

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, October 17, 2023  
6:30 p.m.

B E F O R E:

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

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

BYRON NICHOLAS, PP, AICP, Secretary  
MARCELLA TRAINA, Assistant Planner  
AMANDA CURLEY, ESQ., Board Attorney  
SAMUEL SCHROEDER, PP, AICP  
MARIO TRIDENTE, Inspector

Page 2

1 CHAIRMAN KENNY: Good evening,  
 2 everyone. I would like to call order the October  
 3 17, 2023 Hudson County Planning Board Meeting. Has  
 4 the meeting properly advertised?  
 5 MS. CURLEY: Yes. The meeting was  
 6 published in the Jersey Journal on October 12th, in  
 7 accordance with the Open Public Meetings Act.  
 8 CHAIRMAN KENNY: Thank you. Can we  
 9 have a roll call, please?  
 10 MR. NICHOLAS: Sure. Commissioner  
 11 Aponte-Lipski.  
 12 COMMISSIONER APONTE-LIPSKI: Here.  
 13 MR. NICHOLAS: Okay. Commissioner  
 14 Glembocki, not present. Commissioner Jeter.  
 15 COMMISSIONER JETER: Present.  
 16 MR. NICHOLAS: Commissioner Layson.  
 17 COMMISSIONER LAYSON: Present.  
 18 MR. NICHOLAS: Commissioner Lugo, not  
 19 present. Commissioner Malavasi.  
 20 COMMISSIONER MALAVASI: Here.  
 21 MR. NICHOLAS: Commissioner Mehta.  
 22 COMMISSIONER MEHTA: Here.  
 23 MR. NICHOLAS: Commissioner Ng, not  
 24 present. Commissioner Pettigrew.  
 25 COMMISSIONER PETTIGREW: Here.

Page 3

1 MR. NICHOLAS: Commissioner Walker,  
 2 not present. And Chairman Kenny.  
 3 CHAIRMAN KENNY: Present.  
 4 MR. NICHOLAS: Chairman, we have a  
 5 quorum.  
 6 CHAIRMAN KENNY: Okay. Great. Can  
 7 we please stand and salute the flag?  
 8 (Flag salute.)  
 9 CHAIRMAN KENNY: All right.  
 10 Commissioners, has everyone had the opportunity to  
 11 review the minutes from the last meeting?  
 12 COMMISSIONER JETER: Yes.  
 13 CHAIRMAN KENNY: If so, can I please  
 14 ask for a motion?  
 15 COMMISSIONER JETER: Motion.  
 16 COMMISSIONER PETTIGREW: Second.  
 17 MR. NICHOLAS: On a motion made by  
 18 Commissioner Jeter. Seconded by Commissioner  
 19 Pettigrew.  
 20 Commissioner Aponte-Lipski.  
 21 COMMISSIONER APONTE-LIPSKI: Aye.  
 22 MR. NICHOLAS: Commissioner Jeter.  
 23 COMMISSIONER JETER: Aye.  
 24 MR. NICHOLAS: Commissioner Layson.  
 25 COMMISSIONER LAYSON: Aye.

Page 4

1 MR. NICHOLAS: Commissioner Malavasi.  
 2 COMMISSIONER MALAVASI: Aye.  
 3 MS. GIARRATANA: Commissioner Mehta.  
 4 COMMISSIONER MEHTA: Aye.  
 5 MR. NICHOLAS: Commissioner  
 6 Pettigrew.  
 7 COMMISSIONER PETTIGREW: Aye.  
 8 MR. NICHOLAS: And Chairman Kenny.  
 9 CHAIRMAN KENNY: Aye.  
 10 MR. NICHOLAS: Chairman, the meeting  
 11 minutes have been adopted. Excuse me. The next  
 12 item on the agenda are Matters Scheduled for Public  
 13 Hearing. The item is Memorialization of Resolutions  
 14 at the Previous Meeting, and we have one application  
 15 to be memorialized, and that is 2023-024-SP;  
 16 Riverview Development; located at 8200 River Road;  
 17 Block 438, Lot 18; in the municipality of North  
 18 Bergen. It is a site plan application to construct  
 19 384 multi-dwelling units and 425 parking spaces.  
 20 On a motion made by Commissioner Mehta.  
 21 Seconded by Commissioner Jeter.  
 22 Commissioner Aponte-Lipski.  
 23 COMMISSIONER APONTE-LIPSKI: Aye.  
 24 MR. NICHOLAS: Commissioner Jeter.  
 25 COMMISSIONER JETER: Aye.

Page 5

1 MR. NICHOLAS: Commissioner Layson.  
 2 COMMISSIONER LAYSON: Aye.  
 3 MR. NICHOLAS: Commissioner Malavasi.  
 4 COMMISSIONER MALAVASI: Aye.  
 5 MS. GIARRATANA: Commissioner Mehta.  
 6 COMMISSIONER MEHTA: Aye.  
 7 MR. NICHOLAS: Commissioner  
 8 Pettigrew.  
 9 COMMISSIONER PETTIGREW: Aye.  
 10 MR. NICHOLAS: And Chairman Kenny.  
 11 CHAIRMAN KENNY: Aye.  
 12 MR. NICHOLAS: Mr. Chairman, the  
 13 application has been memorialized. So the next  
 14 items on the agenda are Applications to be Exempt.  
 15 There are approximately five applications to be  
 16 exempt. I'll run through all of them, and we'll  
 17 have one vote for all, okay?  
 18 All right. The first application is  
 19 2023-046-SP; 95 Webster JC LLC; located at 33 Irving  
 20 Street; Block 804, Lot 10; in Jersey City. A site  
 21 plan application not along a County road.  
 22 The second application is 2023-053-SPSD;  
 23 AMS Equities LLC; located at 157-159 Avenue E; Block  
 24 234, Lot 8.01; in Bayonne. A site plan and  
 25 subdivision application not along a County road.

Page 6

1 The third application is 2023-057-SP.  
 2 PSE&G is the applicant; located at 7900 Tonnelle  
 3 Avenue; Block 331, Lot 1; in the municipality of  
 4 North Bergen. A site plan application not along a  
 5 County road.  
 6 The fourth application is 2023-062-SP;  
 7 River Terminal Development Incorporated; located at  
 8 110 Western Road; Block 288, Lot 10.01; in Kearny.  
 9 A site plan application not along a County road.  
 10 And lastly, 2023-063-SP; Applicant 417  
 11 Hoboken LLC; located at 417 Washington Street; Block  
 12 215, Lot 9; in Hoboken. A site plan application not  
 13 along a County road.  
 14 CHAIRMAN KENNY: Can I have a motion?  
 15 COMMISSIONER PETTIGREW: Motion.  
 16 COMMISSIONER JETER: Second.  
 17 MR, NICHOLAS: On a motion made by  
 18 Commissioner Pettigrew, seconded by Commissioner  
 19 Jeter.  
 20 Commissioner Aponte-Lipski.  
 21 COMMISSIONER APONTE-LIPSKI: Aye.  
 22 MR, NICHOLAS: Commissioner Jeter.  
 23 COMMISSIONER JETER: Aye.  
 24 MR, NICHOLAS: Commissioner Layson.  
 25 COMMISSIONER LAYSON: Aye.

Page 7

1 MR, NICHOLAS: Commissioner Malavasi.  
 2 COMMISSIONER MALAVASI: Aye.  
 3 MS. GIARRATANA: Commissioner Mehta.  
 4 COMMISSIONER MEHTA: Aye.  
 5 MR, NICHOLAS: Commissioner  
 6 Pettigrew.  
 7 COMMISSIONER PETTIGREW: Aye.  
 8 MR, NICHOLAS: And Chairman Kenny.  
 9 CHAIRMAN KENNY: Aye.  
 10 MR, NICHOLAS: All right. The  
 11 applications have been exempt.  
 12 Next on the agenda are Applications to be  
 13 Dismissed Without Prejudice. Typically here,  
 14 applications, in this particular case this  
 15 application did not meet the statutory requirements  
 16 to continue. Therefore, we will be -- therefore,  
 17 it's on the agenda rather to be dismissed without  
 18 prejudice.  
 19 This application is 2023-031-SP; Applicant  
 20 Waseem Enterprises LLC; located at 3080 John F.  
 21 Kennedy Boulevard; Block 6401, Lot 8; in Jersey  
 22 City. A site plan application to demolish an  
 23 existing convenience store and construct a fast-food  
 24 restaurant with a drive-through while maintaining an  
 25 existing fueling station.

Page 8

1 CHAIRMAN KENNY: Can I have a motion?  
 2 COMMISSIONER PETTIGREW: Motion.  
 3 COMMISSIONER JETER: Second.  
 4 MR, NICHOLAS: On the motion made by  
 5 Commissioner Pettigrew and second by Commissioner  
 6 Jeter.  
 7 Commissioner Aponte-Lipski.  
 8 COMMISSIONER APONTE-LIPSKI: Aye.  
 9 MR, NICHOLAS: Commissioner Jeter.  
 10 COMMISSIONER JETER: Aye.  
 11 MR, NICHOLAS: Commissioner Layson.  
 12 COMMISSIONER LAYSON: Aye.  
 13 MR, NICHOLAS: Commissioner Malavasi.  
 14 COMMISSIONER MALAVASI: Aye.  
 15 MS. GIARRATANA: Commissioner Mehta.  
 16 COMMISSIONER MEHTA: Aye.  
 17 MR, NICHOLAS: Commissioner  
 18 Pettigrew.  
 19 COMMISSIONER PETTIGREW: Aye.  
 20 MR, NICHOLAS: And Chairman Kenny.  
 21 CHAIRMAN KENNY: Aye.  
 22 MR, NICHOLAS: Chairman, the  
 23 application has been dismissed without prejudice.  
 24 Okay. The next item on the agenda excuse  
 25 me is old business. There is no old business to

Page 9

1 discuss at this time. However, for new business, we  
 2 do have one item to present. We have a colleague  
 3 and staffer with the Division of Planning, Sam  
 4 Schroeder, who will be presenting the introduction  
 5 of updating the Recreation and Open Space Inventory,  
 6 also known as the ROSI.  
 7 MR. SCHROEDER: Thank you, Byron.  
 8 Hi, everyone. Sam Schroeder, Division of Planning.  
 9 I have a quick few slides here on the update to the  
 10 ROSI. The ROSI is the Recreation and Open Space  
 11 Inventory, a document that came out in 2018, and we  
 12 have two minor updates to it. I'll grab the  
 13 keyboard. Excuse the top. It is highlighted.  
 14 Just to give you some background, the ROSI  
 15 is unique to the state of New Jersey. It's overseen  
 16 by the DEP and NJDEP, and it is required that every  
 17 county and every municipality to have an inventory  
 18 of open space and recreation land. And it's also a  
 19 requirement for Green Acres funding. So in the  
 20 ROSI, we have to identify whether it's funded by  
 21 Green Acres or not, and we also have to identify any  
 22 leased land. This effects the County because we  
 23 have a lot of parks which make up the ROSI, Lincoln  
 24 Park, Braddock Park, Steven R. Gregg Park in  
 25 Bayonne, West Hudson Park, Laurel Hill Park,

Page 10

1 Columbus Park and Washington Park. Eleven of those  
 2 parks have received Green Acres funding before, and  
 3 we would like to keep them eligible for future  
 4 funding opportunities.  
 5 So just really quick, the time lines for  
 6 adoption, you'll hear about it once again at the  
 7 next Commissioner meeting. We'll have a public  
 8 hearing and the following December meeting, we'll  
 9 have actually adoption. Between now and the next  
 10 meeting will be a notice out to the public, and then  
 11 there will be a public comment period until the next  
 12 meeting, two weeks afterwards, and once it's adopted  
 13 by the Planning Board, it also adopted as an  
 14 amendment to our master plan, and then it will go to  
 15 the Board of County Commissioners for their  
 16 authorization and final certification. At that  
 17 point it will go back to DEP as a finalized and  
 18 updated ROSI.  
 19 Just really quick, the two changes that  
 20 are being made to the ROSI. The Lincoln Park, there  
 21 are some leases on the west side of the park which  
 22 does comply with Green Acres requirements. They're  
 23 interested in long-term leases, and we have short-  
 24 term leases, so we are removing those from our ROSI.  
 25 The land will still be listed, but just not the


Page 11

1 leases. And Laurel Hill, there's a wetlands portion  
 2 at the top of the park, and there is a diversion by  
 3 NJ Transit. They're using it for a staging area for  
 4 the Portal Bridge.  
 5 Just real quick, this is an updated map  
 6 for Lincoln Park, and this will be an updated map of  
 7 the wetland portion at Laurel Hill Park. So there  
 8 will be a public hearing at the next meeting, and if  
 9 you have any questions, feel free to contact me. I  
 10 have my contact information. Sschroeder@hcnj.gov.  
 11 CHAIRMAN KENNY: I would like to  
 12 close out the meeting by acknowledging that we have  
 13 the three-time chairman, and 20-year Commissioner at  
 14 the Hudson County Planning Board, Dan Choffo, who  
 15 not only served with the Hudson County, in Harrison  
 16 also; and he served as a mentor to me and so many  
 17 others at the Planning Board, I really appreciate  
 18 you, and I'm proud of what you've done. Thanks for  
 19 being here.  
 20 COMMISSIONER CHOFFO: Thank you,  
 21 Mr. Chairman. As was mentioned I served from 2003,  
 22 Rushabh is the longest serving Member. We grew up  
 23 together, and we've had our differences, but we were  
 24 always acting in the interest of the County. We've  
 25 been through three engineers. And with Mario,

Page 12

1 Francesca. I would just like to take a picture with  
 2 everyone.  
 3 CHAIRMAN KENNY: Can I have a motion  
 4 to close?  
 5 COMMISSIONER PETTIGREW: Motion.  
 6 COMMISSIONER JEETER: Motion.  
 7 CHAIRMAN KENNY: The meeting is  
 8 concluded.  
 9 (Whereupon the proceeding is then  
 10 concluded at 6:45 p.m.)  
 11  
 12  
 13  
 14  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

Page 13

1 CERTIFICATION  
 2  
 3 I, SHARI CATHEY, CCR, RPR, License No.  
 4 30XI00234700, and Notary Public of the State of New  
 5 Jersey, hereby certify that the proceedings herein  
 6 are from the notes taken by me of a Regular Meeting  
 7 of the Hudson County Planning Board, held on  
 8 Tuesday, October 17, 2023; and that this is a  
 9 correct transcript of the same.  
 10  
 11  
 12   
 13 SHARI CATHEY, CCR, RPR  
 14 A NOTARY PUBLIC of the  
 15 State of New Jersey  
 16 I.D. No. 2283786  
 17 Commission Expires 2/4/27  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

<b>1</b>	<b>384</b> 4:19	<b>adoption</b> 10:6	<b>authorization</b>
<b>1</b> 6:3	<b>4</b>	10:9	10:16
<b>10</b> 5:20	<b>417</b> 6:10,11	<b>advertised</b> 2:4	<b>avenue</b> 1:8 5:23
<b>10.01</b> 6:8	<b>425</b> 4:19	<b>agenda</b> 4:12	6:3
<b>110</b> 6:8	<b>438</b> 4:17	5:14 7:12,17	<b>aye</b> 3:21,23,25
<b>12th</b> 2:6	<b>6</b>	8:24	4:2,4,7,9,23,25
<b>157-159</b> 5:23	<b>6401</b> 7:21	<b>aicp</b> 1:18,21	5:2,4,6,9,11
<b>17</b> 1:9 2:3 13:8	<b>6:30</b> 1:9	<b>amanda</b> 1:20	6:21,23,25 7:2
<b>18</b> 4:17	<b>6:45</b> 12:10	<b>amendment</b>	7:4,7,9 8:8,10
<b>2</b>	<b>7</b>	10:14	8:12,14,16,19
<b>2/4/27</b> 13:15	<b>7900</b> 6:2	<b>ams</b> 5:23	8:21
<b>20</b> 11:13	<b>8</b>	<b>aponte</b> 1:13	<b>b</b>
<b>2003</b> 11:21	<b>8</b> 7:21	2:11,12 3:20	<b>b</b> 1:11
<b>2018</b> 9:11	<b>8.01</b> 5:24	3:21 4:22,23	<b>back</b> 10:17
<b>2023</b> 1:9 2:3	<b>804</b> 5:20	6:20,21 8:7,8	<b>background</b>
13:8	<b>8200</b> 4:16	<b>applicant</b> 6:2	9:14
<b>2023-024</b> 4:15	<b>830</b> 1:8	6:10 7:19	<b>bayonne</b> 5:24
<b>2023-031</b> 7:19	<b>9</b>	<b>application</b>	9:25
<b>2023-046</b> 5:19	<b>9</b> 6:12	4:14,18 5:13	<b>bergen</b> 1:7,8
<b>2023-053</b> 5:22	<b>9078</b> 13:12	5:18,21,22,25	4:18 6:4
<b>2023-057</b> 6:1	<b>95</b> 5:19	6:1,4,6,9,12	<b>block</b> 4:17 5:20
<b>2023-062</b> 6:6	<b>9a</b> 1:7	7:15,19,22	5:23 6:3,8,11
<b>2023-063</b> 6:10	<b>a</b>	8:23	7:21
<b>215</b> 6:12	<b>accordance</b> 2:7	<b>applications</b>	<b>board</b> 1:1,4,20
<b>2283786</b> 13:14	<b>acknowledging</b>	5:14,15 7:11	2:3 10:13,15
<b>234</b> 5:24	11:12	7:12,14	11:14,17 13:7
<b>288</b> 6:8	<b>acres</b> 9:19,21	<b>appreciate</b>	<b>boulevard</b> 7:21
<b>3</b>	10:2,22	11:17	<b>braddock</b> 9:24
<b>3080</b> 7:20	<b>act</b> 2:7	<b>approximately</b>	<b>bridge</b> 11:4
<b>30xi00234700</b>	<b>acting</b> 11:24	5:15	<b>business</b> 8:25
13:4	<b>actually</b> 10:9	<b>area</b> 11:3	8:25 9:1
<b>33</b> 5:19	<b>adopted</b> 4:11	<b>arthur</b> 1:15	<b>byron</b> 1:18 9:7
<b>331</b> 6:3	10:12,13	<b>assistant</b> 1:19	
		<b>attorney</b> 1:20	

<b>c</b>	2:24,25 3:1,12	<b>d</b>	<b>existing</b> 7:23
<b>c</b> 13:1,1	3:15,16,18,18	<b>dan</b> 11:14	7:25
<b>call</b> 2:2,9	3:20,21,22,23	<b>december</b> 10:8	<b>expires</b> 13:15
<b>case</b> 7:14	3:24,25 4:1,2,3	<b>demolish</b> 7:22	<b>f</b>
<b>cathey</b> 13:3,13	4:4,5,7,20,21	<b>dep</b> 9:16 10:17	<b>f</b> 1:11 7:20 13:1
<b>ccr</b> 13:3,13	4:22,23,24,25	<b>development</b>	<b>fast</b> 7:23
<b>center</b> 1:7	5:1,2,3,4,5,6,7	4:16 6:7	<b>feel</b> 11:9
<b>certification</b>	5:9 6:15,16,18	<b>differences</b>	<b>final</b> 10:16
10:16	6:18,20,21,22	11:23	<b>finalized</b> 10:17
<b>certify</b> 13:5	6:23,24,25 7:1	<b>discuss</b> 9:1	<b>first</b> 5:18
<b>chairman</b> 1:12	7:2,3,4,5,7 8:2	<b>dismissed</b> 7:13	<b>five</b> 5:15
2:1,8 3:2,3,4,6	8:3,5,5,7,8,9,10	7:17 8:23	<b>flag</b> 3:7,8
3:9,13 4:8,9,10	8:11,12,13,14	<b>diversion</b> 11:2	<b>floor</b> 1:7
5:10,11,12	8:15,16,17,19	<b>division</b> 9:3,8	<b>floyd</b> 1:13
6:14 7:8,9 8:1	10:7 11:13,20	<b>document</b> 9:11	<b>following</b> 10:8
8:20,21,22	12:5,6	<b>drive</b> 7:24	<b>food</b> 7:23
11:11,13,21	<b>commissioners</b>	<b>dwelling</b> 4:19	<b>fourth</b> 6:6
12:3,7	3:10 10:15	<b>e</b>	<b>francesca</b> 12:1
<b>changes</b> 10:19	<b>comply</b> 10:22	e 1:6,6,11,11,17	<b>francis</b> 1:12
<b>choffo</b> 11:14,20	<b>concluded</b> 12:8	1:17 5:23 13:1	<b>free</b> 11:9
<b>city</b> 1:8 5:20	12:10	<b>effects</b> 9:22	<b>fueling</b> 7:25
7:22	<b>construct</b> 4:18	<b>eleven</b> 10:1	<b>funded</b> 9:20
<b>close</b> 11:12	7:23	<b>eligible</b> 10:3	<b>funding</b> 9:19
12:4	<b>contact</b> 11:9,10	<b>engineers</b>	10:2,4
<b>colleague</b> 9:2	<b>continue</b> 7:16	11:25	<b>future</b> 10:3
<b>columbus</b> 10:1	<b>convenience</b>	<b>enterprises</b>	<b>g</b>
<b>comment</b> 10:11	7:23	7:20	<b>giarratana</b> 4:3
<b>commission</b>	<b>correct</b> 13:9	<b>equities</b> 5:23	5:5 7:3 8:15
13:15	<b>county</b> 1:1,4	<b>esq</b> 1:20	<b>give</b> 9:14
<b>commissioner</b>	2:3 5:21,25 6:5	<b>evening</b> 2:1	<b>glembocki</b> 2:14
1:13,13,14,14	6:9,13 9:17,22	<b>excuse</b> 4:11	<b>go</b> 10:14,17
1:15,15 2:10	10:15 11:14,15	8:24 9:13	<b>good</b> 2:1
2:12,13,14,15	11:24 13:7	<b>exempt</b> 5:14,16	<b>grab</b> 9:12
2:16,17,18,19	<b>curley</b> 1:20 2:5	7:11	
2:20,21,22,23			

<b>great</b> 3:6	<b>introduction</b>	<b>known</b> 9:6	<b>lugo</b> 2:18
<b>green</b> 9:19,21	9:4	<b>l</b>	<b>m</b>
10:2,22	<b>inventory</b> 9:5	<b>l</b> 1:17	<b>made</b> 3:17 4:20
<b>gregg</b> 9:24	9:11,17	<b>land</b> 9:18,22	6:17 8:4 10:20
<b>grew</b> 11:22	<b>irving</b> 5:19	10:25	<b>maintaining</b>
<b>h</b>	<b>item</b> 4:12,13	<b>lastly</b> 6:10	7:24
<b>harrison</b> 11:15	8:24 9:2	<b>laurel</b> 9:25 11:1	<b>make</b> 9:23
<b>hcnj.gov.</b> 11:10	<b>items</b> 5:14	11:7	<b>malavasi</b> 1:15
<b>hear</b> 10:6	<b>j</b>	<b>layson</b> 1:14	2:19,20 4:1,2
<b>hearing</b> 4:13	<b>jc</b> 5:19	2:16,17 3:24	5:3,4 7:1,2
10:8 11:8	<b>jeeter</b> 12:6	3:25 5:1,2 6:24	8:13,14
<b>held</b> 13:7	<b>jersey</b> 1:8,8 2:6	6:25 8:11,12	<b>map</b> 11:5,6
<b>hi</b> 9:8	5:20 7:21 9:15	<b>leased</b> 9:22	<b>marcella</b> 1:19
<b>highlighted</b>	13:5,14	<b>leases</b> 10:21,23	<b>mario</b> 1:22
9:13	<b>jeter</b> 1:13 2:14	10:24 11:1	11:25
<b>hill</b> 9:25 11:1,7	2:15 3:12,15	<b>license</b> 13:3	<b>master</b> 10:14
<b>hoboken</b> 6:11	3:18,22,23	<b>lincoln</b> 9:23	<b>matters</b> 4:12
6:12	4:21,24,25	10:20 11:6	<b>meet</b> 7:15
<b>hudson</b> 1:1,4	6:16,19,22,23	<b>lines</b> 10:5	<b>meeting</b> 1:3 2:3
2:3 9:25 11:14	8:3,6,9,10	<b>lipski</b> 1:13 2:11	2:4,5 3:11 4:10
11:15 13:7	<b>john</b> 7:20	2:12 3:20,21	4:14 10:7,8,10
<b>i</b>	<b>journal</b> 2:6	4:22,23 6:20	10:12 11:8,12
<b>i.d.</b> 13:14	<b>k</b>	6:21 8:7,8	12:7 13:6
<b>identify</b> 9:20	<b>kearny</b> 6:8	<b>listed</b> 10:25	<b>meetings</b> 2:7
9:21	<b>keep</b> 10:3	<b>llc</b> 5:19,23 6:11	<b>mehta</b> 1:14
<b>incorporated</b>	<b>kennedy</b> 7:21	7:20	2:21,22 4:3,4
6:7	<b>kenny</b> 1:12 2:1	<b>located</b> 4:16	4:20 5:5,6 7:3
<b>information</b>	2:8 3:2,3,6,9,13	5:19,23 6:2,7	7:4 8:15,16
11:10	4:8,9 5:10,11	6:11 7:20	<b>member</b> 11:22
<b>inspector</b> 1:22	6:14 7:8,9 8:1	<b>long</b> 10:23	<b>memorializat...</b>
<b>interest</b> 11:24	8:20,21 11:11	<b>longest</b> 11:22	4:13
<b>interested</b>	12:3,7	<b>lot</b> 4:17 5:20,24	<b>memorialized</b>
10:23	<b>keyboard</b> 9:13	6:3,8,12 7:21	4:15 5:13
		9:23	<b>mentioned</b>
			11:21

<p><b>mentor</b> 11:16  <b>minor</b> 9:12  <b>minutes</b> 3:11              4:11  <b>motion</b> 3:14,15              3:17 4:20 6:14              6:15,17 8:1,2,4              12:3,5,6  <b>multi</b> 4:19  <b>municipality</b>              4:17 6:3 9:17</p>	<p style="text-align: center;"><b>o</b></p> <p><b>o</b> 1:6,6,11,17              13:1  <b>october</b> 1:9 2:2              2:6 13:8  <b>okay</b> 2:13 3:6              5:17 8:24  <b>old</b> 8:25,25  <b>once</b> 10:6,12  <b>open</b> 2:7 9:5,10              9:18  <b>opportunities</b>              10:4  <b>opportunity</b>              3:10  <b>order</b> 2:2  <b>overseen</b> 9:15</p>	<p>12:5  <b>picture</b> 12:1  <b>plan</b> 4:18 5:21              5:24 6:4,9,12              7:22 10:14  <b>planner</b> 1:19  <b>planning</b> 1:1,4              2:3 9:3,8 10:13              11:14,17 13:7  <b>please</b> 2:9 3:7              3:13  <b>point</b> 10:17  <b>portal</b> 11:4  <b>portion</b> 11:1,7  <b>pp</b> 1:18,21  <b>prejudice</b> 7:13              7:18 8:23  <b>present</b> 2:14,15              2:17,19,24 3:2              3:3 9:2  <b>presenting</b> 9:4  <b>previous</b> 4:14  <b>proceeding</b>              12:9  <b>proceedings</b>              1:4 13:5  <b>properly</b> 2:4  <b>proud</b> 11:18  <b>pse&amp;g</b> 6:2  <b>public</b> 2:7 4:12              10:7,10,11              11:8 13:4,13  <b>published</b> 2:6</p>	<p style="text-align: center;"><b>q</b></p> <p><b>questions</b> 11:9  <b>quick</b> 9:9 10:5              10:19 11:5  <b>quorum</b> 3:5</p> <p style="text-align: center;"><b>r</b></p> <p><b>r</b> 1:11,17 9:24              13:1  <b>rather</b> 7:17  <b>real</b> 11:5  <b>really</b> 10:5,19              11:17  <b>received</b> 10:2  <b>recreation</b> 9:5              9:10,18  <b>regular</b> 1:3              13:6  <b>removing</b>              10:24  <b>required</b> 9:16  <b>requirement</b>              9:19  <b>requirements</b>              7:15 10:22  <b>resolutions</b>              4:13  <b>restaurant</b> 7:24  <b>review</b> 3:11  <b>right</b> 3:9 5:18              7:10  <b>river</b> 4:16 6:7  <b>riverview</b> 4:16  <b>road</b> 4:16 5:21              5:25 6:5,8,9,13</p>
<p style="text-align: center;"><b>n</b></p>	<p style="text-align: center;"><b>p</b></p> <p><b>p</b> 1:6,17  <b>p.m.</b> 1:9 12:10  <b>pamela</b> 1:14  <b>park</b> 9:24,24              9:24,25,25              10:1,1,20,21              11:2,6,7  <b>parking</b> 4:19  <b>parks</b> 9:23 10:2  <b>particular</b> 7:14  <b>pe</b> 1:15  <b>period</b> 10:11  <b>pettigrew</b> 1:15              2:24,25 3:16              3:19 4:6,7 5:8              5:9 6:15,18 7:6              7:7 8:2,5,18,19</p>		
<p><b>n</b> 1:6,6,17 13:1  <b>new</b> 1:8 9:1,15              13:4,14  <b>ng</b> 2:23  <b>nicholas</b> 1:18              2:10,13,16,18              2:21,23 3:1,4              3:17,22,24 4:1              4:5,8,10,24 5:1              5:3,7,10,12              6:17,22,24 7:1              7:5,8,10 8:4,9              8:11,13,17,20              8:22  <b>nj</b> 11:3  <b>njdep</b> 9:16  <b>north</b> 4:17 6:4  <b>notary</b> 13:4,13  <b>notes</b> 13:6  <b>notice</b> 10:10</p>			

<b>roll</b> 2:9 <b>rosi</b> 9:6,10,10 9:14,20,23 10:18,20,24 <b>rpr</b> 13:3,13 <b>run</b> 5:16 <b>rushabh</b> 1:14 11:22	<b>space</b> 9:5,10,18 <b>spaces</b> 4:19 <b>spsd</b> 5:22 <b>square</b> 1:7 <b>sschroeder</b> 11:10 <b>staffer</b> 9:3 <b>staging</b> 11:3 <b>stand</b> 3:7 <b>state</b> 9:15 13:4 13:14 <b>station</b> 7:25 <b>statutory</b> 7:15 <b>steven</b> 9:24 <b>store</b> 7:23 <b>street</b> 5:20 6:11 <b>subdivision</b> 5:25 <b>sure</b> 2:10	<b>tonnelle</b> 6:2 <b>top</b> 9:13 11:2 <b>traina</b> 1:19 <b>transcript</b> 1:3 13:9 <b>transit</b> 11:3 <b>tridente</b> 1:22 <b>tuesday</b> 1:9 13:8 <b>two</b> 9:12 10:12 10:19 <b>typically</b> 7:13	<b>wetland</b> 11:7 <b>wetlands</b> 11:1
<b>s</b>			<b>y</b>
<b>s</b> 1:6,6,6,17,17 <b>salute</b> 3:7,8 <b>sam</b> 9:3,8 <b>samuel</b> 1:21 <b>scheduled</b> 4:12 <b>schroeder</b> 1:21 9:4,7,8 <b>second</b> 3:16 5:22 6:16 8:3,5 <b>seconded</b> 3:18 4:21 6:18 <b>secretary</b> 1:18 <b>served</b> 11:15,16 11:21 <b>serving</b> 11:22 <b>shari</b> 13:3,13 <b>short</b> 10:23 <b>side</b> 10:21 <b>signature</b> 13:12 <b>site</b> 4:18 5:20 5:24 6:4,9,12 7:22 <b>slides</b> 9:9 <b>sp</b> 4:15 5:19 6:1 6:6,10 7:19	<b>state</b> 9:15 13:4 13:14 <b>station</b> 7:25 <b>statutory</b> 7:15 <b>steven</b> 9:24 <b>store</b> 7:23 <b>street</b> 5:20 6:11 <b>subdivision</b> 5:25 <b>sure</b> 2:10	<b>two</b> 9:12 10:12 10:19 <b>typically</b> 7:13	<b>year</b> 11:13 <b>yraida</b> 1:13
	<b>t</b>	<b>u</b>	
	<b>t</b> 1:17 13:1,1 <b>take</b> 12:1 <b>taken</b> 13:6 <b>term</b> 10:23,24 <b>terminal</b> 6:7 <b>thank</b> 2:8 9:7 11:20 <b>thanks</b> 11:18 <b>third</b> 6:1 <b>thomas</b> 1:15 <b>three</b> 11:13,25 <b>time</b> 9:1 10:5 11:13 <b>together</b> 11:23	<b>unique</b> 9:15 <b>units</b> 4:19 <b>update</b> 9:9 <b>updated</b> 10:18 11:5,6 <b>updates</b> 9:12 <b>updating</b> 9:5 <b>using</b> 11:3	
		<b>v</b>	
		<b>vote</b> 5:17	
		<b>w</b>	
		<b>walker</b> 3:1 <b>waseem</b> 7:20 <b>washington</b> 6:11 10:1 <b>we've</b> 11:23,24 <b>webster</b> 5:19 <b>weeks</b> 10:12 <b>west</b> 9:25 10:21 <b>western</b> 6:8	