  45:10 56:15  65:1  <b>easements</b> 13:3  51:17  <b>easily</b> 8:11  11:19  <b>east</b> 4:17 7:9  11:24,25 13:11  13:15,17 25:4  25:9,25 26:3  27:3 28:12,18  51:9  <b>edge</b> 10:17 17:6  <b>edification</b>  32:11  <b>educational</b>  38:4  <b>effectively</b> 9:19  <b>effort</b> 7:1</p>	<p><b>efforts</b> 18:6  <b>egress</b> 27:7  <b>eifs</b> 56:15  <b>eight</b> 4:24 29:1  31:17 39:16,22  <b>eighteen</b> 27:13  <b>either</b> 9:24  55:20  <b>elevated</b> 11:24  12:5  <b>elevation</b> 44:23  <b>elevations</b> 45:3  <b>eleven</b> 24:16  40:3  <b>eliminate</b> 50:16  <b>eliminating</b>  58:4  <b>employed</b>  53:24  <b>employees</b> 9:24  <b>employment</b>  45:11  <b>enclosure</b> 29:5  <b>encompassing</b>  7:14  <b>encourage</b> 14:9  16:3,4 18:3  <b>ends</b> 52:21  <b>engagement</b>  14:9  <b>engineer</b> 24:5  24:13 38:13  45:15 46:16  48:9 52:23</p>	<p><b>engineer's</b> 5:16  <b>engineering</b>  24:12,15 34:8  38:10,12 44:10  44:14 45:12  <b>engineers</b>  23:22  <b>enhance</b> 15:15  <b>enhancement</b>  12:24  <b>enjoy</b> 20:14  <b>entering</b> 14:4  20:5 50:7  <b>entirety</b> 51:4  <b>entrance</b> 23:25  56:24 57:9  <b>entries</b> 43:13  <b>entry</b> 57:7  <b>epa</b> 6:19  <b>eps</b> 56:11  <b>especially</b>  17:15 51:22  <b>esq</b> 1:18  <b>essentially</b>  25:13 26:14  47:4  <b>essex</b> 7:16 17:2  17:8,9  <b>estimated</b> 8:16  <b>estimates</b> 6:6  <b>ev</b> 51:13,15,23  <b>events</b> 17:17  <b>eventually</b> 27:5  <b>everybody</b> 35:8  35:12</p>
--	--	--	--

<b>everyone's</b> 24:4 <b>ew</b> 62:16 <b>exactly</b> 50:1 51:24 <b>example</b> 14:10 <b>except</b> 29:16 <b>excuse</b> 47:10 <b>exempt</b> 62:21 <b>exhibit</b> 25:1 26:11 38:21 <b>exist</b> 15:18 51:17 <b>existed</b> 49:25 <b>existing</b> 5:6 6:8 12:15 15:11 16:11 32:22 37:11 39:4,14 42:18 47:5 48:19,25 49:8 49:10,19 51:3 51:10 <b>exists</b> 43:15 <b>exit</b> 27:8 35:24 <b>exits</b> 23:25 43:13 <b>expansion</b> 15:10 <b>expansions</b> 9:10 <b>experience</b> 24:16 38:4 <b>expert</b> 54:25 <b>expires</b> 65:17 <b>explain</b> 56:12	<b>explained</b> 55:11 <b>explore</b> 8:4 13:13 <b>explored</b> 14:15 <b>exploring</b> 4:22 9:13 14:5 <b>explosions</b> 14:20 <b>extend</b> 6:7 15:19 <b>extending</b> 6:4 <b>extends</b> 16:17 <b>extent</b> 58:13 <b>exterior</b> 55:14 56:10 <b>extra</b> 35:6	<b>factories</b> 13:10 <b>factory</b> 13:6 <b>fairly</b> 34:14 52:10 <b>familiar</b> 46:9 46:17 52:7 54:2 56:13 <b>families</b> 17:17 <b>far</b> 56:2 <b>feasible</b> 59:3,3 <b>feather</b> 58:3 <b>feature</b> 14:24 <b>featured</b> 5:7 7:19 8:2 11:1 11:20 15:4 18:8 <b>features</b> 13:23 15:16 <b>featuring</b> 11:1 <b>feel</b> 44:7 <b>feet</b> 11:13 23:15 26:19 27:13 32:19 50:5 55:11,11 55:12 <b>fellow</b> 4:14 <b>fi</b> 16:17 <b>field</b> 15:13 24:16 <b>fifteen</b> 49:5 51:19 <b>fil</b> 40:13,14,16 <b>fill</b> 19:24 <b>finally</b> 6:19	<b>find</b> 35:21 <b>finding</b> 12:13 14:22 <b>finish</b> 56:14 <b>finished</b> 8:17 <b>fires</b> 14:20 <b>firm</b> 43:6,17 44:10 49:4 51:20 53:6 <b>first</b> 4:3 5:1 7:25 23:10 45:21 <b>fit</b> 43:21,25 <b>fitness</b> 14:10 <b>five</b> 23:14 43:22 <b>flag</b> 2:23,24 <b>flash</b> 47:22 48:22 <b>flood</b> 9:4 14:15 16:7 32:5 <b>floor</b> 1:7 18:13 <b>florida</b> 43:18 <b>flow</b> 43:15 <b>floyd</b> 1:13 <b>follow</b> 42:5 <b>following</b> 17:19 <b>foot</b> 16:15 27:24 28:5 42:19 43:4 49:4 <b>football</b> 15:13 <b>force</b> 34:18 <b>forcing</b> 6:16
	<b>f</b>		
	<b>f</b> 1:11 56:15 65:1 <b>facade</b> 55:8 57:12 <b>face</b> 2:23 49:7 55:19 <b>faces</b> 55:19 <b>facilities</b> 10:17 27:2 28:13 <b>facility</b> 50:7 <b>facing</b> 56:24 57:4,5,10,11,12 <b>fact</b> 23:24 43:11 46:10 47:22 50:15,19 57:25		

<b>formally</b> 34:19 <b>format</b> 53:8 <b>formation</b> 18:4 <b>former</b> 12:17 <b>fortunately</b> 7:1 43:16 <b>forward</b> 58:18 <b>found</b> 37:7,8 39:2,16,20 40:2 <b>four</b> 6:7,18 32:20 38:14 <b>frame</b> 60:11 <b>francesca</b> 1:19 4:9 <b>francis</b> 1:12 <b>frank</b> 8:13 9:1 9:16 17:1 <b>frankly</b> 34:12 <b>free</b> 16:17 <b>freight</b> 10:7,16 <b>friendly</b> 8:11 <b>front</b> 43:25 44:2 53:11 57:11 <b>frontage</b> 31:13 32:12,19 49:5 49:14 51:2,6 <b>full</b> 6:1 26:2,5 27:3 45:7 53:16 <b>fully</b> 6:6 10:19 <b>fund</b> 31:9,15 59:2	<b>funding</b> 8:4 <b>funds</b> 6:14 <b>further</b> 13:17 20:6 28:2 35:13 37:20 52:1 53:1 57:16 <b>future</b> 9:24 10:10	22:13,18,20,22 22:25 23:2,5,7 32:18 41:7,12 41:14,16,19,21 41:24 42:1,13 42:22 45:23 59:7,12,14,16 59:19,21,24 60:1,4,14,19,21 60:23 61:1,3,6 61:8,18,23,25 62:5,7,9,12,15 62:18,20 63:3 63:8,10,12,15 63:17,20,22 <b>give</b> 4:9 38:3 <b>given</b> 15:11 17:5 58:19 <b>gives</b> 42:7 <b>giving</b> 45:3 <b>glass</b> 53:10 <b>glembocki</b> 2:5 <b>go</b> 31:10,11 35:20 36:4,11 37:8,20 <b>goal</b> 5:22 15:19 <b>goes</b> 33:6,7 <b>going</b> 25:4,21 26:11 27:18 29:24 31:10 32:13 33:13 34:17,22 36:1 36:6 38:20 42:7 47:24 48:12,22 50:13	53:6 56:20,24 <b>good</b> 14:1 19:16 24:22 38:6 46:12,12 46:14 <b>goodnight</b> 60:5 <b>grading</b> 31:23 <b>gramace</b> 58:8 <b>graphic</b> 4:15 <b>grass</b> 31:18 37:21 <b>grayish</b> 28:8 <b>great</b> 2:22 19:17 38:19 <b>greater</b> 14:14 15:10 16:7 <b>greenery</b> 14:12 <b>greenway</b> 4:4 4:13,20,23 5:3 5:17 6:1,6,22 7:6,16,17,20 8:1,7,12 9:2,15 10:19,24 11:5 11:11,12,15,18 12:1,8,9,14,22 13:5,20 14:24 15:2,6,21 16:23 17:2,4,8 17:21,23,24 18:4,9,12 <b>greenway's</b> 13:1 18:6 <b>greenways</b> 11:1 11:1 17:10
	<b>g</b>		
	<b>g</b> 20:10 38:8 53:19,19 <b>gaps</b> 19:24 <b>garbage</b> 14:3 <b>garden</b> 15:14 <b>gary</b> 42:23 <b>gas</b> 25:15 36:18 36:20,21,23 37:3,11 39:7 <b>gateway</b> 9:11 <b>general</b> 6:2 17:19 26:17 58:11 <b>generate</b> 52:21 <b>getting</b> 36:10 <b>giarratana</b> 1:19 2:1,4,7,9 2:12,14,17,20 3:6,11,13,15,18 3:20,23,25 18:17 19:2,5 19:12,18 20:8 20:20 21:2,11 21:16,18,20,23 21:25 22:3,5		

<b>greg</b> 4:15 <b>ground</b> 28:16 <b>group</b> 18:4 <b>guess</b> 30:7 31:11 <b>guide</b> 4:21 <b>guidelines</b> 17:22 18:3	<b>hazardous</b> 6:15 <b>head</b> 32:17 33:5 <b>hearing</b> 4:2,3 23:10 43:18 45:21 46:1 50:23 <b>hearings</b> 46:7 <b>held</b> 23:18 42:11 65:8 <b>hello</b> 4:12 <b>help</b> 28:19 35:7 <b>high</b> 12:5 17:16 <b>highlighting</b> 6:4 <b>hill</b> 20:1 <b>historic</b> 12:18 <b>historical</b> 12:13 14:18,21 <b>history</b> 6:10 14:22 <b>hit</b> 36:10 <b>hoboken</b> 21:8 <b>hockey</b> 15:13 <b>hold</b> 38:5 <b>hope</b> 44:7 <b>hopefully</b> 35:11 <b>hopes</b> 58:4 <b>hoping</b> 18:19 <b>horton</b> 44:21 53:20,25 <b>hose</b> 51:17 <b>hours</b> 29:12,17 <b>housing</b> 8:23	<b>hudson</b> 1:1,4 7:16 17:2,7 49:16 65:8 <b>hundred</b> 23:14 40:14 <b>hydraulically</b> 28:10	26:21 28:14 29:7 <b>included</b> 9:5 31:3 <b>includes</b> 6:16 7:22 11:5 <b>including</b> 14:25 29:1 35:8 52:9 <b>inclusion</b> 8:8 11:18 12:12 14:17 59:5 <b>inclusionary</b> 8:23 <b>incorporate</b> 9:2 20:7 <b>incorporated</b> 12:23 <b>incorporation</b> 15:6 18:11 <b>indicate</b> 43:20 <b>indicated</b> 44:4 56:7,9 <b>indicating</b> 11:4 57:25 <b>indication</b> 45:4 50:12 <b>individual</b> 32:5 <b>industrial</b> 8:20 10:6 13:3 14:19,20 <b>infiltrates</b> 28:15 <b>infiltration</b> 28:9,11,14
<b>h</b>		<b>i</b>	
<b>h</b> 24:11 <b>hackensack</b> 19:20 <b>half</b> 6:7,9 7:10 8:17 16:15 20:15 <b>hand</b> 5:2 30:13 48:2 53:22 <b>happen</b> 35:9 <b>happening</b> 7:5 <b>happens</b> 29:20 <b>happy</b> 57:25 <b>hard</b> 56:14 <b>hardened</b> 56:11,12,14 <b>harrison</b> 4:16 7:7 9:3,5,22 10:5 23:11 25:8,8,9,24 27:5 30:20 31:13 32:2 33:6 36:1 38:25 <b>hauler</b> 29:11 <b>hazard</b> 32:5		<b>i.d.</b> 65:16 <b>idea</b> 13:18 <b>identified</b> 39:19 <b>impact</b> 7:13 38:23 44:5 49:16 <b>impacted</b> 35:4 <b>impervious</b> 49:20,22 50:5 <b>implement</b> 6:20 <b>implementati...</b> 16:7 18:6 <b>implemented</b> 5:10 <b>implementing</b> 5:22 <b>improved</b> 48:20 <b>improvements</b> 23:17 48:13,17 49:12 <b>incentivized</b> 14:13 <b>include</b> 6:10 7:6,12 10:25 15:12 17:13	

<p><b>information</b> 34:9 35:2  <b>infrastructure</b> 25:17  <b>inlets</b> 25:18 33:11 37:19  <b>input</b> 13:17  <b>inside</b> 35:20 36:19 45:1  <b>inspector</b> 1:21  <b>installed</b> 37:5 37:18  <b>instance</b> 15:23  <b>integrate</b> 6:23  <b>integrated</b> 13:1  <b>integration</b> 12:9 13:5  <b>interested</b> 50:17  <b>interfere</b> 43:14  <b>intern</b> 4:6  <b>internal</b> 39:2  <b>internally</b> 24:2  <b>intersect</b> 7:16  <b>intersection</b> 11:13 25:25 26:1 30:12 35:6  <b>introducing</b> 4:13  <b>introduction</b> 4:19 5:3 48:11  <b>involve</b> 11:10  <b>involved</b> 5:4 17:17 54:4</p>	<p><b>involves</b> 30:11  <b>island</b> 30:15 34:21  <b>islands</b> 30:2,5  <b>issue</b> 19:25 31:25  <b>issued</b> 6:19  <b>issues</b> 19:24  <b>item</b> 4:1 21:4 22:6 23:8 31:8 42:13 60:5 62:20 63:23  <b>iteration</b> 39:8</p>	<p style="text-align: center;"><b>k</b></p> <p><b>k</b> 20:10 45:10  <b>kamil</b> 44:14,18 45:5,7,9 47:19 51:10  <b>kearny</b> 4:17 7:14,17 13:18 13:21 15:5,8,8 15:9 16:6,13 17:3,8,15 23:11,12 32:8 42:16 43:2,8 44:1 46:17 47:2 48:19 52:14  <b>kearny's</b> 16:4  <b>keep</b> 33:20 38:20 50:21  <b>kennedy</b> 60:8  <b>kenny</b> 1:12 2:18,19,22,25 3:23,24 18:15 18:23 19:16 22:3,4 23:5,6 24:7,18 34:2 35:15 36:14 37:23 38:16 40:10,19,22 41:3,24,25 42:4 47:12 52:4 53:2 55:4 57:19 58:13 59:24,25 61:6 61:7 62:18,19 63:20,21 64:6</p>	<p><b>kevin</b> 38:8  <b>key</b> 14:2  <b>kind</b> 9:13 10:23 28:7 55:7 56:11  <b>king</b> 53:15  <b>kline</b> 23:20,20 24:21,24 37:3 37:14 38:3 40:8 41:1 42:3  <b>kmart</b> 44:2  <b>know</b> 19:10,23 20:2,17 25:11 31:3 33:16 35:1,18 36:2,3 36:10 37:21 39:3,23 40:4 40:18 42:9 47:6,16 49:19 50:2 51:2 55:25 59:2  <b>known</b> 25:6  <b>kourgialis</b> 1:22 4:11,12 20:10 21:1</p>
	<b>j</b>		
	<p><b>jackson</b> 8:8 21:7,7  <b>jake</b> 46:7 48:10  <b>january</b> 48:8  <b>jersey</b> 1:8,8 24:13,14 38:13 45:15 46:4 54:11 60:9 65:6,16  <b>jeter</b> 1:13 2:5,6 3:4,7,11,12 21:9,12,16,17 22:18,19 41:6 41:9,12,13 59:12,13 60:19 60:20 62:5,6 63:1,4,8,9  <b>joking</b> 40:22  <b>jurisdiction</b> 5:17</p>		<b>l</b>
			<p><b>l</b> 1:17 20:10 45:10 53:19  <b>la</b> 14:10  <b>laid</b> 51:11  <b>lake</b> 24:12  <b>land</b> 17:12 24:17  <b>landscaping</b> 15:22 26:15</p>

<p>27:1 28:24  <b>lane</b> 27:15,24  28:3,5  <b>lanes</b> 27:23  <b>large</b> 7:13 8:21  12:7 13:25  14:11 15:17  25:23  <b>lastly</b> 5:18  14:17 18:7  <b>latest</b> 8:3  <b>launch</b> 15:13  16:6  <b>lay</b> 53:14  <b>layout</b> 55:8  <b>layson</b> 1:14 2:7  2:8 3:13,14  21:18,19 22:20  22:21 41:14,15  59:14,15 60:21  60:22 62:7,8  63:10,11  <b>lead</b> 13:10  <b>leading</b> 27:16  <b>leads</b> 17:11  26:9 27:5  <b>lefante</b> 62:22  62:23  <b>left</b> 5:2 26:7,23  27:7,17,19  28:7 30:8,19  36:2 49:1 57:4  <b>legend</b> 5:5  <b>letter</b> 31:6,8,21  32:6,9,19 34:7</p>	<p>34:7 39:9 42:6  52:21 57:24  <b>letters</b> 31:6  44:9 50:9,14  <b>levels</b> 39:3  <b>license</b> 46:11  65:4  <b>licensed</b> 24:13  38:13 45:14,18  45:19,20 54:10  54:14,15  <b>licenses</b> 24:22  38:5,14  <b>lieu</b> 50:17  <b>lighting</b> 11:2  14:3 27:1  28:24  <b>lights</b> 28:25  29:1,2  <b>likely</b> 6:7 8:17  9:18 15:1  <b>lim</b> 44:22 53:18  53:19 54:1,4,8  54:12,15,18,23  55:1,10,22  56:5,10,20  57:1,4,7,15  <b>limited</b> 44:12  47:23  <b>line</b> 10:5 13:14  20:21 26:4  <b>linear</b> 13:13  <b>lines</b> 5:8,9,12  5:18 56:18</p>	<p><b>link</b> 9:19 21:3  <b>lipski</b> 1:13 2:2  2:3 3:9,10  21:14,15 22:12  22:15,16,17  41:10,11 59:10  59:11 60:17,18  61:24 62:2,3,4  63:6,7 64:8  <b>list</b> 6:13  <b>litigation</b> 6:16  <b>little</b> 6:9 25:16  27:18 28:2  31:23 36:13  58:3  <b>llc</b> 21:7 22:8  23:11 60:7  61:10 62:23  <b>local</b> 11:15  15:10 29:11  <b>located</b> 8:1  25:5,7,24  26:22 28:17  31:12 46:23,25  47:3 48:18  50:25  <b>location</b> 30:16  43:3 44:3  46:21,23 48:12  50:18 51:12  53:12 56:1,4  <b>locations</b> 50:22  <b>long</b> 8:13 9:4  11:9 13:2,12  14:6,16 16:3</p>	<p>16:24 17:24  24:18 45:17  52:18 54:13  <b>look</b> 10:24  35:18 45:4  53:9,10  <b>looked</b> 39:14  39:15  <b>looking</b> 35:19  48:8  <b>looks</b> 19:17  56:17,22  <b>loose</b> 52:20  <b>lot</b> 12:5,11  13:10 22:9  23:12,14,16  25:6 35:21  42:16 47:5  49:10,20 57:12  57:14,15 60:8  61:10 62:24  <b>lots</b> 10:6 21:7  <b>low</b> 43:21  49:16  <b>lower</b> 48:2  <b>lugo</b> 2:9  <b>lunch</b> 10:1  <b>lyndon</b> 16:17  16:25</p>
<b>m</b>			
<p><b>m</b> 45:10 53:19  <b>made</b> 3:6 21:11  22:13 41:7  48:15 59:7  60:14 61:16,25</p>			

63:3 <b>main</b> 5:7 6:4 9:7 11:9 24:12 56:24 57:12,13 57:14 <b>maintain</b> 50:21 <b>maintained</b> 19:10 33:8 <b>maintaining</b> 19:7 <b>maintenance</b> 15:22,24 18:22 32:22 33:12,18 <b>make</b> 12:25 19:9 35:9,25 41:4 58:25 59:4 61:13,21 <b>making</b> 19:11 20:17 30:13,19 30:24 49:7 50:17 <b>malavasi</b> 1:14 2:10,11 3:16 3:17 18:18,24 19:3,6,13 20:4 21:21,22 22:23 22:24 35:17 36:9 40:12,17 41:17,18 58:24 59:8,17,18 60:24,25 62:10 62:11 63:13,14 <b>mall</b> 7:15 13:25 <b>manner</b> 27:16 31:1	<b>map</b> 5:8 6:1,3 8:1 25:1 42:7 <b>marcella</b> 1:20 <b>march</b> 1:9 34:6 34:7 42:6 65:9 <b>mario</b> 1:21 <b>markers</b> 14:18 <b>market</b> 57:11 <b>marshall</b> 13:24 14:25 <b>massive</b> 9:17 <b>masters</b> 38:11 <b>material</b> 6:15 55:12 56:10 <b>materials</b> 55:7 <b>matter</b> 13:17 60:10 61:12 <b>matters</b> 4:2 23:9 <b>matthew</b> 24:11 <b>mattress</b> 43:6 43:17 49:4 51:20 53:6 <b>means</b> 9:15 <b>measures</b> 16:8 <b>meet</b> 49:15 <b>meeting</b> 1:3 3:2 20:24 21:6 49:16,17 58:15 64:3,4,7 65:7 <b>meets</b> 49:20 <b>mehta</b> 1:15 2:12,13 3:18 3:19 20:11 21:23,24 22:25	23:1 36:16,20 37:1 41:19,20 59:19,20 60:13 60:16 61:1,2 61:16 62:12,14 63:15,16 <b>members</b> 48:6 58:14 <b>memorializat...</b> 21:5 <b>memorializing</b> 14:19 43:9 <b>mention</b> 63:24 <b>mentioned</b> 12:16 28:23 36:17 39:6 <b>menu</b> 27:20 <b>merely</b> 13:8 53:13 <b>mile</b> 20:15,15 <b>miles</b> 6:7,9 <b>minimize</b> 36:6 <b>minor</b> 39:3 52:20 <b>minutes</b> 3:1 4:1 <b>missed</b> 35:22 <b>missing</b> 14:1 <b>mitigation</b> 57:23 <b>mix</b> 10:3 <b>modal</b> 5:23 <b>modestow</b> 46:8 48:10 <b>modifying</b> 23:24	<b>moment</b> 33:22 34:1 47:6 <b>morning</b> 29:21 <b>motif</b> 55:13 <b>motion</b> 3:3,4,6 3:25 21:8,9,11 22:5,10,11,13 23:7 41:4,5,7 42:1 58:25 59:4,7 60:1,11 60:12,14 61:15 61:17,22,25 62:25 63:1,3 64:8,9 <b>motions</b> 64:7 <b>mountable</b> 30:24 34:21 <b>mounted</b> 28:25 29:2 <b>move</b> 48:12 58:18 <b>movement</b> 26:2 26:5 27:3 30:20 <b>moving</b> 58:22 <b>multi</b> 5:23 <b>multiple</b> 30:22 <b>municipal</b> 5:11 18:19 <b>municipalities</b> 5:4,17 7:2 14:23 18:1 19:8,23 <b>municipality</b> 44:6
--	---	---	--

<b>n</b>	<b>neighborhood</b> 16:9	<b>northeast</b> 9:11 29:5 33:7	<b>occurred</b> 14:21
<b>n</b> 1:6,6,17 42:24,24 45:10 53:19,19 65:1	<b>net</b> 50:6	<b>northern</b> 13:14	<b>october</b> 43:8
<b>name</b> 4:12 20:9 24:10 38:4,7 45:8 53:16,18 53:19	<b>network</b> 5:23	<b>notable</b> 11:20	<b>offer</b> 47:15 55:2
<b>narrow</b> 15:17	<b>never</b> 36:25 37:4,10	<b>notary</b> 65:5,15	<b>office</b> 4:5 5:16 8:20,22 9:25 25:2 26:13 38:22 39:11 48:9
<b>national</b> 6:13 53:7	<b>new</b> 1:8 6:19 7:3 9:22 11:18 12:18 16:1,15 17:1 24:12,14 38:13 43:4 45:15 46:4,8 49:13 54:11 64:4 65:5,16	<b>note</b> 31:16 57:22	<b>officially</b> 5:14
<b>natural</b> 31:10 31:12	<b>newark</b> 4:17 6:5 7:9 11:21 11:24,25,25 13:11,15,17	<b>noted</b> 51:3	<b>oh</b> 3:21 40:23
<b>nature</b> 34:13 42:25 58:19	<b>newer</b> 12:4	<b>notes</b> 65:7	<b>okay</b> 3:2 20:21 21:4 24:25 37:1,25 38:19 42:23 53:5,18 54:24 55:10 56:16,23 61:23
<b>navigate</b> 30:16	<b>newly</b> 48:20	<b>noticed</b> 33:9	<b>old</b> 63:23
<b>navigating</b> 4:22 30:7	<b>ng</b> 2:14 3:20	<b>november</b> 43:9	<b>older</b> 20:1
<b>near</b> 8:8 10:6 13:24 16:12,18 17:12 33:11	<b>njsea</b> 24:3 32:7	<b>number</b> 32:16 39:11 48:1 51:13	<b>once</b> 8:16 20:6 33:19 43:24
<b>nearest</b> 11:13	<b>nonconforming</b> 10:9	<b>o</b>	<b>ongoing</b> 8:15 8:25
<b>nearly</b> 6:7,18	<b>nondescript</b> 44:25	<b>o</b> 1:6,6,11,17 20:10 53:19 65:1	<b>open</b> 9:22 11:8 18:13 20:22 31:18 45:1
<b>necessarily</b> 33:18	<b>nonprofit</b> 18:2	<b>objections</b> 24:19 38:17 47:13	<b>openness</b> 15:25
<b>necessary</b> 6:14 10:18 12:9	<b>norman</b> 16:11 16:20	<b>observation</b> 35:18 36:13	<b>opens</b> 28:5
<b>necessity</b> 51:22	<b>north</b> 20:12,17 22:9 25:4 26:5 26:24 27:4,8 30:14 47:8 61:11	<b>observed</b> 17:20	<b>operation</b> 29:18,22
<b>need</b> 35:23,23 37:2 42:5 43:12 53:15		<b>obstruct</b> 12:7 15:23	<b>operational</b> 39:5,13
<b>needs</b> 33:8		<b>obstructs</b> 12:1	<b>opportunities</b> 9:5,23 11:9 15:9 20:3
<b>negotiations</b> 8:14,24		<b>obtain</b> 52:13	
		<b>obtained</b> 44:4	
		<b>obviously</b> 34:19 53:7	
		<b>occupy</b> 43:7	
		<b>occur</b> 6:20 29:12	

<p><b>opportunity</b> 3:1 13:12 44:8 48:6</p> <p><b>optimal</b> 5:20</p> <p><b>option</b> 28:22 30:22 35:6</p> <p><b>optional</b> 51:8</p> <p><b>options</b> 8:5 30:22</p> <p><b>orange</b> 26:18</p> <p><b>order</b> 46:12</p> <p><b>ordering</b> 27:16 27:19,21,22 28:4</p> <p><b>organizations</b> 18:2</p> <p><b>orient</b> 46:21</p> <p><b>orientation</b> 25:3</p> <p><b>originally</b> 25:13</p> <p><b>outdoor</b> 14:14</p> <p><b>outlined</b> 25:7 28:7</p> <p><b>outside</b> 56:7</p> <p><b>outstanding</b> 34:11</p> <p><b>overall</b> 25:20 25:21 35:7 50:6</p> <p><b>overlaps</b> 13:22</p> <p><b>overnight</b> 29:17</p> <p><b>own</b> 6:21 7:17 10:12</p>	<p><b>owned</b> 10:7 13:6 18:16</p> <p><b>owner</b> 30:1,23 33:22,25 62:23</p> <p><b>owners</b> 10:16</p> <p><b>owns</b> 30:1</p> <hr/> <p style="text-align: center;"><b>p</b></p> <hr/> <p><b>p</b> 1:6,17</p> <p><b>p.m.</b> 1:9 64:12</p> <p><b>page</b> 5:2 25:3,6 25:10 27:6 28:3,7</p> <p><b>pages</b> 5:1 7:4</p> <p><b>pamela</b> 1:14</p> <p><b>panel</b> 56:7</p> <p><b>panels</b> 56:8,17</p> <p><b>parcel</b> 25:14 27:2 49:1</p> <p><b>park</b> 7:9,18,25 8:3,8,16 10:12 13:9,14 15:8,9 15:14,16,18,19 15:22,24 16:13 17:2,12</p> <p><b>parking</b> 7:23 12:5,11 13:10 23:16 26:25,25 27:10,11,12 35:21,21,22 36:11 39:11,15 40:1,2,5 42:20 47:5 49:5,6,10 50:3 51:11,15 57:12,14,15</p>	<p><b>parks</b> 7:3 15:11</p> <p><b>part</b> 5:10 9:11 11:4 15:2 33:1 38:20,21,24 43:20 46:7,15 48:24 49:12 50:8</p> <p><b>partial</b> 13:9</p> <p><b>participating</b> 58:14</p> <p><b>particular</b> 9:22 31:8 58:11,11</p> <p><b>particularly</b> 14:8</p> <p><b>parties</b> 6:17 34:20</p> <p><b>passaic</b> 4:4,13 4:22 6:3,11,22 7:12 8:7 11:22 12:20 13:22 15:4 16:22 17:5,23 18:4,9 18:12 19:20 33:1 42:15 43:2 44:3 46:25 47:1 48:18 49:8 50:11 51:6 55:20 56:25 57:1,9,23 58:4</p> <p><b>passed</b> 3:25 22:6 23:8 27:22 28:4 42:2 60:2</p>	<p><b>passes</b> 17:8</p> <p><b>passing</b> 30:12</p> <p><b>past</b> 6:11 14:20</p> <p><b>paterson</b> 61:10</p> <p><b>path</b> 6:24 15:24 16:11,16 30:10</p> <p><b>paths</b> 5:13,19 8:2 15:17,18 15:19 30:18</p> <p><b>pathway</b> 14:7</p> <p><b>pathways</b> 5:6,9 5:10,13,24 6:8 10:25 13:23,25 17:22</p> <p><b>patios</b> 14:14</p> <p><b>patrick</b> 1:18</p> <p><b>pattern</b> 56:22</p> <p><b>patterned</b> 56:19</p> <p><b>paved</b> 10:25</p> <p><b>pavement</b> 28:16,21 42:18</p> <p><b>pavilion</b> 16:12 16:21</p> <p><b>pay</b> 31:15 57:25</p> <p><b>payment</b> 6:17 51:8</p> <p><b>pe</b> 1:14</p> <p><b>peak</b> 39:21 40:2</p> <p><b>pedestrian</b> 5:21 16:8</p> <p><b>pedestrians</b> 9:23 14:4</p>
--	--	---	--

<p><b>pending</b> 12:19  <b>penn</b> 9:9 13:6,7  <b>people</b> 5:19  11:21 14:13  16:2 19:3  20:14 35:25  <b>perfect</b> 43:21  43:25  <b>period</b> 33:13  <b>permission</b>  24:4  <b>permit</b> 32:5  <b>perspective</b>  49:15 56:2  <b>pervious</b> 28:16  28:21  <b>pettigr</b> 62:15  <b>pettigrew</b> 1:15  2:15,16 3:5,8  3:21,22 19:17  21:10,13 22:1  22:2,11,14  23:3,4 41:5,8  41:22,23 47:10  59:6,9,22,23  60:12,15 61:4  61:5,21 62:1  62:17 63:2,5  63:18,19 64:9  <b>phase</b> 37:6  <b>pick</b> 33:19  <b>picked</b> 29:9  <b>pickup</b> 27:24  28:6 29:11,13</p>	<p><b>picnic</b> 16:1  17:14  <b>picture</b> 12:2,6  15:24  <b>pictures</b> 56:17  <b>pipes</b> 25:18  <b>placement</b> 6:12  <b>plan</b> 4:4,10,13  4:20,21,25 5:3  6:19 7:7,13 8:3  9:3,6,8 10:5,10  10:21 11:17  13:23 15:4  16:14 18:5,12  19:9,19,21  23:13 26:12,14  26:15,15 31:11  42:16 44:13  47:6 48:13,14  48:21 49:24  62:24  <b>plan's</b> 18:7  <b>plank</b> 61:10  <b>planned</b> 5:14  8:19 9:25  25:13 36:23  37:11  <b>planner</b> 1:20  4:7,15  <b>planning</b> 1:1,4  1:22 5:15  11:10 34:10  54:20 65:8  <b>plans</b> 5:11 7:2  7:5 8:23 9:4</p>	<p>10:13 12:15,22  16:13 23:8  44:11 47:17  48:1 54:3  <b>plant</b> 50:11  <b>planted</b> 50:13  51:5  <b>plantings</b> 29:3  <b>plaza</b> 46:22  47:2 48:19  51:5  <b>please</b> 2:23  4:18 24:8  53:17,22  <b>plenty</b> 20:13  <b>plug</b> 56:8  <b>point</b> 16:22  19:16 50:5  52:19,19  <b>points</b> 8:7  <b>pollution</b> 6:11  <b>popeye's</b> 23:15  23:23 26:19  29:14 33:19  39:8,12,17,18  40:16  <b>portion</b> 29:6  30:24  <b>positive</b> 35:4  <b>possibility</b>  50:16  <b>possible</b> 5:24  58:22  <b>possibly</b> 14:3  17:10</p>	<p><b>potential</b> 13:18  <b>potentially</b>  30:23  <b>pp</b> 1:19  <b>prejudice</b> 60:6  <b>preliminary</b>  20:5  <b>prepared</b> 25:2  26:13 38:22  39:13 48:9  <b>present</b> 4:6  25:12 26:12  44:11 48:16  <b>presentation</b>  41:2,4 58:12  <b>presenting</b>  46:16  <b>presume</b> 46:11  <b>pretty</b> 25:12  39:7  <b>prevent</b> 30:6  <b>preview</b> 10:23  27:20  <b>previous</b> 21:6  <b>previously</b>  12:15 28:23  30:3 31:22  36:17 39:7  45:22 50:2  <b>primarily</b>  47:25 51:11  53:10  <b>principal</b> 38:8  <b>principles</b> 58:8</p>
--	--	--	---

<p><b>priority</b> 6:13  <b>private</b> 18:1  19:25 29:10  30:8  <b>procedure</b>  60:10 61:12  <b>proceed</b> 27:22  30:25 37:25  53:4  <b>proceeding</b>  64:11  <b>proceedings</b>  1:4 65:6  <b>process</b> 10:16  17:25 46:9  <b>professional</b>  24:13 38:13  45:15  <b>professionals</b>  44:9 52:3  57:18 63:25  <b>program</b> 9:11  <b>project</b> 7:10  9:12 12:16  16:19 18:11  38:22 46:15,18  48:24 54:7  58:11  <b>projects</b> 7:12  12:19  <b>promote</b> 15:25  <b>promptly</b> 58:22  <b>proper</b> 37:9  <b>properly</b> 19:10</p>	<p><b>properties</b> 7:11  10:25  <b>property</b> 16:5  18:19 19:7,25  20:19 24:1  25:5,11,20,21  26:4,4,8,8,16  26:17 27:4  28:12,25 30:1  30:23 33:3,3  33:22,25 43:7  47:4 48:25  49:2,13 51:7  51:17  <b>proposals</b>  63:24  <b>propose</b> 48:13  <b>proposed</b> 5:12  26:18 32:22  33:12 39:1,7,8  40:3 43:5  48:17 50:6  <b>proposing</b>  27:10 28:23  29:4 48:24  49:3 50:3  <b>protection</b>  14:15  <b>provide</b> 13:19  24:8 31:14,25  44:11,22 55:24  <b>provided</b> 27:2  32:15 34:8  40:6 49:9  55:14 57:24</p>	<p><b>provides</b> 6:13  26:6 40:3  <b>providing</b> 35:6  49:13  <b>provisions</b> 8:10  12:13  <b>proximity</b> 17:6  <b>pse&amp;g</b> 8:20  <b>public</b> 4:2,3,18  11:8 13:3 14:9  16:17 20:22  23:9 37:25  40:24 53:3  58:14 65:5,15  <b>publicly</b> 4:23  <b>pull</b> 35:19  <b>pumps</b> 36:23  <b>purpose</b> 35:3  <b>purposes</b> 25:3  <b>pursuing</b> 13:8  <b>pushes</b> 27:7  <b>put</b> 58:17  <b>putting</b> 19:8  20:23  <p style="text-align: center;"><b>q</b></p> <b>qualifications</b>  24:9  <b>qualified</b> 54:25  <b>qualify</b> 47:11  <b>quarter</b> 9:11  <b>queens</b> 53:15  <b>question</b> 18:24  32:11,21 36:17  <b>questions</b> 4:19  18:14 34:3</p>	<p>35:13 36:14  39:10 40:9,11  52:2,2,5 53:1  57:17,17,20  58:10,15  <b>queue</b> 39:17  <b>queues</b> 39:21  <b>queuing</b> 39:10  39:15,19 40:5  <b>quickly</b> 30:10  58:21  <b>quite</b> 4:5 11:24  34:12  <b>quorum</b> 2:21</p> <p style="text-align: center;"><b>r</b></p> <b>r</b> 1:11,17 20:10 24:11 45:10 65:1 <b>rail</b> 13:14 <b>railings</b> 11:2 <b>railways</b> 17:12 <b>raise</b> 53:21 <b>ramp</b> 17:11 32:1 <b>ramps</b> 49:14 <b>ran</b> 30:10 <b>range</b> 39:22 <b>rather</b> 34:12 36:5,10 52:11 <b>ready</b> 42:21 <b>really</b> 18:16 19:16 20:14,18 26:24 31:1 33:8,23 39:5 47:23 57:1
---	--	--	---

<b>receive</b> 24:3 63:24 <b>received</b> 29:25 32:4,6 43:7 <b>receiving</b> 64:1 <b>recent</b> 9:4 18:9 <b>recently</b> 7:18 18:25 30:5 <b>receptacles</b> 11:2 14:3 <b>recommend</b> 8:10 9:12 10:15 11:3 12:2,12,24 13:2 14:6,17 15:5,21 16:21 16:24 17:9 <b>recommendat...</b> 24:3 <b>recommendat...</b> 5:14 17:20 <b>recommended</b> 32:7 <b>recommends</b> 11:17 <b>reconstructed</b> 49:14 58:20 <b>reconstruction</b> 32:1 <b>record</b> 23:19 34:5 42:12 43:20 48:4 53:17 <b>recreational</b> 13:19 14:8	15:3,12 <b>recycling</b> 29:8 29:9 <b>red</b> 7:23 <b>redevelop</b> 7:8 7:10 <b>redeveloped</b> 8:21 15:2 <b>redeveloping</b> 49:19 <b>redevelopment</b> 5:11 6:21 7:5,6 7:7,13,22 9:3,6 9:21 10:5,10 10:18,21 12:10 12:15 13:9,23 15:4 16:4,6,25 19:9 49:18 52:8 58:3 <b>reduce</b> 34:20 <b>reducing</b> 50:4 <b>reduction</b> 49:22 50:6 <b>refer</b> 47:25 48:1 <b>referring</b> 47:17 47:24 48:5 <b>reflects</b> 48:5 <b>regard</b> 44:7 47:18,21 58:9 <b>regular</b> 1:3 54:21 65:7 <b>regulation</b> 49:20	<b>regulations</b> 49:18 <b>rehabilitate</b> 11:16 <b>rehabilitation</b> 6:14 12:23 16:20 <b>reiterate</b> 23:23 <b>related</b> 39:10 <b>relatively</b> 43:1 44:13 47:23 58:20 <b>relax</b> 10:1 16:2 <b>released</b> 8:23 <b>relevant</b> 7:1 <b>relocate</b> 51:7 <b>remaining</b> 10:6 18:2 34:11,15 52:11 <b>remains</b> 11:19 <b>remington</b> 34:6 <b>removal</b> 6:15 <b>rendering</b> 26:12 <b>renewal</b> 22:8 <b>renovations</b> 9:10 <b>repave</b> 15:19 <b>replicate</b> 19:19 <b>report</b> 4:9,14 5:7 <b>reports</b> 17:21 <b>represent</b> 5:8,9 5:12 43:19	<b>request</b> 34:19 58:17 <b>requested</b> 31:23 34:9 58:2 61:13 <b>requests</b> 31:8 <b>require</b> 12:10 <b>required</b> 31:14 <b>requirement</b> 18:25 35:9 <b>requirements</b> 50:9,10,15 55:15,16 57:22 <b>residencies</b> 7:15 13:24 <b>residential</b> 7:22 10:4,11,20 13:20 15:3 18:20 20:12 <b>residents</b> 9:24 19:14 <b>resolution</b> 43:9 43:19 52:18 <b>resolutions</b> 21:5 <b>respectfully</b> 58:17 <b>respective</b> 7:11 <b>responded</b> 34:6 <b>response</b> 52:20 <b>responsible</b> 6:17 <b>rest</b> 13:1 14:13 32:9
---	--	---	--

<p><b>restaurant</b> 23:16 26:19 <b>restaurants</b> 14:14 <b>restoration</b> 7:9 12:16 <b>resulting</b> 17:25 <b>results</b> 39:20 <b>retail</b> 42:19 49:4 55:11 57:11 <b>review</b> 3:1 31:2 31:6,6,21 32:8 32:19 34:11,11 39:9 44:8 46:15 50:9,14 52:9,10,23 64:1 <b>revisions</b> 48:15 <b>revitalized</b> 6:24 <b>right</b> 5:5 11:12 18:23 19:12 20:20 25:4 26:3,10,10 28:11 29:6 30:13 31:13 32:2,25 33:9 35:11,25 37:2 45:25 48:2,21 49:6 53:22 <b>rink</b> 15:13 <b>river</b> 4:4,13,22 4:24 6:3,4,11 6:14,20,22,25 7:4 8:7 14:23</p>	<p>16:22 17:23 18:4,9,12 22:7 22:8 33:1 <b>river's</b> 6:17 17:6 <b>riverbank</b> 5:25 7:18 10:7 16:13 <b>riverfront</b> 7:9 15:8,9 19:4,20 <b>road</b> 22:7,8 23:25 30:8 42:7 57:9 61:10 62:25 <b>roadway</b> 11:6 43:14 <b>rogers</b> 8:13 9:1 9:16 <b>roof</b> 28:15 <b>rough</b> 6:5 8:2 <b>routed</b> 28:20 <b>routine</b> 34:12 52:11 <b>rowing</b> 17:17 <b>rpr</b> 65:4,15 <b>run</b> 30:18 <b>runoff</b> 28:15,19 <b>runs</b> 25:9 26:5 33:2 <b>rushabh</b> 1:15 <b>rutger's</b> 24:15 38:10 <b>rv</b> 31:21 32:9 34:9</p>	<p><b>rve</b> 39:9 <b>s</b> <b>s</b> 1:6,6,6,17,17 20:10 24:11 38:8 53:19 56:15 <b>safe</b> 8:11 11:10 11:19 12:25 <b>salute</b> 2:24 <b>sam</b> 4:7,15 20:24 <b>samples</b> 40:20 <b>satisfy</b> 50:14 <b>savage</b> 38:7,8 38:19 40:15,21 <b>save</b> 4:18 <b>says</b> 36:2 <b>scale</b> 8:21 <b>scenario</b> 35:19 <b>scenic</b> 16:1 <b>schedule</b> 32:23 33:12,18 <b>scheduled</b> 4:2 23:9 <b>school</b> 17:16 <b>schroeder</b> 4:7,8 4:15 <b>science</b> 24:14 38:9,11 <b>score</b> 64:2 <b>screen</b> 5:1 24:25 <b>sd</b> 42:14 <b>seating</b> 11:2 14:2,12</p>	<p><b>seats</b> 26:20 <b>second</b> 3:5 21:10 22:12 41:6 47:11 59:6 60:13 61:24 63:2 64:10 <b>seconded</b> 3:7 21:12 22:14 41:8 59:8 60:15 62:1 63:4 <b>secretary</b> 1:19 <b>section</b> 6:2 7:14 7:20,21,25 8:12,12,19 9:7 9:21 10:3,20 12:4 13:21 15:7 16:10,15 17:3,15 42:17 <b>sections</b> 4:25 10:24 <b>security</b> 16:16 <b>sed</b> 32:4 <b>see</b> 4:25 8:1 19:24 26:18 33:5 35:11 44:23 47:3 48:6 53:9 <b>seeing</b> 39:21 <b>seeking</b> 32:6 <b>seeks</b> 15:14 <b>seems</b> 14:1 51:19</p>
--	---	--	--

<b>selected</b> 9:10 <b>semi</b> 5:9 <b>sent</b> 45:25 <b>separate</b> 4:24 29:18 <b>separated</b> 6:2 <b>september</b> 38:23 <b>serve</b> 4:21 <b>serves</b> 10:22 <b>service</b> 39:4 <b>set</b> 26:15 <b>setup</b> 20:18 <b>several</b> 7:2,15 8:22 9:10 10:6 14:25 15:16 34:10 <b>shade</b> 29:4 32:13 <b>shared</b> 30:8 52:18 <b>shari</b> 65:4,15 <b>sheds</b> 16:1 17:14 <b>sheet</b> 48:8,14 <b>shopping</b> 25:14 26:9 30:1 43:2 43:3,12,22 46:21 47:2,7 48:19 49:11 51:4 55:25 56:4 58:10 <b>short</b> 5:2 8:3,25 10:14 11:3 14:6 16:19	51:25 <b>shots</b> 31:24 <b>show</b> 44:12 45:3 52:22 <b>showing</b> 6:3 <b>shown</b> 7:20 12:1,6 15:24 48:21 <b>showroom</b> 45:2 45:2 53:10 <b>shrubs</b> 29:4 <b>side</b> 5:2 9:24 25:4 26:3,3,7,7 26:16,17,23,24 26:25 27:3,7,8 27:17,20,25,25 28:7,11,12,18 33:2 48:21 55:20,22,23 57:3,4,9,10 <b>sidewalk</b> 49:13 <b>sidewalks</b> 5:19 11:22 12:20 26:23 <b>sightsee</b> 16:2 <b>sign</b> 35:24 36:1 55:18 <b>signage</b> 8:6 9:2 11:4 12:13 14:18,22 18:3 27:1 55:8,24 <b>signalized</b> 26:1 30:12 35:5 <b>signals</b> 56:3	<b>signature</b> 65:14 <b>significant</b> 6:25 <b>signs</b> 11:5 55:14 <b>similar</b> 39:8 47:7 50:21 54:21 <b>similarly</b> 40:1 <b>simply</b> 10:14 11:3 12:10 44:13 <b>single</b> 6:23 <b>site</b> 8:3,20,24 14:24 16:14 17:7 23:8,13 25:17,18 26:2 26:12,14,15,21 27:11 28:13,20 29:3,6,7 30:7 30:21,25 31:11 33:20,23 35:7 36:4,12 37:6,8 39:1,6,23 40:3 42:16,18 43:4 44:13 47:6 48:13,14 52:7 58:12 62:24 <b>sites</b> 6:23 10:8 13:6 <b>situated</b> 27:12 <b>size</b> 53:15 <b>skimmers</b> 16:5 <b>slight</b> 49:22 <b>small</b> 15:16 25:12	<b>smaller</b> 49:1 <b>smooth</b> 56:18 56:21 <b>society</b> 20:1 <b>solid</b> 5:7,9 <b>somebody</b> 36:10 <b>somewhat</b> 53:7 <b>soon</b> 4:18 5:10 64:1 <b>sorry</b> 23:14 49:17 <b>sounds</b> 59:3 <b>south</b> 14:25 16:25 26:5,17 27:4,25 28:3 30:14 47:8 <b>southern</b> 17:3 <b>southwest</b> 42:18 47:3 49:2 <b>sp</b> 21:6 22:6 23:10 42:14 60:7 61:9 62:22 <b>space</b> 35:22 36:12 <b>spaces</b> 35:22 39:19,23 40:3 40:5 49:5 <b>special</b> 12:8 <b>specific</b> 43:6 45:1 47:5 <b>specifically</b> 37:3
--	---	--	--

<p><b>specifics</b> 17:23 47:6</p> <p><b>spell</b> 20:8</p> <p><b>split</b> 4:24</p> <p><b>spoke</b> 46:22</p> <p><b>spot</b> 20:16 31:24</p> <p><b>spots</b> 20:16 51:19,21</p> <p><b>square</b> 1:7 23:15 26:19 42:19 43:4 49:4 50:5 55:11 60:7</p> <p><b>stadium</b> 7:21</p> <p><b>staff</b> 1:22 5:15 34:10</p> <p><b>stalls</b> 26:25 27:10</p> <p><b>stamp</b> 58:17</p> <p><b>stand</b> 2:23</p> <p><b>standard</b> 34:15</p> <p><b>standards</b> 17:19</p> <p><b>standing</b> 24:22 38:6 46:12</p> <p><b>start</b> 7:21 17:13 24:7 27:14</p> <p><b>starting</b> 8:6 16:22</p> <p><b>state</b> 24:14 34:5 45:7,15 46:3,8 53:16 54:11 65:5,16</p>	<p><b>states</b> 38:14</p> <p><b>station</b> 9:9 13:6 25:15 36:18,20 36:22,23 37:4 37:11,11 39:7 51:23</p> <p><b>stations</b> 27:17 27:19,21,22 28:4 51:13</p> <p><b>stay</b> 36:12</p> <p><b>stickel</b> 11:23 12:4 13:4</p> <p><b>stipulation</b> 59:1</p> <p><b>stipulations</b> 18:22</p> <p><b>stonefield</b> 44:14 45:12</p> <p><b>store</b> 40:7 42:19 51:12</p> <p><b>stores</b> 36:2 39:12,14</p> <p><b>stormwater</b> 24:2 25:17 28:13 49:15 50:6</p> <p><b>straightforward</b> 43:1 52:10</p> <p><b>street</b> 7:24 8:9 8:11,15 11:11 11:17 12:24,25 13:4,24 14:25 20:5,5 21:7 24:12 31:14 36:5,7 51:3</p>	<p><b>streets</b> 15:11</p> <p><b>stretch</b> 52:9</p> <p><b>stretches</b> 15:18</p> <p><b>stucco</b> 56:13,13</p> <p><b>students</b> 17:16</p> <p><b>study</b> 9:13 11:16 13:16 38:23 39:13,21 40:1</p> <p><b>styrofoam</b> 56:11,14</p> <p><b>su30</b> 29:19</p> <p><b>subdivide</b> 48:24</p> <p><b>subdivided</b> 25:22</p> <p><b>subdivision</b> 42:17</p> <p><b>subdivisions</b> 23:9</p> <p><b>subject</b> 25:5,11 46:23</p> <p><b>submission</b> 48:16</p> <p><b>submit</b> 52:19</p> <p><b>submitted</b> 38:24 48:15</p> <p><b>substantial</b> 51:12</p> <p><b>sufficient</b> 39:24 40:6 51:20</p> <p><b>suggest</b> 34:25</p> <p><b>sum</b> 58:1</p> <p><b>sungyong</b> 44:22 53:18</p>	<p>55:6</p> <p><b>sunlight</b> 15:25</p> <p><b>superfund</b> 6:12 6:16</p> <p><b>supervising</b> 4:7</p> <p><b>supervision</b> 48:11</p> <p><b>support</b> 12:7 39:25 40:6 51:20</p> <p><b>supports</b> 16:19</p> <p><b>supposed</b> 36:22</p> <p><b>sure</b> 4:11 12:25 19:9,11 20:7 38:7 45:9 46:24 48:3 55:1 61:18</p> <p><b>surface</b> 56:21</p> <p><b>surrounding</b> 11:7 16:9 47:7</p> <p><b>survey</b> 31:4</p> <p><b>swear</b> 24:4 44:18</p> <p><b>sworn</b> 24:6 38:2 45:5,6 53:23</p> <p><b>system</b> 28:14 28:17,21</p>
			<b>t</b>
			<p><b>t</b> 1:17 42:24,24 51:17 65:1,1</p> <p><b>take</b> 3:2 6:25 8:16 53:9</p> <p><b>taken</b> 65:7</p>

<p><b>talk</b> 19:23 30:23</p> <p><b>talking</b> 32:24</p> <p><b>tandem</b> 6:21</p> <p><b>target</b> 44:2 48:20 51:11</p> <p><b>technically</b> 26:8</p> <p><b>temporary</b> 5:18 9:1 12:20</p> <p><b>ten</b> 16:15 27:24 28:5 29:5 31:17 39:16,22 40:2</p> <p><b>tenant</b> 43:6</p> <p><b>term</b> 8:4,13,25 9:4 10:14 11:3 11:9 13:2,12 14:6,16 16:3 16:19,24 17:25</p> <p><b>terms</b> 39:25 51:22</p> <p><b>test</b> 53:14</p> <p><b>testified</b> 45:21 46:3,6,8 54:19</p> <p><b>testify</b> 58:9</p> <p><b>testimony</b> 24:8</p> <p><b>texas</b> 38:12</p> <p><b>texture</b> 56:21</p> <p><b>thank</b> 18:12 20:24 21:1 24:24 34:4 41:3 42:2,3 45:24,24 47:16 52:6 57:21</p>	<p>58:23 60:3,4 61:14 63:22</p> <p><b>thanks</b> 4:8 53:5</p> <p><b>thin</b> 5:18</p> <p><b>thing</b> 4:11</p> <p><b>things</b> 42:7</p> <p><b>think</b> 13:18 20:21 35:10 52:17 59:1 61:19</p> <p><b>thirteen</b> 40:4</p> <p><b>thirty</b> 53:13</p> <p><b>thomas</b> 1:14</p> <p><b>thought</b> 35:24</p> <p><b>thread</b> 12:17</p> <p><b>three</b> 5:16,16 28:24 29:9,20 39:14 43:22 55:14,22</p> <p><b>thrus</b> 39:14</p> <p><b>tie</b> 6:22 52:20</p> <p><b>time</b> 4:5 5:21 7:1 10:14 13:7 18:13 29:16 32:9 33:13,25 40:13 43:17 60:11</p> <p><b>times</b> 29:9,10 29:11,20 50:20</p> <p><b>today</b> 4:12 23:21 31:17 37:20 45:20</p> <p><b>together</b> 6:23 9:20 19:22</p>	<p><b>top</b> 25:3 27:6 29:6 32:17 56:14</p> <p><b>topic</b> 29:13,23</p> <p><b>total</b> 6:9 13:10 29:3</p> <p><b>touch</b> 31:5,20 32:3</p> <p><b>tough</b> 40:23</p> <p><b>toward</b> 56:25</p> <p><b>towers</b> 8:22</p> <p><b>town</b> 8:14 10:15 12:18 15:14 32:8 43:8 55:15,17</p> <p><b>town's</b> 7:8,11</p> <p><b>towns</b> 4:16 18:19</p> <p><b>tracks</b> 9:16</p> <p><b>tract</b> 52:9</p> <p><b>traffic</b> 35:5,7 36:6 38:9,23 43:15 56:1 57:23 58:5</p> <p><b>trail</b> 4:23 7:19 16:14 17:3,13</p> <p><b>trails</b> 7:3 11:4</p> <p><b>traina</b> 1:20</p> <p><b>transcript</b> 1:3 65:10</p> <p><b>transformation</b> 13:11</p> <p><b>transformed</b> 14:11</p>	<p><b>trash</b> 11:2 27:1 29:5,8,8 33:11 33:18</p> <p><b>tree</b> 31:9,15</p> <p><b>trees</b> 29:4 31:15,17,19 32:13,20 50:11 50:13,16,18,21 50:24 51:1,4 59:1,1,2,3,5</p> <p><b>tributary</b> 33:2</p> <p><b>tridente</b> 32:10 32:21 33:9,16</p> <p><b>tridenti</b> 1:21</p> <p><b>trip</b> 43:23</p> <p><b>truck</b> 29:15,19 30:4,6,11,16,19 30:25 31:21</p> <p><b>trucking</b> 10:8</p> <p><b>try</b> 19:18 48:23</p> <p><b>trying</b> 36:11 50:20</p> <p><b>tucked</b> 43:11</p> <p><b>tuesday</b> 1:9 65:9</p> <p><b>turn</b> 30:8,13,17 30:19,19 40:9 56:3</p> <p><b>twelve</b> 39:18,23</p> <p><b>twenty</b> 23:14 29:5</p> <p><b>two</b> 6:12 11:14 17:10 20:16 27:16,19,20,20 29:2,7,9,20</p>
---	---	---	--

39:1 47:23 49:14 50:12 53:15 60:7 <b>types</b> 5:5 8:5 <b>typical</b> 39:17 39:21 40:2 <b>typically</b> 29:17 29:21 39:16	<b>unified</b> 5:23 6:24 <b>unite</b> 17:9 <b>uniting</b> 9:23 <b>university</b> 24:15 38:11,12 <b>upcoming</b> 5:6 7:2,5,24 10:13 17:2 18:10 <b>urban</b> 10:23 22:7 <b>usage</b> 5:25 <b>use</b> 5:19,21 11:13,21 19:15 29:17,21 43:21 43:25 <b>used</b> 17:21 44:1 <b>user</b> 43:5,15 44:25 <b>users</b> 11:12 <b>uses</b> 10:4,9 15:3 47:8 <b>using</b> 30:3 49:8 <b>utilities</b> 24:1 <b>utility</b> 23:16 <b>utilize</b> 51:21 <b>utilized</b> 51:18 55:7	17:21 18:1 <b>vegetation</b> 15:23 <b>vehicle</b> 18:5 39:22 <b>vehicles</b> 39:16 <b>vernick</b> 34:6 <b>version</b> 26:14 <b>view</b> 16:1 17:14 <b>vistas</b> 16:1 <b>volume</b> 43:21 <b>vote</b> 20:23	<b>wanted</b> 63:23 <b>wants</b> 19:14 <b>warehouse</b> 45:2 <b>warehousing</b> 53:12 <b>water</b> 14:14 16:2 17:11 20:13,18 31:10 31:12 32:25 <b>water's</b> 10:17 <b>waterfront</b> 4:23 5:8,13,24 6:9,21,24 7:7,8 7:11,14,25 9:18,19 10:1 10:12,22,25 11:7 12:6 13:3 13:11,22 14:5 14:7 16:16 <b>watershed</b> 6:3 <b>wawa</b> 25:23 30:12 <b>way</b> 6:5 9:19 12:13 14:22 23:24 25:17 27:13 29:4 32:2 36:12 44:6,7 56:12 62:23 <b>wb50</b> 29:15 30:11 <b>we've</b> 32:6 39:12 44:8
<b>u</b>	<b>u</b> 20:10 53:19 <b>ultimately</b> 37:16 <b>unable</b> 28:19 28:19 31:14 <b>under</b> 10:9 29:1 31:11 33:4,6 <b>underground</b> 28:14 <b>underlying</b> 12:10 <b>underneath</b> 11:22 <b>underpass</b> 9:8 9:13,16,18 12:3 <b>understand</b> 19:11 <b>understood</b> 33:15 36:8 52:19 <b>underway</b> 11:16 <b>unfortunately</b> 43:16	<b>u</b> <b>urban</b> 10:23 22:7 <b>usage</b> 5:25 <b>use</b> 5:19,21 11:13,21 19:15 29:17,21 43:21 43:25 <b>used</b> 17:21 44:1 <b>user</b> 43:5,15 44:25 <b>users</b> 11:12 <b>uses</b> 10:4,9 15:3 47:8 <b>using</b> 30:3 49:8 <b>utilities</b> 24:1 <b>utility</b> 23:16 <b>utilize</b> 51:21 <b>utilized</b> 51:18 55:7	<b>w</b>
	<b>v</b>	<b>w</b> 45:10 <b>walk</b> 9:25 11:12 51:25 <b>walker</b> 2:17 <b>walkway</b> 9:1 14:18 <b>walkways</b> 7:3 12:21 15:11 17:1 18:20 19:4 <b>wall</b> 14:10 28:9 28:25 29:2 33:5 <b>walmart</b> 25:14 25:22 26:9 30:1 34:18 35:8 36:22,24 <b>want</b> 11:14 18:12 23:23 34:5 35:20 36:3,4 41:4 48:16	

<b>website</b> 21:3	<b>wrote</b> 4:14
<b>weehawken</b> 19:1	<b>y</b>
<b>week</b> 29:9,10 29:16,20 43:24	<b>y</b> 53:19
<b>weeks</b> 30:6	<b>yeah</b> 4:11 18:23 19:2,12 19:18 20:8 21:2 40:17,17 47:12 51:1 52:7 54:4,9 55:1,10 57:8 61:19
<b>welcoming</b> 4:18	<b>year</b> 8:16 16:13
<b>went</b> 60:11	<b>years</b> 24:16
<b>west</b> 17:5,7 25:9 26:7,22 28:18 33:2 47:8	<b>yellow</b> 25:7 26:3
<b>westbound</b> 30:17	<b>yep</b> 41:1 44:19
<b>wi</b> 16:17	<b>york</b> 46:8
<b>wide</b> 16:15	<b>yraida</b> 1:13
<b>widen</b> 15:19	<b>z</b>
<b>width</b> 27:13 55:12	<b>z</b> 45:10
<b>william</b> 11:23	<b>zach</b> 1:22 4:6,9 4:12 20:24
<b>window</b> 27:25 28:6	<b>zone</b> 25:24 30:13
<b>wishes</b> 40:16	<b>zoned</b> 10:10 20:12
<b>witness</b> 24:6,19 38:1,2,18 45:6 47:13 53:23 55:4	<b>zoning</b> 33:21 54:20
<b>witnesses</b> 58:7	<b>zoom</b> 27:18
<b>work</b> 20:25 38:21 48:10 54:6	
<b>worked</b> 39:11	
<b>working</b> 4:5 18:4 19:21	