

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
: PROCEEDINGS
:
:

- - - - -

Hudson County Freeholders Chambers
Third Floor
567 Pavonia Avenue
Jersey City, New Jersey
Wednesday, July 18, 2012
6:30 p.m.

BEFORE:

RENEE BETTINGER, Chairman
JOSEPH GLEMOCKI, PE, Asst. County Engineer
MICHAEL HOLLOWAY, Vice Chair
ALAIN GOMEZ, Commissioner
JAMES CRYAN, Commissioner
HON. ANTHONY ROMANO, Freeholder

ALSO PRESENT:

MASSIEL FERRARA, PP, AICP, PLANNING DIRECTOR
MARIO TRIDENTE, Building Inspector
DANIELA CIAMMARUCONI, Planning Aide
MEGAN MASSEY, P.E., AICP, PRINCIPAL PLANNER
JACLYN J. FLOR, R.E., P.P., CME
PAUL D. CRAY, P.E., P.P., CME
JOHN CURLEY, Board Attorney

Job No. NJ387325

1

2

3

4

5

CHAIRWOMAN BETTINGER: I would like to call to order of meeting of Wednesday, July 18th, 2012. Counsel, has this meeting been properly advertised?

6

7

8

9

10

11

MR. CURLEY: Yes. Notice of the meeting has been given in accordance with the Open Public Meetings Act. Notice of the meeting was posted with the Clerk of the Freeholders, in with County Clerk and had also been sent to the Star Ledger and Jersey Journal newspapers.

12

13

CHAIRWOMAN BETTINGER: Thank you. May I have a roll call, please.

14

15

16

MS. FERRARA: Commissioner Arencibia, absent. Commissioner Avagliano, absent. Commissioner Choffo, absent. Commissioner Cryan.

17

18

19

COMMISSIONER CRYAN: Here.

MS. FERRARA: Commissioner DiDomenico, absent. Commissioner Glembocki.

20

21

22

23

24

25

COMMISSIONER GLEMBOCKI: Here.

MS. FERRARA: Commissioner Gomez.

COMMISSIONER GOMEZ: Present.

MS. FERRARA: Commissioner Holloway.

COMMISSIONER HOLLOWAY: Here.

MS. FERRARA: Commissioner Mehta,

1 absent. Commissioner Ng, absent. Commissioner
2 Romano.

3 FREEHOLDER ROMANO: Here.

4 MS. FERRARA: Chairwoman Bettinger.

5 CHAIRWOMAN BETTINGER: Here.

6 MS. FERRARA: Chairwoman, we have a
7 quorum.

8 CHAIRWOMAN BETTINGER: Will everyone
9 please rise to salute the flag.

10 (Flag Salute.)

11 CHAIRWOMAN BETTINGER: Have all the
12 Commissioners received the Minutes of the last
13 meeting? Do I have a motion to approve?

14 MS. FERRARA: On a motion to accept
15 the Minutes from the meeting on June 20th, 2012,
16 brought forth by Commissioner Gomez. Second by
17 Commissioner Holloway.

18 Commissioner Cryan.

19 COMMISSIONER CRYAN: Aye.

20 MS. FERRARA: Commissioner Glembocki.

21 COMMISSIONER GLEMBOCKI: Yes.

22 MS. FERRARA: Commissioner Gomez.

23 COMMISSIONER GOMEZ: Aye.

24 MS. FERRARA: Commissioner Holloway.

25 COMMISSIONER HOLLOWAY: Aye.

1 MS. FERRARA: Commissioner Romano.

2 FREEHOLDER ROMANO: Aye.

3 MS. FERRARA: Chairwoman Bettinger.

4 CHAIRWOMAN BETTINGER: Aye.

5 MS. FERRARA: The motion passes.

6 CHAIRWOMAN BETTINGER: Thank you.

7 Next item that's scheduled on the agenda.

8 MS. FERRARA: The next item on the
9 agenda is memorialization of resolutions considered
10 at the last meeting.

11 Application 2012-019-SP, Russo-Advance at
12 Harrison I, LLC, located at 1000 Frank E. Rodgers
13 Boulevard South; Block 150, Lot 16.01; municipality
14 of Harrison, New Jersey.

15 CHAIRWOMAN BETTINGER: Do I have a
16 motion?

17 COMMISSIONER GOMEZ: Motion.

18 CHAIRWOMAN BETTINGER: Do I have a
19 second?

20 MS. FERRARA: On a motion put forth
21 by Commissioner Gomez, second by Commissioner
22 Romano.

23 Commissioner Cryan.

24 COMMISSIONER CRYAN: Aye.

25 MS. FERRARA: Commissioner Glembocki.

1 COMMISSIONER GLEBOCKI: Yes.

2 MS. FERRARA: Commissioner Gomez.

3 COMMISSIONER GOMEZ: Aye.

4 MS. FERRARA: Commissioner Holloway.

5 COMMISSIONER HOLLOWAY: Aye.

6 MS. FERRARA: Commissioner Romano.

7 FREEHOLDER ROMANO: Aye.

8 MS. FERRARA: Chairwoman Bettinger.

9 CHAIRWOMAN BETTINGER: Aye.

10 MS. FERRARA: The motion has passed.

11 The next item on the agenda is Site Plans,
12 Subdivisions and other matters scheduled for Public
13 Hearing. The applicants have agreed that the
14 applicants for Gas Diesel will be heard first. We
15 will begin with Application 2012-022-SP, applicant
16 is Gas Diesel Stop, Incorporated, located at 100
17 Schuyler Avenue, Block 272, Lot 15, located in
18 Kearny, New Jersey.

19 MR. BENNETT: Good evening, Madam
20 Chair. Gary Bennett, B-e-n-n-e-t-t, appearing for
21 Gas Diesel. I would like to thank the Board and Mr.
22 Matule for allowing me to proceed. Our application
23 is a little bit more streamlined, I believe, I hope
24 the Board will agree, than the subsequent
25 application. This property, 100 Schuyler Avenue in

1 Kearny, the applicant, Gas Diesel, has appeared
2 before the Mayor and Council in Kearny to get
3 special approval for a redeveloper's agreement,
4 since the property is located within Kearny's
5 Schuyler Avenue Redevelopment zone.

6 Thereafter, we appeared before the Kearny
7 Planning Board and obtained their approval moving
8 through the steps. However, the property in
9 question, and I'm sure the applicant, as you review
10 you will see, are actually decreasing the size of
11 the building. What happened is we went through this
12 process, Kearny's main focus and I'm sure the
13 County's main focus is, they wanted a better flow on
14 this site. They wanted it smaller. What the
15 applicant wants to do is incorporate as many gas
16 stations or service stations, some type of a very
17 small convenience store in their building.

18 As a result we agreed to remove 1,186
19 square feet of the building in the front to create
20 additional parking. So what you have before you
21 this evening is an application that completely
22 renovates the building, completely renovates the
23 parking area, reduces the square footage and the
24 building coverage overall by 1,186 square feet and
25 provides more off-street parking. We believe it

1 provides a better traffic flow and a better visual
2 environment directly across from West Hudson Park.

3 So with those opening comments, I only
4 have one witness present, although I have
5 representatives from Gas Diesel. I have Brian
6 Shortino from Burton Engineering, and I believe your
7 engineers, both internally and through your
8 consulting engineers, have had an opportunity to
9 review the plan, make some comments. Mr. Shortino,
10 I believe has spoken to those individuals and would
11 like to address the comments for purposes of the
12 Board's benefit and the record. Mr. Shortino, step
13 up, please.

14 (The witness is sworn.)

15 MR. CURLEY: Could you please state
16 your name for the record and spell your last name.

17 MR. SHORTINO: My name is Brian,
18 B-r-i-a-n; last name is Shortino, S-h-o-r-t-i-n-o.

19 MR. BENNETT: Mr. Shortino, are you
20 employed by Burton Engineering?

21 MR. SHORTINO: Yes, I am.

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

24 MR. SHORTINO: Yes, I am.

25 MR. BENNETT: How long have you held

1 that license.

2 MR. SHORTINO: Approximately 23
3 years.

4 MR. BENNETT: You have been called
5 upon, have you not, during the 23 years as a
6 professional engineer to testify before zoning
7 boards, planning boards and commissions such as
8 this?

9 MR. SHORTINO: Yes, I have.

10 MR. BENNETT: Have you been qualified
11 as an expert in the area of engineering design?

12 MR. SHORTINO: Yes, I have.

13 MR. BENNETT: Madam Chairwoman, I
14 offer Mr. Shortino.

15 CHAIRWOMAN BETTINGER: Thank you.

16 MR. BENNETT: Mr. Shortino, you've
17 involved in the project and your office has been
18 involved in the project for Gas Diesel from its
19 inception, correct?

20 MR. SHORTINO: That's correct.

21 MR. BENNETT: And the initial plans
22 have been modified as we've worked our way through
23 the redevelopment commission or redevelopment
24 agency, which is the Mayor and Council of Kearny as
25 well as the planning board. What's called for in

1 this plan, is it not, is to remove 1,186 square feet
2 of the existing building, leaving only a
3 1600-square-foot footprint?

4 MR. SHORTINO: That is correct.

5 MR. BENNETT: And in doing that, it
6 pulls the building back dramatically back from
7 Schuyler Avenue; does it not?

8 MR. SHORTINO: Yes, it does.

9 MR. BENNETT: And that creates a
10 better traffic flow throughout the site?

11 MR. SHORTINO: It allows for parking
12 to be installed in front of the main portion of the
13 building and still maintaining the vehicle movements
14 that will occur at the existing pump island.

15 MR. BENNETT: And part of the
16 secondary part of the application, in addition to
17 removing the building and allowing the convenience
18 store, is the gas station has been from its
19 inception without any type of canopy to cover the
20 employees as they pump gas or individuals as they
21 get out of their car, and part of this plan calls
22 for the installation of a canopy above the existing
23 pumps; is that correct?

24 MR. SHORTINO: That's correct.

25 MR. BENNETT: If you would you

1 received the Remington Vernick letter dated June
2 29th, 2012?

3 MR. SHORTINO: Yes, I have.

4 MR. BENNETT: And you did have an
5 opportunity to review that, I believe you indicated
6 you also had an opportunity to discuss it with Mr.
7 Cray; is that correct?

8 MR. SHORTINO: That's correct.

9 MR. BENNETT: You'll note that in
10 that correspondence, there was just some questions
11 with regard to the traffic impact and flow, not as
12 much as the traffic impact, but the flow of traffic
13 through the site at the ingress and egress. Can you
14 address that as to why the plan, as you have it here
15 before us this evening, is showing certain driveway
16 entrances and exits, and how that impacts the site?

17 MR. SHORTINO: Yes, I can.

18 MR. BENNETT: Perhaps, Madam
19 Chairwoman, we can mark this as Exhibit A-1. I
20 believe it's the same document that you have before
21 you as part of the plan.

22 MR. SHORTINO: All we did was mount
23 the site plan, which the Board should have before
24 them. It shows with respect to the site plan, it
25 shows the proposal for the site. As referenced,

1 it's an existing facility. It's an existing gas
2 station with repair features and buildings on there.
3 We're just removing approximately 1,200 square feet
4 of the existing building in the front. The
5 remaining portion of the building, 1,600 square feet
6 to the rear, will be converted to a convenience
7 store.

8 We're providing parking in front of the
9 new store or reconditioned store -- rehabilitated,
10 and a pedestrian sidewalk. The pump island, which
11 is existing at the site, existing to remain. What's
12 proposed is just to install a canopy above that just
13 for protection for the attendants and also the
14 motoring public. That's more or less the standard
15 these days with respect to the fueling industry. If
16 you were building a gas station, 99.9 percent would
17 have a canopy above the pump island.

18 With that in mind, that was the proposal
19 before the Board for Kearny, the municipality, which
20 was approved, and for Schuyler Avenue, we're looking
21 for approval from Hudson County Planning Board for
22 site plan also.

23 MR. BENNETT: Now, again, the
24 existing building is approximately 2,800 square
25 feet, that housed multiple uses, did it not, an auto

1 detailing facility, garage repair facility?

2 MR. SHORTINO: Yes, that's my
3 understanding.

4 MR. BENNETT: And this plan
5 eliminates those multiple uses and focuses it down
6 to one use on the property, which is the gas
7 station/convenience store combination?

8 MR. SHORTINO: Correct.

9 MR. BENNETT: Now, by removing that
10 part of the building in front and providing parking,
11 is there sufficient ability for vehicles to pull
12 into the convenience store and have room to back out
13 without interfering with the traffic when it comes?

14 MR. SHORTINO: Yes, there is.

15 MR. BENNETT: And the turning radius
16 can be made as you back out. In addition, you've
17 been involved, have you not, in the design of these
18 type of facilities, gas stations with convenience
19 stores?

20 MR. SHORTINO: Yes, it's one of our
21 primary items we do.

22 MR. BENNETT: Now, part of what may
23 happen at times is somebody pulls in to get
24 gasoline, they may go in quickly to get a bottle of
25 water, a pack of cigarettes, some gum, so not all of

1 the vehicles that pull in are going to be pulling
2 into the parking in front of the site, but it is
3 available for anyone entering the site not
4 attempting to get gas; is that correct?

5 MR. SHORTINO: That's correct.

6 MR. BENNETT: Now, there is a certain
7 degree of control that every gas station has of its
8 fuel delivery, would you just point out to the Board
9 where the fuel delivery will take place and where
10 the underground tanks would be located?

11 MR. SHORTINO: Okay. Just a matter
12 of reference, we did prepare a specific document in
13 our discussion with Mr. Cray, that there was just
14 some concern of how a fuel delivery truck would
15 enter and exit the site based on the reconfiguration
16 of the site. What we have, we've prepared a
17 specific drawing which we have entitled Fuel
18 Delivery Truck Circulation Plan, which we had
19 forwarded to Mr. Cray, and he referenced this
20 document in his review letter of June 29th, 2012.
21 Essentially --

22 MR. BENNETT: We should probably mark
23 this as A-2.

24 MR. SHORTINO: This has been
25 submitted to the Board, so this is part of the site

1 plan packet that the Board should have. Essentially
2 what this shows is the tanks are existing. They're
3 located in the westerly portion of the site near the
4 intersection of Schuyler Avenue and Dukes Street,
5 and what we've indicated is that the fuel-delivery
6 truck will be traveling northbound on Schuyler
7 Avenue. He would make a right turn into the
8 driveway off Schuyler Avenue. He would position
9 himself more or less between the existing island on
10 Schuyler Avenue.

11 He would disburse the fuel in the existing
12 tanks, and then when he would leave the site, he
13 would be exiting onto an existing driveway, which is
14 on Dukes Street nearest to the intersection and
15 continue to the right turn movement on Dukes Street.
16 That's essentially the same movement it does now
17 because there's an existing tank. We wanted to
18 verify the movement for the Board and for Mr. Cray,
19 who requested to confirm that even with the
20 reconfiguration of the site and parking facility,
21 that if the fuel delivery truck is at the site, it
22 would not affect people from using the convenience
23 store and even the gasoline, that that would
24 probably be the operation of the fuel delivery
25 truck.

1 MR. BENNETT: The fact is that this
2 site has been utilized as a gas station for many,
3 many years?

4 MR. SHORTINO: Yes, as far as I know,
5 this has been the same routine for deliveries on
6 this site.

7 MR. BENNETT: In fact, by pulling
8 back that front building, it actually gives it a
9 little bit more maneuverability in that location?

10 MR. SHORTINO: Yes, it does.

11 MR. BENNETT: And just for purposes
12 of the Board engineer confirming, there has been
13 some improvements to that corner, which improve the
14 turning radius. In fact, my clients participated
15 voluntarily, gave rights-of way easements for the
16 County to come in and take care of that turning
17 radius to improve it. So it makes the site better
18 in that respect. I have no further questions for
19 Mr. Shortino. I don't know if Mr. Cray or any Board
20 Members or professionals have specific questions
21 with regard to it.

22 CHAIRWOMAN BETTINGER: Mr. Cray, do
23 you have any comments?

24 MR. CRAY: This is the second review
25 letter. The applicant addressed all of the

1 technical comments in our first review. I may have
2 had a couple of follow-up questions. They have
3 since addressed it in the revised plans submitted.
4 So all that remains in my letter was testimony that
5 I thought should be on the record, which already has
6 been provided.

7 In general, it is an existing fuel
8 operation center. There wasn't many options to
9 tweak that. The retail was new. Now you're
10 introducing customers to the other uses it has. We
11 wanted make sure that there wasn't a conflicting
12 maneuver, and they've demonstrated that it shouldn't
13 be the case, and this is the best you can do with a
14 small site. With that being said, my comments have
15 been addressed. I don't have anything else to
16 offer, unless the Board has any questions.

17 CHAIRWOMAN BETTINGER: Commissioner
18 Glembocki?

19 COMMISSIONER GLEMBOCKI: I have no
20 questions.

21 CHAIRWOMAN BETTINGER: Mr. Tridente.

22 MR. TRIDENTE: Madam Chair, I would
23 just ask the applicant and Mr. Shortino to elaborate
24 a little bit more in the improvements of the site.
25 Are there any improvements scheduled for the

1 sidewalk south of the new curb cuts along that
2 apron?

3 MR. SHORTINO: There aren't new curb
4 cuts. They're existing curb cuts. There's actually
5 three driveways on Dukes Street, and we're actually
6 closing the center driveway that serviced part of
7 the overhead door to an existing building. So that
8 is a partial improvement that we're doing on Dukes
9 Street by installing or closing an existing
10 driveway, and there's other things involved.

11 We are doing landscaping. We did a rain
12 garden and plantings requested or noted in your
13 ordinance and also referenced by the Board's
14 Planner. So we've indicated those items also in the
15 application. We've indicated ADA handicapped
16 parking. Again, an existing facility, but there are
17 a number of changes to the site to upgrade its
18 overall appearance with the conversion of the repair
19 service or elimination of the repair service to the
20 convenience store building.

21 MR. TRIDENTE: Just to be more
22 specific, the sidewalk south of new curbs and
23 sidewalks that were installed by the County, do you
24 propose any new concrete in that area?

25 MR. SHORTINO: Along Schuyler Avenue,

1 no, we haven't proposed any new sidewalks along
2 Schuyler Avenue. The site would be resurfaced in
3 certain areas, but along Schuyler Avenue, there is
4 no indication proposed new sidewalks.

5 MR. TRIDENTE: Madam Clerk and
6 Commissioners, I ask that you review my photos.
7 There appears to be a trip hazard just south of the
8 new concrete apron that was installed by the County.
9 I recommend that the applicant repair all the
10 sidewalk and eliminate all the trip hazards along
11 Schuyler Avenue.

12 MR. BENNETT: The applicant will
13 consent to that.

14 MR. TRIDENTE: Inside the island area
15 itself where the tank heads are, there is severe
16 drop in there. Do you propose to make any repairs
17 in that area?

18 MR. BENNETT: Yes; yes is the answer.

19 MR. TRIDENTE: Also, for the record,
20 the County has a requirement for one shade tree for
21 every 30 feet of frontage.

22 MR. BENNETT: If I'm not mistaken,
23 the Kearny Planning Board also wanted to see some
24 shade trees.

25 MR. TRIDENTE: We understand that

1 there's difficulty in installing those shade trees.
2 In lieu of those shade trees, I recommend that you
3 provide us with a sealed proposal for the
4 installation of those shade trees.

5 MR. BENNETT: Yes, sir.

6 CHAIRWOMAN BETTINGER: How many shade
7 trees?

8 MR. TRIDENTE: Eight shade trees?

9 MS. FERRARA: It's approximately 109
10 feet of frontage along Schuyler, so that would be
11 equal to four trees. It would be for you to plant
12 those trees or make a contribution.

13 MR. BENNETT: Yes. We want to ensure
14 we don't have an obstruction along that area, so we
15 felt that it would be more appropriate to make a
16 contribution for the trees.

17 CHAIRWOMAN BETTINGER: The applicant
18 is going to contribute to the shade trees and not
19 install?

20 MR. BENNETT: Yes, we're not in a
21 position to install them because we're concerned
22 that it may block the visual along Schuyler Avenue.
23 We don't want that for traffic heading in the
24 northbound direction.

25 MS. FERRARA: Just for the record, I

1 want to let the applicant know that we would expect
2 a signed and sealed proposal from a licensed
3 landscape architect for the four shade trees if
4 you're going to make a contribution to the County's
5 shade tree fund.

6 MR. BENNETT: I think Mr. Shortino's
7 office can take care of it.

8 MR. TRIDENTE: I have nothing
9 further.

10 CHAIRWOMAN BETTINGER: Any other
11 comments or questions from any Commissioners?

12 MR. BENNETT: Madam Chairwoman, that
13 concludes our presentation.

14 CHAIRWOMAN BETTINGER: May I have a
15 motion?

16 MS. FERRARA: On a motion by
17 Commissioner Cryan, and second by Commissioner
18 Holloway.

19 Commissioner Cryan.

20 COMMISSIONER CRYAN: Aye.

21 MS. FERRARA: Commissioner Glembocki.

22 COMMISSIONER GLEMOCKI: Yes.

23 MS. FERRARA: Commissioner Gomez.

24 COMMISSIONER GOMEZ: Aye.

25 MS. FERRARA: Commissioner Holloway.

1 COMMISSIONER HOLLOWAY: Aye.

2 MS. FERRARA: Commissioner Romano.

3 FREEHOLDER ROMANO: Aye.

4 MS. FERRARA: Chairwoman Bettinger.

5 CHAIRWOMAN BETTINGER: Aye.

6 MS. FERRARA: The motion has passed.

7 MR. BENNETT: Thank you very much.

8 Again, thank you for your courtesy.

9 MS. FERRARA: The next application to
10 be heard is 2012-021-SP; applicant 1415 Park Avenue,
11 LLC, located at 1415 Park Avenue, Block 126, Lot 3,
12 4, 6.01 and 7.01, located in Hoboken.

13 MR. MATULE: Good evening,
14 Commissioners. Robert Matule, appearing on behalf
15 of the applicant. Just by way of overview --

16 CHAIRWOMAN BETTINGER: Speak into the
17 mic.

18 MR. MATULE: That's better. Good
19 evening, Commissioners. Robert Matule, appearing on
20 behalf of the applicant. This site some of you may
21 recall as the U.S. Testing, former home of U.S.
22 Testing. Some years ago it was sold and converted
23 into a parking garage. It's been operated as a
24 public parking garage on the site for quite some
25 time.

1 The applicant has received preliminary and
2 final site plan approval from the City of Hoboken to
3 construct a 12-story, mixed use building on the
4 site. Mr. Marchetto will go over the details, but
5 it's approximately 212 residential dwelling units, a
6 charter school, retail space and a robotic parking
7 garage. In addition the building is going to have a
8 minimum green certification of a gold certification,
9 a lot of green technology. I have Mr. Marchetto
10 here this evening, who will give the Board Members
11 an overview. We also have Mr. Worstell from
12 Dressner Robin, and Mr. Polyniak from Dole and Dean
13 if there is any traffic. I would like to start with
14 Mr. Marchetto.

15 (The witness is sworn.)

16 MR. CURLEY: Could you please state
17 your name for the record and spell your last name.

18 MR. MARCHETTO: Dean Marchetto,
19 M-a-r-c-h-e-t-t-o.

20 MR. MATULE: Madam Chair, Mr.
21 Marchetto has appeared before the Board in the past,
22 and has been accepted as an expert witness in the
23 field of architecture. I would ask that you waive
24 qualifications and accept him as an expert.

25 CHAIRWOMAN BETTINGER: We accept.

1 MR. MATULE: Dean, just for the
2 record, if we're going to refer to any exhibits,
3 we'll need to mark them for the record. I see you
4 have a rendering up there. Would you describe the
5 existing site and the proposed project that we were
6 seeking approval for?

7 MR. MARCHETTO: Yes. What I have
8 here on my exhibit, the top half of the easel is the
9 site plan that was submitted to the Board. It's
10 several pages. It's the same application drawings
11 that were submitted. Below is a color rendering of
12 the architectural design.

13 MR. CURLEY: You should mark the
14 color rendering. The other rendering does not have
15 to be marked.

16 MR. MATULE: We'll mark the color
17 rendering as A-1.

18 MR. MARCHETTO: As Mr. Matule has
19 mentioned, this is a mixed-use building. It's a
20 building that's designed to have best practices and
21 Smart Growth principles included in it. It's mixed
22 use. It has residential units, it has a school, it
23 has an automated parking garage, it has retail, and
24 it really is a beautiful urban building that about
25 Smart Growth and mixed use. It's located in Hoboken

1 on Park Avenue, and in the map right here, this is
2 the block. It's located between Park Avenue and
3 Garden Street, and 14th Street on the south side and
4 15th Street on the north side.

5 On this block there is another building
6 called the Hostess Building that was renovated by
7 the same developer many years ago, and it's been
8 preserved by the same developer, two-story
9 commercial building. The proposal here is on the
10 north side of the block. This is the architectural
11 rendering that describes the project.

12 I'm going to flip down to the page 2,
13 which is the overall site plan. Park Avenue, Garden
14 Street, 15th Street, 14th Street down below. The
15 ground level of this building is designed for retail
16 on the public mews. You may recall we were here
17 sometime ago for the Garden Street Mews project,
18 which is a proposal to close to traffic to the
19 street between 14th and 15th for pedestrian use.
20 The southern part of the street has already been
21 closed. It's been bollarded off, and now they enjoy
22 a weekend farmer's market. It's a pedestrian place
23 and the traffic has been closed. When the building
24 is completed, that enclosure will continue all the
25 way up to 15th Street, so you really will have a

1 green neighborhood, a place that's designed about
2 walkability and pedestrian-friendly activities.

3 The way the site plan works, is on 17th
4 Street and Broad Street, you will come into the
5 garage entrance is right here on 15th. By the way
6 that garage entrance is approximately in the
7 location of the existing garage entrance. As
8 Mr. Matule had mentioned, there is an existing
9 building there. The building will come down. The
10 existing building is a garage, and this building
11 will be replaced with a new building and its garage
12 entrance will be here.

13 The building that we're proposing has 212
14 residential units, and it has 377 parking spaces.
15 The application that was submitted showed 379
16 parking spaces, but as a result some of comments
17 that we had received from T & M Associates, we
18 modified the plan and reduced it by two parking
19 spaces and dealt with issues regarding handicapped
20 parking spaces, which I will go into later on.

21 The building has a 30,000-square-foot
22 charter school located on the second floor. I guess
23 before we get to the second floor, I might want to
24 just lay out the ground floor. The entrance to the
25 garage is on 15th Street, and there's a retail space

1 on the corner of Park and 15th, another retail space
2 on the corner of 15th and Garden, which will be the
3 enclosed Garden Street Mews, and there's a
4 continuous retail street along the mews. There's
5 another pedestrian mews on the south.

6 We anticipate this retail space might be a
7 cafe or restaurant that hopefully will be able to
8 activate the pedestrian area with tables and chairs
9 and make an outdoor cafe. The main entrance to the
10 residential use is right here on the Garden Street
11 Mews. We'll be able to walk in here, and there will
12 be a lobby on the left side, and a lobby on the
13 right side, which will give you separate elevators
14 and separate stairs, taking you up to the full
15 height of the twelve stories.

16 The garage entrance is here on 15th
17 Street, and this is an automated parking garage.
18 You already have one in Hoboken. The technology has
19 improved significantly since then. We're able to
20 accommodate 377 parking space in this garage. It
21 works in a way where you bring your car in, the car
22 goes onto a little platform. You get out of the
23 car. There is a device that surveils the automobile
24 so you wouldn't leave your pet or your baby or some
25 life form inside the car. When it's all safe, you

1 get out, the garage door comes down, the front
2 garage door goes up, and the machine takes your car
3 and puts it on the shelf. When you leave, you call
4 up with your iPhone or your key pad, and the car
5 will automatically come down. There are one, two,
6 three, four car bays for that. So when you drive
7 in, there will be an empty car bay. If you were a
8 member of this garage operation, you would be able
9 to come in to park your car, get out of the car, and
10 the car will disappear, and hopefully, you get the
11 same car back when you come back.

12 So with four car bays like that and a
13 system like this, these car spaces also become
14 shared spaces. So if you have a space in this
15 garage, and you park there in the evening, and
16 during the daytime that space is empty, the space
17 can be also leased temporarily to user of a
18 commercial area or restaurant or school. So by
19 having 377 spaces, it serves more than 377 cars.
20 It's really a very efficient way to park these cars.
21 There is an expert here tonight if you had any
22 questions specifically by the way the parking garage
23 works, but there is 377 space. That entrance is
24 right here.

25 As I mentioned earlier, we have a school.

1 It's located on the second floor. I'm going to turn
2 to this page. Seeing here on the plan on the second
3 floor, there's a school that wraps around the three
4 sides of the building. It's 30,000 square feet, and
5 it's going to be leased to a charter school in
6 Hoboken. It has a gymnasium. It has many
7 classrooms and administration areas. It has its own
8 access and its own entrance off the street, so it
9 doesn't commingle with the residential entrance. It
10 doesn't commingle with the retail.

11 Let's go back to the first floor plan and
12 show you that this is the school entrance, the
13 residential entrance here. The school entrance is
14 to the right of it. As part of the operation of the
15 school, this Garden Street Mews, which will be
16 closed to general traffic, will be allowed to be for
17 school drop off. So you're coming to drop off your
18 child, the way the school works is they have a
19 monitor between eight and 9:30 and again in the
20 afternoon so we can come right in the street, drop
21 off the child, turn around and move right back out.
22 Other than that, that street will be closed to
23 generalized public. In fact, it's a dead end
24 because the Garden Street Mews is already closed.
25 It has its own entrance.

1 By the way just to refer to the ground
2 floor plan, as you go up to the third floor,
3 residential units occupy the third floor. The
4 garage is still in the middle. That is on page 4,
5 fourth floor. You reach a point where the garage
6 stops, and the residential towers continue past.
7 The roof of the garage is used as an outdoor
8 recreation area for the tenants. It has a pool and
9 barbecue pit. It has landscaped areas and private
10 areas associated with the units on that floor. So
11 once you reach this floor, there's an amenities
12 space associated with a common area. You come right
13 onto the landscaped deck. So therefore, the
14 building has its own common backyard, and then floor
15 plans continue in typical floor plans all the way up
16 to the top floor. Once you get past this recreation
17 level, typical floor plans, they take you up all the
18 way up to the 12th floor.

19 The building also has a bike storage area
20 for 148 bicycles, and as Mr. Matule mentioned, is a
21 LEED 1 building. It's really forward thinking in
22 terms of energy savings. It has heat recovery
23 ventilation systems where in the wintertime if you
24 want fresh air, instead of opening up your window,
25 the exhausted air out of the building goes through a

1 heat recovery system. Fresh air comes in, the heat
2 gets exchanged so when you bring in fresh air,
3 already it's already warmed by the dirty air. So it
4 just exchanges the heats and allows the building to
5 be environmentally clean, and yet you don't have to
6 pay for the heat or the electricity to reheat the
7 air. In a typical condition when open up your
8 window, cold air comes in, you've got to pay for the
9 heat. That is one system that building has.

10 It has a turbine in it so it makes its own
11 energy. It makes its own electricity. It has many
12 advanced sustainable green design elements that make
13 it a LEED gold building. Beyond that, we're going
14 to have a pedestrian area outside, the school, mixed
15 use. If you live this in building and you have
16 children, it's conceivable that your children could
17 be going to school in the same building that you
18 live in, so there's less need for bringing kids back
19 and forth to school and using buses or cars for
20 transporting children. There is a park associated
21 with the City of Hoboken just north of 15th Street
22 and the waterfront walkway adjacent to that.
23 There's a courtyard here adjacent to the retail.
24 During that day it can be used like a schoolyard.
25 There's really a lot of mixed uses going on and

1 opportunities to make a building a little bit more
2 sustainable.

3 I think that's a general description of
4 the building. I can answer any questions.

5 MR. MATULE: Dean, you had mentioned,
6 there's a couple things the engineers wanted you to
7 address about parking.

8 MR. MARCHETTO: There are, I received
9 a letter from T & M Associates, and I notice that on
10 the architectural side, there were two items that I
11 need to address, specifically Item 1.13, that the
12 garage entrance was shown to be less than 14 feet.
13 We've adjusted the design of the building so that
14 the entrance to the garage is 14 feet high, so that
15 the loading could take place, as well as the garage
16 entrance, there's also an interior loading bay. I'm
17 going to show you that on the ground floor plan,
18 which is A-2. The revised ground floor plan, that
19 shows that you have a loading bay located inside the
20 building, and that relates to the second item that
21 is on the list about handicap parking. We had a
22 parking space in the loading bay. We removed the
23 handicapped parking spaces on the other side of the
24 entrance. Now the two parking spaces are not in the
25 loading bay. In order to do that, we lost two

1 parking spaces overall.

2 So the original application was for 379
3 parking space. We now have 377. We do have a clear
4 area for loading that meets the requirements. We
5 also have three handicapped parking spaces. The
6 entrance to the garage is 14 feet high so a delivery
7 truck can get inside. I believe those are the two
8 items that were remaining for the design of the
9 building.

10 CHAIRWOMAN BETTINGER: How many
11 handicapped parking spaces?

12 MR. MARCHETTO: Well, the interesting
13 thing about this robotic garage is that all of the
14 spaces are handicapped. You don't have to unload
15 and load in a parking space where you need the extra
16 space. You have a loading bay, you get out, and the
17 car gets parked by a machine. While we have these
18 convenient two parking spaces that are handicapped
19 right at the entrance for convenience purposes, the
20 entire building has handicapped parking. That's a
21 part of the robotic parking. These parking spaces,
22 they're also eligible to be used for a van, so a
23 handicapped van could come in here. You wouldn't
24 park a handicapped van that's required by the ADA in
25 the robotic parking garage. That's why there's two

1 convenience spaces for here, right outside the
2 garage bays on the ground floor.

3 CHAIRWOMAN BETTINGER: What happens
4 if there is a power outage?

5 MR. MARCHETTO: The building has a
6 generator. It makes its own energy. It has a
7 micro-turbine engine. It takes gas and turns a
8 turbine and creates energy for all the emergency
9 systems, but it also has an emergency generator,
10 which is redundant because the building doesn't
11 recognize the micro-turbine as an emergency power
12 system. We had to do two energy redundant systems.

13 MR. MATULE: Dean, you're also going
14 to in the garage itself, not in the storage spaces
15 where the cars go, but in the garage itself, there
16 will be charging stations for electric cars?

17 MR. MARCHETTO: Yes, we have 12
18 electric car charging stations. Again, moving
19 towards a sustainable model, being able to
20 accommodate people who own a Chevy Volt or similar
21 car that is electrically charged. There are six
22 electrical charging stations that are located on the
23 ground level, and then there are six located inside
24 specific spaces taking those cars that would be
25 electrified cars.

1 MR. MATULE: Do you have the revised
2 plans this evening?

3 MR. MARCHETTO: I do. The revised
4 plan that I referred to here is A-2, but it shows
5 the 14-foot loading dock and the handicapped spaces.

6 MR. MATULE: Do you want me to submit
7 them by mail? He has them here.

8 MR. CURLEY: You can submit them this
9 evening if you have them.

10 MR. MATULE: Unless the Board Members
11 have any questions or professionals have any
12 questions, I think that's all the testimony we have
13 from Dean.

14 COMMISSIONER HOLLOWAY: I have one
15 question. The school on the second floor, how many
16 emergency exits are there?

17 MR. MARCHETTO: There are four, four
18 stairs, one, two, three, four at each corner. Those
19 stairs are not commingled with residential stairs,
20 and neither is the elevators. You have separate
21 elevators and separate entrances.

22 CHAIRWOMAN BETTINGER: Commissioner
23 Romano.

24 FREEHOLDER ROMANO: My fellow
25 Commissioners are familiar building with the garage.

1 It's also structurally crumbling?

2 MR. MARCHETTO: Yeah, it's an older
3 building. It's got scaffolding around. It's got
4 problems with the facade.

5 FREEHOLDER ROMANO: My compliments to
6 the applicant for having a legal counsel that do the
7 right things, and an architect that's able to follow
8 the historic environment and neighbor. My only
9 question, closing the streets down is a major
10 problem, the first part, because of deliveries
11 coming from trucks because now they're forced on
12 14th Street, which is a main thoroughfare. I
13 understand and I agree with that pedestrian times on
14 the weekends. Why can the streets be accessible
15 during normal hours, say at night, and that the
16 bollards taken down? Everybody wants to always
17 close the street, and that's a congested nightmare.

18 MR. MARCHETTO: This particular
19 length of the street, Commissioner, on Garden
20 Street, which is the upper length, it would be a
21 dead end if we kept it open. You could only come
22 here and turn around and go back out because this
23 part of the street is already closed.

24 FREEHOLDER ROMANO: That's what I'm
25 saying. That's problem the I see because they put

1 the bollards up, and now you've closed that whole
2 thing off. Mr. Bijou, why can't we get those
3 bollards removed at, in other words, certain times,
4 weekend pedestrian, just like in New York? Why are
5 the bollards there, and why are the streets closed
6 purposely?

7 MR. MARCHETTO: The street is
8 actually landscaped. They planted trees and turned
9 it into a little park.

10 FREEHOLDER ROMANO: It's a County
11 street. It's a County street.

12 MR. MARCHETTO: We were here for that
13 approval. I don't think Garden is a County street.

14 FREEHOLDER ROMANO: Yes, it is. We
15 paved it.

16 MR. MATULE: I think it's only a
17 County up to 14th. I don't have a list in front of
18 me. Maybe Mr. Tridente can confirm?

19 MR. TRIDENTE: It's only to between
20 14th and 15th.

21 MR. MATULE: I'm sure, Commissioner,
22 you know that that street really never opened up
23 because there used to be a rail line through there.
24 Then as part of Toll Brothers' PUD project to the
25 east of this site. It was repaved and was going to

1 open up, but then the whole mews things came up
2 because we have the pedestrian walkway going from
3 west to east from Park, all the way to the
4 waterfront. They didn't really want to have a
5 conflict with traffic and the pedestrian walkway.
6 But on the north end of the street, cars can pull
7 down, but they would have to make a U-turn.

8 FREEHOLDER ROMANO: The bollards come
9 down?

10 MR. MATULE: Yes, those bollard have
11 locks on them. The fire department has a key.

12 MR. MARCHETTO: The bollards are
13 located on 14th Street, Commissioner. On the 15th
14 Street side, there are no bollards. So a fire truck
15 or emergency vehicle can go down there, and there
16 are parking spaces here. If you live in the area,
17 you have parking spaces now. It's not a
18 through-street. When I say it's closed, I mean you
19 can't go through.

20 MR. MATULE: I think the reality of
21 the situation is trucks like Federal Express trucks,
22 UPS trucks, they can get down that street and turn
23 around and come back out again. Obviously, if you
24 start getting into 18-foot delivery trucks or semis
25 or anything, they wouldn't be able to turn around.

1 COMMISSIONER CRYAN: Madam Chair,
2 that street that's closed, you can parking on it.
3 It's still that public parking?

4 MR. MARCHETTO: Yes, it is.

5 COMMISSIONER CRYAN: So it's
6 accessible to Hoboken residents?

7 MR. MARCHETTO: Yes.

8 COMMISSIONER CRYAN: And they will
9 remain that way?

10 MR. MARCHETTO: Yes.

11 COMMISSIONER CRYAN: They other
12 question that I have is, the automated parking, how
13 is it different from the Garden Street lot?

14 MR. MARCHETTO: I have an expert here
15 for that. Do you have specific questions that are
16 not too specific?

17 COMMISSIONER CRYAN: Just the general
18 difference.

19 MR. MARCHETTO: I would defer that to
20 the expert.

21 MR. MATULE: We have Mr. Goldberg, a
22 representative of Unitronics, who will come and
23 speak. Actually, his company was called in to fix
24 the Garden Street garage.

25 COMMISSIONER CRYAN: I used to live

1 across the street.

2 MR. MATULE: He's quite familiar with
3 that situation.

4 MR. TRIDENTE: Mr. Marchetto, you
5 stated that the Garden Street has street parking.
6 Why do they have street parking now, or they don't
7 have street parking now? Maybe I misunderstood.

8 MR. MARCHETTO: It's on the east
9 side. It's right along the bottom of the page here?

10 MR. TRIDENTE: Does that condition
11 exist now?

12 MR. MARCHETTO: Yes.

13 MR. TRIDENTE: So I have a gate
14 across 14th Street, when do they open the gate for
15 parking?

16 MR. MARCHETTO: Right, it's
17 temporarily closed. When it's open, there will be
18 parking.

19 MR. TRIDENTE: Right now there isn't
20 any parking?

21 MR. MARCHETTO: That's correct.

22 MR. TRIDENTE: Oh, okay.

23 COMMISSIONER GLEBOCKI: Just one
24 instruction, have the contractor file for a
25 road-opening permit with the County Engineer.

1 MR. MARCHETTO: The civil engineer is
2 here with regard to road opening permits.

3 MR. MATULE: The short answer is yes,
4 absolutely. Actually, we anticipate when
5 construction starts that at 15th Street, the street
6 is going to be fenced off. The whole thing is going to
7 just be a staging area while the old building comes
8 down and the new building goes up.

9 CHAIRWOMAN BETTINGER: Ms. Flor, do
10 you have any questions?

11 MS. FLOR: No comments for the
12 architect.

13 MR. MARCHETTO: I think when it comes
14 to parking spaces, I think the civil engineer would
15 be better-suited to answer those questions.

16 MR. MATULE: I just want to make sure
17 everybody is through with Mr. Marchetto. Thank you,
18 Mr. Marchetto. So our next witness is going to be
19 Mr. Worstell from the Dresner Robin. You've seen
20 him here before.

21 (The witness is sworn.)

22 MR. CURLEY: State your name for the
23 record and spell your last name.

24 MR. WORSTELL: Fred Worstell,
25 W-o-r-s-t-e-l-l.

1 MR. MATULE: Madam Chair,
2 Mr. Worstell has appeared before this Board on
3 numerous occasions and has been accepted as an
4 expert witness. I would ask that he be allowed to
5 waive qualifications and proceed.

6 CHAIRWOMAN BETTINGER: Yes, please.

7 MR. MATULE: Mr. Worstell, you're
8 obviously the site engineer for the project?

9 MR. WORSTELL: Correct.

10 MR. MATULE: You've received T & M's
11 letters. I believe there were two letters, the
12 latest one was July 17th, 2010?

13 MR. WORSTELL: I have.

14 MR. MATULE: And I know you also
15 attended or representatives of your office attended
16 the work sessions. Could you just run through the
17 engineering aspects or address the open questions
18 that T & M still has with respect to the project?

19 MR. WORSTELL: Well, very quickly on
20 the engineering aspects, I think Mr. Marchetto has
21 taken you through the site fairly thoroughly, and I
22 might raise that the projects will be an elevation
23 ten, which is the above the flood hazard elevation,
24 which is a requirement. The utility services are
25 underground, for drainage, both stormwater and

1 sanitary sewerage. That was one of the comments I
2 was addressing. This was the stormwater retention
3 plan for the project in accordance with the Sanitary
4 Sewerage Authority requirements, and we also meet
5 NJDEP requirements. The comment was since we're not
6 going to a County facility, which we are not, that
7 they would be deferred to that authority.

8 Generally, this is the same site plan
9 which is in your package. We have sidewalks around
10 the perimeters. This plaza is a series of porous
11 and non-porous paver materials.

12 CHAIRWOMAN BETTINGER: We're having
13 trouble hearing you.

14 MR. WORSTELL: We are slightly at a
15 height differential than the surrounding or existing
16 street. We have sidewalks. We do have ramps and
17 stairways that are ADA compliant.

18 We'll run through the planning. There was
19 a comment concerning crosswalks on 15th Street.
20 There are existing crosswalks at the 15th and down
21 Garden Street. We are proposing to upgrade all of
22 the new sidewalks. All the ramps are compliant with
23 ADA, pursuant to the access guidelines. We've been
24 asked to look at ramps on the opposite side of the
25 street. These are recently constructed as part of

1 the park project. I don't know if we're still
2 required to look at those again. We will look at
3 the Park Avenue ramp here. All this has been
4 recently reconstructed, and there's crosswalks in
5 line looking at that ramp.

6 I think the other major areas, we'll be
7 working with the town on establishing, once as we
8 proceed further with the planning, as we proceed
9 we'll be working with the student access, as well as
10 a signage plan for the area. They're shown all on
11 this plan at this point. We'll be working with the
12 Town of Hoboken on it. We've been asked to post No
13 Parking for Park Avenue. We have no problem with
14 that comment. We have proposed reuse of the
15 bluestone on Park. We're going to build a concrete
16 curb and replace that curbing in accordance with the
17 County standard.

18 MR. TRIDENTE: Are you having the
19 street trees installs?

20 MR. MATULE: As I understand we were
21 required to have ten street trees along Park Avenue,
22 but we're only fitting eight, right?

23 MR. WORSTELL: We're fitting eight,
24 and we will provide the certification and the
25 contribution to the County tree fund for the other

1 two trees. I think that generally covers it. There
2 was a comment because we do cover the green
3 infrastructure with the low impact, we have a green
4 roof, we have bike parking, porous pavements,
5 elevated parking and a stormwater storage. We
6 actually cover a number of the items there, and I
7 think that covers it.

8 FREEHOLDER ROMANO: Just the 15th
9 Street has been a problem, it's starting to sink.
10 When it rains, it floods there and the plates on top
11 of it --

12 MR. WORSTELL: On 15th?

13 FREEHOLDER ROMANO: Right on 15th and
14 Park, in other words, if you were going to make the
15 turn on the traffic, just so you know, the parking
16 situation will be corrected in some way, but it
17 actually floods or sinks. We have had a plate over
18 it by the County for a year. It's never been
19 determined. I know Director Demellier has been
20 getting the work together to clean it out.
21 Supposedly, it's collapsed. I think that should
22 be -- everything needs to be uprooted and seriously
23 checked.

24 MR. WORSTELL: As we go through the
25 our sewer connection.

1 FREEHOLDER ROMANO: So you're aware.

2 MR. WORSTELL: I did want to correct
3 one thing in the earlier testimony. There will not
4 be on-street parking. It's 32 foot wide. The
5 school drop-off, it's a 24-foot-wide lane so it
6 really doesn't accommodate two-way traffic and
7 on-street parking.

8 COMMISSIONER CRYAN: How many
9 on-street parking spots will be lost?

10 MR. WORSTELL: I don't know if it
11 currently has on-street parking. If it's only 24
12 feet wide, it would not be a two-way street with
13 on-street parking. That would not meet the minimum
14 roadway standard for on-street parking.

15 COMMISSIONER CRYAN: Okay.

16 MR. MATULE: I was told by the
17 applicant that the road is closed on 15th Street.
18 There's a Cyclone fence up there. It's never
19 really, even though it's been repaved and Toll
20 Brothers did the sidewalk and curbing on the east
21 side of the street, the street has never really been
22 open to vehicular traffic.

23 MR. WORSTELL: Any questions?

24 MS. FLOR: Just two comments and one
25 question. Just because you're speaking about the

1 ramps and the stairs, can you just confirm that none
2 of those are within the County right-of-way, you
3 don't need a franchise agreement for any of that?

4 MR. WORSTELL: That's correct.

5 MS. FLOR: Secondly, the tree grades,
6 I was looking at the plan, they don't have the ADA
7 grades your on detail. I think that may be an
8 oversight on your detail, or are you not proposing
9 that?

10 MR. WORSTELL: We're going with the
11 decomposed granite fill, so that makes it a passible
12 area. We're not putting in grades.

13 MS. FLOR: I would have to go to the
14 County. It does vary from your detail. That's all
15 it shows on the detail. Those are the existing
16 ones, the existing grades. Lastly, I'm assuming you
17 have a traffic engineer to testify on the other
18 items in the letter?

19 MR. WORSTELL: Yes, we do.

20 MS. FLOR: Thank you.

21 MR. MATULE: Okay. Thank you, Fred.
22 I have Mr. Goldberg. I think before he testifies
23 you might want to hear from Mr. Polyniak from Dolan
24 & Dean, our traffic engineer.

25 (The witness is sworn.)

1 MR. CURLEY: Please state your name
2 for the record and spell your last name.

3 MR. POLYNIAK: Douglas Polyniak,
4 P-o-l-y-n-i-a-k.

5 MR. MATULE: Mr. Polyniak, you're
6 employed with Dolan & Dean?

7 MR. POLYNIAK: That's correct.

8 MR. MATULE: You're a licensed
9 engineer in the state of New Jersey?

10 MR. POLYNIAK: I am.

11 MR. MATULE: And have you testified
12 before other boards in New Jersey, zoning boards,
13 planning boards?

14 MR. POLYNIAK: Yes I have. I've been
15 before approximately 16 municipal zoning slash
16 planning boards.

17 MR. MATULE: In your capacity as a
18 traffic engineer?

19 MR. POLYNIAK: That's correct.

20 MR. MATULE: Madam Chair, I ask that
21 you accept Mr. Polyniak as an expert in traffic
22 engineering.

23 CHAIRWOMAN BETTINGER: We accept.

24 MR. MATULE: Okay. Doug, you have
25 received T & M letters also, correct?

1 MR. POLYNIAK: That's right.

2 MR. MATULE: And they had raised
3 specific questions regarding your traffic report,
4 some of the traffic counts. Could you address those
5 particular questions?

6 MR. POLYNIAK: Certainly. I guess
7 1.1, was some extra testimony required for
8 responsibility with respect to school operations.
9 The Elysian Charter School will relocate from
10 further south in Hoboken, taking place at that
11 location. Based on the information provided by
12 their operator, they have little vehicular traffic
13 to their school.

14 COMMISSIONER CRYAN: They have little
15 vehicular traffic from a charter school?

16 MR. POLYNIAK: That's what we were
17 told, correct.

18 COMMISSIONER CRYAN: I'm sorry, who
19 told you this?

20 MR. POLYNIAK: I believe he's the
21 operator of the school. He said that most of their
22 children are via pedestrian access or mass transit.

23 CHAIRWOMAN BETTINGER: And they're
24 located where?

25 COMMISSIONER CRYAN: On 3rd Street.

1 MR. MATULE: Just so we're clear,
2 there are other schools in that building besides
3 Elysian. When the principal of the school testified
4 extensively at the hearings in Hoboken about the
5 operation in terms of number of students and how
6 they get there, her testimony was that a vast
7 majority of the students walk to school. The
8 students that driven, they have people, they're
9 going to like they do up in the school on the
10 Hudson, where St. Pete and Paul's School used to be,
11 they have people out on the sidewalk in the morning,
12 so when people do pull in, that's why they have the
13 drop-off. They'll have monitors out there to pick
14 up the children.

15 COMMISSIONER CRYAN: So the
16 assumption is that there is not too much traffic
17 now, and they're moving to school 11 blocks away, so
18 there is still not going to be any traffic. As a
19 Hoboken resident, I would assume that there's going
20 to much more traffic if you're moving it 11 blocks
21 away.

22 MR. MATULE: I don't know whether the
23 assumption is where the students are going to come
24 from. Part of it is a lot of students are coming
25 from the north end of town that are currently going

1 to the south end of town now, they'll be closer to
2 the school. But it is going to be what it's going
3 to be, but I'll them talk about that in their
4 counts.

5 MR. POLYNIAK: I think it's a fair
6 representation that if there's a school located in
7 southern portion of the city, and there is a certain
8 element of vehicular traffic, they're likely from
9 further away. So when you move the school to the
10 north, you'll have a similar reaction where people
11 from the north tend to walk versus the southern
12 residents will drive.

13 For the vehicular traffic, a bump out has
14 been provided on Garden Street, which will allow
15 parents to access Garden Street, pull in curbside,
16 be greeted by an employee of the school, who will
17 bring their children into the school.

18 CHAIRWOMAN BETTINGER: One employee?

19 MR. POLYNIAK: No, I don't think it's
20 been specified. If it's required to be multiple
21 employees, obviously, they want to make sure that
22 students are safely accessing the school as well as
23 continuing moving the parents if necessary. It's
24 been represented to us that they have very little
25 vehicular traffic. It could be accommodated on

1 Garden Street if necessary to keep operations
2 running efficiently.

3 MS. FLOR: Madam Chair, I think it
4 might be beneficial for Commissioner Cryan to
5 understand the effect of what he's asking to do for
6 the school with the reduction. Can you explain the
7 reduction that you're taking for the school and how
8 that affects your trip generations?

9 MR. POLYNIAK: Sure. Our traffic
10 report is essentially very conservative. We used IT
11 trip generation rates for high-rise apartments,
12 which handles the 212, and IT data for a shopping
13 center for the retail, as well as private school
14 data for the children. We took a 50-percent credit
15 for mass transit and pedestrian activity for the
16 schools as well as for retail component. The retail
17 component is a neighbor retail. There's going to be
18 very little vehicular traffic traveling through the
19 retail components. As represented by the principal
20 of the school, there is very little vehicular as
21 well.

22 Our firm has done research counts within
23 Hoboken, surveys in the northwest industrial
24 redevelopment area. We did surveys to determine the
25 percentage of people that use their vehicle for the

1 city, use mass transit, walk, and from those
2 studies, we found it's only about a quarter of the
3 people in that region, whether visiting retail in
4 this area use a vehicle. I think our 50-percent
5 utilization of mass transit is very conservative. I
6 think we're probably closer to 25 or 30 percent.

7 No. 1.2, there is no issue; 1.3, there was
8 a concern for the degradation of levels of service
9 for the westbound approach on 15th Street to Park
10 Avenue. Like I said our traffic study and trip
11 generation is very conservative. It probably
12 overestimates the number of trips that will be
13 utilized by the site. It also does not take into
14 account that the site is currently operated by a
15 parking garage. We did not subtract traffic from
16 the existing roadway and add our traffic on top of
17 that. We kind of double counted so it's a
18 conservative analysis.

19 However, through discussions with T & M
20 earlier this afternoon, there was an additional
21 analysis to determine that the relocation of two
22 seconds of green time on the signalized intersection
23 from Park Avenue to 15th Street would mitigate that
24 degradation of that approach without any substantial
25 degradation of Park Avenue. However, it's not

1 taking credit for the existing parking garage and
2 vehicular site traffic. I don't think that would be
3 an issue.

4 No. 1.4 was addressed; 1.5, Mr. Marchetto
5 addressed the parking situation. We have a
6 specialist as well; 1.6, 1.7, the drop off, pick up
7 area on Garden, as I said there would be a system of
8 drop off and pick up. There will be No Parking
9 signs posted on Park Avenue as well as No Stopping
10 or Standing signs posted on 15th Street to
11 discourage parents from utilizing those frontages to
12 drop off their students.

13 CHAIRWOMAN BETTINGER: Will there
14 would be parking for the staff?

15 MR. POLYNIAK: The parking for the
16 staff would be available in the automated parking
17 garage. No. 1.8 is similar to 1.7 with respect to
18 the operations of the school. I think the rest of
19 them have been addressed by the engineer.

20 MS. FLOR: Madam Chair, I think he
21 should testify on 1.8 a little bit further.

22 MR. POLYNIAK: Yes, I guess with
23 respect to the school, what you have is the inverse
24 or reverse of the morning conditions. However, the
25 p.m. peak for a school doesn't take place at the

1 same time as the street peak. The morning drop off
2 period takes place during your typical commuter
3 time, seven to nine. School lets out earlier than
4 that commuter peak. It doesn't coincide with the
5 busier times for the roadway. Schools typically
6 release after two and four, unless there is some
7 after-school programs, so that kind of minimizes the
8 traffic impacts associated with the school because
9 of the reserve capacity on the roadways by letting
10 out prior to the typical commuter period.

11 CHAIRWOMAN BETTINGER: What are the
12 grades?

13 MR. MATULE: K through 8.

14 MR. POLYNIAK: Kindergarten through
15 8.

16 MR. MATULE: If I might also just add
17 with the robotic parking garage, with the 377 spaces
18 that we have in that garage, the zoning in Hoboken
19 required for the combined use, the school, the
20 retail and residential, a total of 283 spaces. We
21 actually have a surplus of 90-plus space in the
22 garage, which will be open to the public during the
23 day. People can come in there and park if they wish
24 during the day because there is a surplus, as Dean
25 also testified earlier, the way parking garages

1 work, they double use the spaces. People are out
2 during the day, and those spaces are being used by
3 somebody else. So we really don't anticipate that's
4 going to be an issue at all.

5 FREEHOLDER ROMANO: The question I
6 want to know about, the deliveries with the road
7 closure. Currently, do they have a problem now?

8 MR. MATULE: I could have Mr. Gaber
9 come up and talk about currently deliveries, he
10 being principal in Bijou Properties, that may be
11 better. Why don't you come and get sworn, David,
12 and you can answer specific questions?

13 (The witness is sworn.)

14 MR. CURLEY: Please state your name
15 and spell your last name for the record.

16 MR. GABER: David Gaber, G-a-b-e-r.

17 MR. MATULE: Mr. Gaber, you're a
18 principal in Bijou Properties.

19 MR. GABER: Yes, I am.

20 MR. MATULE: You're involved in the
21 day-to-day operation of the garage?

22 MR. GABER: Yes, I am.

23 MR. MATULE: And the planning of this
24 new building?

25 MR. GABER: Yes.

1 MR. MATULE: So maybe you could
2 answer specific questions about the deliveries?

3 MR. GABER: Well, currently, CVS
4 delivers six a.m. on Wednesdays. They back up, open
5 up the gate on Garden Street, back their truck up
6 and unload. Once a week they do that.

7 FREEHOLDER ROMANO: That solves the
8 problem with Bijou. I was talking about the balance
9 of it?

10 MR. GABER: Yes, the other end of
11 street is open, so they pull up to the cobblestone
12 street, which is the back part of the building, they
13 unload at six in the morning. They're gone by
14 seven.

15 FREEHOLDER ROMANO: I'm glad I know
16 that. You know what I'm talking about. I am not
17 for closing streets. I understand pedestrians, but
18 the City of Hoboken, there should be access to it.
19 Is this getting access?

20 MR. GABER: We anticipate that when
21 the street is open, they're going to be doing the
22 same thing at six o'clock.

23 FREEHOLDER ROMANO: The question is,
24 wasn't Bijou in a predicament because you wanted
25 14th, which is our right-of-way, which is a main

1 artery for a loading dock, but you couldn't because
2 according to engineer, he was in a Catch-22 because
3 the CVS truck was just pulled away. Police officers
4 were moving them. He was in a tough situation. Is
5 it rectified? CVS deliveries can get in on Garden
6 Street where this should get in on Garden Street?

7 MR. GABER: That's correct.

8 FREEHOLDER ROMANO: Thank you.

9 MR. MATULE: I guess I'll ask you,
10 Doug, after hearing that, because those deliveries
11 happen at six o'clock in the morning, that won't
12 have any conflict with the school traffic or the
13 typical residential traffic going in and out of the
14 building, correct?

15 MR. POLYNIAK: No, not at all. It's
16 good planning to have them done at six o'clock.

17 MR. MATULE: Unless there's some
18 specific questions.

19 CHAIRWOMAN BETTINGER: Ms. Flor?

20 MS. FLOR: Yes, two questions, Madam
21 Chair. First was confirmed during the break, I want
22 to be clear, there will be no parking on Garden?

23 MR. POLYNIAK: That's correct.

24 MS. FLOR: Because that's a
25 bottleneck, turning around vehicles.

1 MR. POLYNIAK: We understand.

2 MS. FLOR: Will there be signage
3 indicating the same?

4 CHAIRWOMAN BETTINGER: What was the
5 question?

6 MS. FLOR: Will signage be indicating
7 the same?

8 MR. POLYNIAK: I don't think there
9 would be an issue.

10 MR. MATULE: We will discuss that
11 with the City of Hoboken.

12 MS. FLOR: It's not our street. The
13 questions have come up.

14 MR. POLYNIAK: That what he said.
15 He's going to provide drop off at the school as well
16 as deliveries for the residents.

17 MR. MATULE: We'll address that
18 directly with the City. I know we had talked about
19 that when we were before the planning board for the
20 whole Mews project, and as Mr. Worstell testified,
21 the street just isn't wide enough to have it.

22 COMMISSIONER GOMEZ: How wide is the
23 street, I'm sorry?

24 MR. GABER: Twenty-four foot wide
25 with the drop-off.

1 MR. MATULE: It's 32 feet including
2 the drop-off area, so that drop-off area is going to
3 have to be backed out of there, and then with a
4 two-way street.

5 COMMISSIONER GOMEZ: You said before
6 it could not be a two-way street. How wide does it
7 have to be before you could not have a two-way
8 street?

9 MR. GABER: You have a 24-foot width
10 for a two-way flow, 12 in each direction. If you
11 were to provide parking on street, a typical
12 parallel parking spot --

13 COMMISSIONER GOMEZ: I wasn't asking
14 for parking, just for regular traffic coming in and
15 out.

16 MR. POLYNIAK: You need at least 22
17 to 24 feet for two-way traffic. We have that, 24.

18 COMMISSIONER GOMEZ: You can have a
19 two-way street?

20 MR. POLYNIAK: Not with parking on
21 there on that side of the street.

22 COMMISSIONER GOMEZ: You said there
23 was no parking.

24 MR. POLYNIAK: Exactly.

25 MS. FLOR: They do have two-way

1 traffic.

2 MR. POLYNIAK: Parking cannot be
3 provided. If it was, we couldn't have two-way
4 traffic.

5 MR. MATULE: The two-way traffic will
6 be limited to the people who pull in there and make
7 a U-turn at the end --

8 COMMISSIONER GOMEZ: I'm not worried
9 about the people, I'm worried about the fire trucks.

10 MR. MATULE: Well, the fire trucks,
11 yeah. So there won't be parking.

12 MS. FLOR: Madam Chair, the other
13 question I had was relative to 1.3. I understand
14 you had a conversation about the two-second timing
15 change. Could you provide data backing that, and
16 then we can provide it to the County Engineer for a
17 timing change?

18 MR. POLYNIAK: Certainly.

19 MS. FLOR: Lastly, Madam Chair, 1.11,
20 I probably should have asked Mr. Worstell just for
21 clarification, will you be adding the School Zone
22 signage?

23 MR. POLYNIAK: Yes, I don't think
24 that's an issue. We can add School Zone signage in
25 conjunction with the County and City to ensure that

1 there's sufficient school signage for pedestrians.

2 MS. FLOR: Madam Chair, provided that
3 the County engineer is comfortable with the
4 reduction for the school, that was really the only
5 thing, with the reduction taken for trip generation.
6 They'll provide that to the County Engineer to
7 provide the rationale because in Hoboken, people do
8 walk. There is a transit component. That would be
9 my only comment.

10 MR. POLYNIAK: I don't have an issue.

11 COMMISSIONER GOMEZ: I have another
12 question, protection inside the parking garage, what
13 type of protection do you have?

14 MR. MARCHETTO: Sprinklers.

15 COMMISSIONER GOMEZ: I wanted to make
16 sure. I haven't seen one of my systems.

17 MR. MARCHETTO: So fully sprinkler,
18 alarm, smokes detectors.

19 (The witness is sworn.)

20 MR. CURLEY: Please state your name
21 and spell your last name.

22 MR. GOLDBERG: My name is Yair,
23 Y-a-i-r; Goldberg, G-o-l-d-b-e-r-g.

24 MR. MATULE: Mr. Goldberg, you are a
25 principal at Unitronics?

1 MR. GOLDEBERG: Yes.

2 MR. MATULE: Could you just by way of
3 background, tell the Board who Unitronics is and
4 what they do around the world, and how that is going
5 to integrate into this project.

6 MR. GOLDEBERG: Unitronics is a
7 global company that was established 1998,
8 specialized automation products and automated
9 systems, mainly in the field of automated material
10 and handling systems and automated parking systems.
11 The automated parking system is a derivative from
12 the automated material handling systems that we have
13 been building for over 20 years. We took the same
14 concept of storage, whether it's wooden pallets,
15 beams or 747, cargo pallets, and implemented it on
16 vehicles.

17 MR. MATULE: And you are familiar
18 with the parking garage on Garden in Hoboken?

19 MR. GOLDEBERG: I have been the
20 retrofit project manager. I came to that project
21 over six years ago when we delivered it to the City
22 of Hoboken over five years ago, and it has been
23 working since. I also supervised the relationship
24 with the City of Hoboken and service and maintenance
25 team that do periodic work there.

1 MR. MATULE: And Unitronics has built
2 parking garages in other cities throughout the world
3 that operate on a robotic basis?

4 MR. GOLDEBERG: Right. This system
5 in Israel, we are now finishing another system in
6 Mexico City. We were selected by the City of West
7 Hollywood in California to build their City Hall
8 parking garage.

9 MR. MATULE: Could you just give the
10 Commissioners an overview how this system works when
11 someone pulls their car in, what happened to it,
12 where it goes?

13 MR. GOLDEBERG: Definitely. We have
14 two processes in the operation. They are the
15 storage and retrieval. Storage is when you come in
16 to park your car. The interface is the size of a
17 two-car garage, about 24-foot-wide bay, fully flat
18 service which you drive onto similar that you do on
19 surface parking. There's an active system that
20 guides you to your position, and you turn the motor
21 off. You leave the car. The system verifies that
22 no one was left behind, and all the doors are
23 closed, and then the driver activates the system.
24 The residents utilize by means of a tag or punching
25 a code. If it's a transient, then it's a similar

1 process to the payment of conventional parking
2 garages. All those processes take place outside the
3 bay, where the driver is also notified of safety
4 precautions verifying that no one is left in the
5 car, et cetera.

6 CHAIRWOMAN BETTINGER: Do you lock
7 the car?

8 MR. GOLDEBERG: Yes, the car is
9 locked, turned off, and he takes the keys with him.
10 Once a driver has departed, the external door of the
11 bay is closed to separate any moving parts of the
12 system from the pedestrian traffic, and a horizontal
13 robot comes under the vehicle, lifts it off the
14 surface from its wheel and carries it horizontally
15 towards the vertical lift, where it is taken
16 vertically to the parking level and unloaded to the
17 racks where it sits as if it was a warehouse. It is
18 a warehouse.

19 The opposite process, the retrieval
20 process starts with the driver activating the
21 retrieval again by punching a code or making a
22 payment. The driver waits in the lobby or payment
23 area, he does not have to walk to his or her car,
24 and the car is delivered in the same way by the same
25 robot to the bay. The driver gets a notification

1 where, on which bay his car is, and he has a very
2 short walking distance from where he was waiting to
3 the place where the car is. After he departs, the
4 bay door closes, and the bay is available for the
5 next car.

6 MR. MATULE: Is the anticipation that
7 in the morning you'll have more bays in effect,
8 going out than coming in and vice versa in the
9 evening, is that typically how it's operated?

10 MR. GOLDEBERG: I'll answer the
11 question from another angle. The design of this
12 system addresses the requirements of the
13 development. Based on the traffic, on the trip
14 generation, we have designed a number of entry-exit
15 points through the system, and the system management
16 software has the ability to switch them between
17 entry and exit flow to address the requirements of
18 the in and out peak in the a.m. and in the p.m.

19 MR. MATULE: And typically -- well,
20 I'll ask you two questions. How many cars per hour
21 can the system actually process and at what speed do
22 you typically operate the system, if there is a
23 difference?

24 MR. GOLDEBERG: From the design point
25 of view, the ducts or the internal parts of the

1 system is designed to address the trip generation of
2 over 110 cars per hour, which is the peak p.m.
3 parking traffic. The speed without getting too
4 technical, the vertical movements it's about
5 six feet per seconds. I think moreover, the fact
6 that this system is redundant, in it is built from
7 various components that are all capable of reaching
8 the same targets and make it a redundant system.

9 Maybe that is a partial answer for the
10 question that was asked before, how is it different
11 from the existing one in Hoboken. I think mainly
12 from the fact that the system is designed in a
13 redundant way, it's based on a proven and existing
14 technology for many years that was successfully
15 implemented in many other applications.

16 MR. MATULE: And in terms of one of
17 the questions also asked, if there is a power
18 shortage, is the system equipped with power backup
19 generations?

20 MR. GOLDEBERG: Right, we get a
21 signal to the backup system that it is currently
22 running under the generators mode, and the system
23 continues to work. We have spoken with the owner to
24 see what his requirements would be under that
25 generator mode. Normally, not only you would bring

1 cars into the system but you are capable of taking
2 them at the given rate. According to that, that
3 generator sizing would determine.

4 MR. MATULE: Thank you. I have no
5 further specific questions. If the Commissioners or
6 professionals have any questions?

7 CHAIRWOMAN BETTINGER: Will there be
8 an attendant taking care of people on-site or
9 something like that?

10 MR. GOLDEBERG: The system does not
11 require an attendant for the technical part of it.
12 I call it the psychological aspects of it. People
13 having to deal with the system that is still
14 unfamiliar, and if I'm not wrong, the owner has
15 indicated that they will have an attendant on-site,
16 mainly to assist people with accessing their
17 belongings and introducing them to the system.

18 MR. MATULE: It's anticipated that
19 the residents of the building, after an initial
20 learning curve will know how to operate it, but the
21 public using the garage will be dealing with an
22 attendant.

23 COMMISSIONER HOLLOWAY: Madam Chair,
24 I have a question. This parking area, once they pay
25 for that or use data, how fast would they retrieve

1 the car?

2 MR. GOLDEBERG: An average retrieval
3 cycle just over ninety seconds, and the system is
4 designed in a way that it can operate multiple
5 retrieval cycles at the same time.

6 COMMISSIONER CRYAN: Madam Chair, how
7 often -- do you keep data, or do you have or can you
8 speak to how often other garages have malfunctioned?

9 MR. GOLDEBERG: The standard that we
10 commit to the owner is over 99 percent availability
11 of the system. Since this is a 24/7 operation, that
12 means that we commit that the system will be
13 available over 99 percent of the time. I can
14 relate, there are no -- I would say otherwise, the
15 standards that are being used are standards from the
16 automated material entering around the world, and
17 they are being projected on automated parking
18 systems that do not have their own standards for
19 availability. The same method of calculation and
20 the same standards are applied to this.

21 Personally, at Unitronics, we believe that
22 this is an operation that is not as a warehouse
23 where you will most likely find technical personnel
24 to take care of issues if they arise. This design
25 is more strict than in automated warehouses, for

1 example. That means that the system will be backed
2 up by on-site, 24/7 on-call service team. It is
3 designed in a way that the components in it could be
4 put down for maintenance and service and not affect
5 the operation of the system. As I mentioned before,
6 they back up each other. They can all reach the
7 same position.

8 Unlike in Hoboken, the existing Hoboken
9 system where the shuttle is limited to explore, our
10 shuttle travels between the floors, we can take them
11 aside. The actual design of the shuttle, they do
12 not stop. Every moving access has four motors. Two
13 of them can go down, and the shuttle will still run
14 at a lower pace, but it would be still be
15 functioning. All the design is addressed to have a
16 fully automated system that keeps on running.

17 As far as the specific data, our system
18 collects all of the operating hours of ever motor in
19 the system, and if it is time to service a specific
20 component ahead of the scheduled maintenance, we
21 would get an indication from the system. Anything
22 that is as small as a sensor that does not detect a
23 reflecter, for example, that it should have, is
24 being reported immediately by the system to our back
25 office, which would issue an order to handle. Those

1 are all of the operations that currently take place
2 at the 916 Garden garage, that brought you from a
3 non-functional garage to a functional garage.

4 COMMISSIONER CRYAN: Was your company
5 involved in the original?

6 MR. GOLDEBERG: No, we were brought
7 after the previous company was taken out. We won
8 the bid to do the retrofit. We did that over the
9 term of a year, and we have delivered the specs to
10 the City. They currently operate and manage it. We
11 are under contract for service and maintenance.

12 MS. FERRARA: Madam Chair, during our
13 preliminary discussions Mr. Gaber from Bijou had
14 mentioned possibly putting restrictions at least for
15 deliveries or school on Garden, similar to the
16 current arrangement, is that something that can
17 happen with the owner?

18 MR. GABER: Absolutely.

19 MR. MATULE: I think for the
20 residential portion of the building, it's simple
21 because the moving in, moving out, that's all going
22 to have to be prescheduled, but deliveries, UPS
23 deliveries, Fed Ex deliveries, I don't know.

24 MS. FERRARA: We know it's there for
25 the commercial stores, and in general, to go back to

1 the Commissioner Romano's point, we just wanted to
2 make sure that it's not at the same point.

3 MR. MATULE: No, no, the commercial
4 deliveries to the commercial stores, that's no
5 problem, we can control. Like when the UPS guy
6 comes to deliver a package to the concierge at the
7 residential portion, obviously, that happens at
8 random times during the day.

9 CHAIRWOMAN BETTINGER: Is there is
10 concierge?

11 MR. MATULE: I'm sure there is going
12 to -- yes, the short answer is yes. If no one has
13 any other questions from Mr. Goldberg, it's a pretty
14 interesting system. That's pretty much the
15 presentation. Any other questions from the
16 professionals? Have we addressed everything? It's
17 going to be a very interesting building.

18 CHAIRWOMAN BETTINGER: Are they
19 rentals?

20 MR. MATULE: At this point they're
21 going to be rental.

22 FREEHOLDER ROMANO: When are you
23 breaking ground?

24 MR. MATULE: One step at a time.
25 We've got our final approvals from Hoboken last

1 night. Hopefully, we'll get our approvals here this
2 evening and get going as fast as we can.

3 MS. FERRARA: Madam Chair, on a
4 motion put forth by Commissioner Cryan. Second by
5 Commissioner Holloway --

6 CHAIRWOMAN BETTINGER: I'm sorry,
7 motion by Commissioner Romano.

8 MS. FERRARA: On a motion put forth
9 by Commissioner Romano. Second by Commissioner
10 Holloway.

11 Commissioner Cryan.

12 COMMISSIONER CRYAN: Aye.

13 MS. FERRARA: Commissioner Glembocki.

14 COMMISSIONER GLEMBOCKI: Yes.

15 MS. FERRARA: Commissioner Gomez.

16 COMMISSIONER GOMEZ: Aye.

17 MS. FERRARA: Commissioner Holloway.

18 COMMISSIONER HOLLOWAY: Aye.

19 MS. FERRARA: Commissioner Romano.

20 FREEHOLDER ROMANO: Aye.

21 MR. MATULE: Thank you very much.

22 We'll follow-up.

23 MS. FERRARA: Chairwoman Bettinger.

24 CHAIRWOMAN BETTINGER: Aye.

25 MR. MATULE: Thank you, Commissioner.

1 I appreciate your comments. We will follow up with
2 the tree estimates and signage. Thank you. Have a
3 dry evening.

4 CHAIRWOMAN BETTINGER: Take a
5 two-minute break.

6 (At this point in the proceeding, a
7 brief recess is taken.)

8 MS. FERRARA: Next item on the agenda
9 is old business. We do not have any old business.
10 Next item is new business. Planning does not have
11 any new business.

12 CHAIRWOMAN BETTINGER: May I have a
13 motion to adjourn? All in favor.

14 (Whereupon the proceeding is then
15 concluded at 8:44 p.m.)

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, a Registered Professional Reporter 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 Wednesday, July 18, 2012; and that this is a correct transcript of the same.

SHARI CATHEY, RPR
A NOTARY PUBLIC of the
State of New Jersey
I.D. No. 2283786
Commission Expires 2/4/17

&	16 47:15	4	accommodated
& 25:17 31:9 41:10 41:18 46:24 47:6,25 52:19	16.01 4:13	4 21:12 29:4	50:25
1	1600 9:3	5	account 52:14
1	17th 25:3 41:12	50 51:14 52:4	act 2:8
1 10:19 23:17 29:21	18 1:8 37:24 74:12	567 1:7	activate 26:8
1,186 6:18,24 9:1	18th 2:3	6	activates 63:23
1,200 11:3	1998 62:7	6.01 21:12	activating 64:20
1,600 11:5	2	6:30 1:9	active 63:19
1.1 48:7	2 13:23 24:12 31:18	7	activities 25:2
1.11 60:19	34:4	7.01 21:12	activity 51:15
1.13 31:11	2,800 11:24	747 62:15	actual 69:11
1.2 52:7	2/4/17 74:19	8	ada 17:15 32:24
1.3 52:7	20 62:13	8 54:13,15	42:17,23 46:6
1.3. 60:13	2010 41:12	8:44 73:15	add 52:16 54:16
1.4 53:4	2012 1:8 2:4 3:15	9	60:24
1.5 53:4	10:2 13:20 74:12	90 54:21	adding 60:21
1.6 53:6	2012-019 4:11	916 70:2	addition 9:16 12:16
1.7 53:6,17	2012-021 21:10	99 68:10,13	22:7
1.8 53:17,21	2012-022 5:15	99.9 11:16	additional 6:20
100 5:16,25	20th 3:15	9:30 28:19	52:20
1000 4:12	212 22:5 25:13	a	address 7:11 10:14
109 19:9	51:12	a.m. 56:4 65:18	31:7,11 41:17 48:4
11 49:17,20	22 57:2 59:16	ability 12:11 65:16	58:17 65:17 66:1
110 66:2	2283786 74:18	able 26:7,11,19 27:8	addressed 15:25
12 22:3 33:17 59:10	23 8:2,5	absent 2:15,15,16	16:3,15 53:4,5,19
126 21:11	24 45:5,11 59:9,17	absolutely 40:4	69:15 71:16
12th 29:18	59:17 63:17	absolutely 40:4	addresses 65:12
14 31:12,14 32:6	24/7 68:11 69:2	accept 3:14 22:24,25	addressing 42:2
1415 21:10,11	25 52:6	accept 3:14 22:24,25	adjacent 30:22,23
148 29:20	272 5:17	accept 3:14 22:24,25	adjourn 73:13
14th 24:3,14,19	283 54:20	accept 3:14 22:24,25	adjusted 31:13
15 5:17	29th 10:2 13:20	accept 3:14 22:24,25	administration 28:7
150 4:13	3	accept 3:14 22:24,25	advance 4:11
15th 24:4,14,19,25	3 21:11	accepted 22:22 41:3	advanced 30:12
15th 24:4,14,19,25	30 18:21 52:6	accepted 22:22 41:3	advertised 2:5
15th 24:4,14,19,25	30,000 25:21 28:4	access 28:8 42:23	affect 14:22 69:4
15th 24:4,14,19,25	32 45:4 59:1	access 28:8 42:23	afternoon 28:20
15th 24:4,14,19,25	377 25:14 26:20	access 28:8 42:23	52:20
15th 24:4,14,19,25	27:19,19,23 32:3	accessible 35:14	agency 8:24
15th 24:4,14,19,25	54:17	accessible 35:14	agenda 4:7,9 5:11
15th 24:4,14,19,25	379 25:15 32:2	accessing 50:22	73:8
15th 24:4,14,19,25	3rd 48:25	accessing 50:22	ago 21:22 24:7,17
15th 24:4,14,19,25		accessing 50:22	62:21,22
15th 24:4,14,19,25		accommodate 26:20	agree 5:24 35:13
15th 24:4,14,19,25		accommodate 26:20	
15th 24:4,14,19,25		accommodate 26:20	
15th 24:4,14,19,25		accommodate 26:20	
15th 24:4,14,19,25		accommodate 26:20	
15th 24:4,14,19,25		accommodate 26:20	
15th 24:4,14,19,25		accommodate 26:20	
15th 24:4,14,19,25		accommodate 26:20	
15th 24:4,14,19,25		accommodate 26:20	
15th 24:4,14,19,25		accommodate 26:20	
15th 24:4,14,19,25		accommodate 26:20	
15th 24:4,14,19,25		accommodate 26:20	
15th 24:4,14,19,25		accommodate 26:20	

<p>agreed 5:13 6:18 agreement 6:3 46:3 ahead 69:20 aicp 1:18,21 aide 1:20 air 29:24,25 30:1,2,3 30:7,8 alain 1:13 alarm 61:18 allow 50:14 allowed 28:16 41:4 allowing 5:22 9:17 allows 9:11 30:4 amenities 29:11 analysis 52:18,21 angle 65:11 answer 18:18 31:4 40:3,15 55:12 56:2 65:10 66:9 71:12 anthony 1:14 anticipate 26:6 40:4 55:3 56:20 anticipated 67:18 anticipation 65:6 apartments 51:11 appearance 17:18 appeared 6:1,6 22:21 41:2 appearing 5:20 21:14,19 appears 18:7 applicant 5:15 6:1,9 6:15 15:25 16:23 18:9,12 19:17 20:1 21:10,15,20 22:1 35:6 45:17 applicants 5:13,14 application 4:11 5:15,22,25 6:21 9:16 17:15 21:9 23:10 25:15 32:2 applications 66:15 applied 68:20 appreciate 73:1</p>	<p>approach 52:9,24 appropriate 19:15 approval 6:3,7 11:21 22:2 23:6 36:13 approvals 71:25 72:1 approve 3:13 approved 11:20 approximately 8:2 11:3,24 19:9 22:5 25:6 47:15 apron 17:2 18:8 architect 20:3 35:7 40:12 architectural 23:12 24:10 31:10 architecture 22:23 area 6:23 8:11 17:24 18:14,17 19:14 26:8 27:18 29:8,12,19 30:14 32:4 37:16 40:7 43:10 46:12 51:24 52:4 53:7 59:2,2 64:23 67:24 areas 18:3 28:7 29:9 29:10 43:6 arencibia 2:14 arrangement 70:16 artery 57:1 aside 69:11 asked 42:24 43:12 60:20 66:10,17 asking 51:5 59:13 aspects 41:17,20 67:12 assist 67:16 associated 29:10,12 30:20 54:8 associates 25:17 31:9 asst 1:12 assume 49:19 assuming 46:16</p>	<p>assumption 49:16 49:23 attempting 13:4 attendant 67:8,11 67:15,22 attendants 11:13 attended 41:15,15 attorney 1:24 authority 42:4,7 auto 11:25 automated 23:23 26:17 38:12 53:16 62:8,9,10,11,12 68:16,17,25 69:16 automatically 27:5 automation 62:8 automobile 26:23 avagliano 2:15 availability 68:10 68:19 available 13:3 53:16 65:4 68:13 avenue 1:7 5:17,25 6:5 9:7 11:20 14:4,7 14:8,10 17:25 18:2 18:3,11 19:22 21:10 21:11 24:1,2,13 43:3,13,21 52:10,23 52:25 53:9 average 68:2 aware 45:1 aye 3:19,23,25 4:2,4 4:24 5:3,5,7,9 20:20 20:24 21:1,3,5 72:12,16,18,20,24</p>	<p>backed 59:3 69:1 background 62:3 backing 60:15 backup 66:18,21 backyard 29:14 balance 56:8 barbecue 29:9 based 13:15 48:11 65:13 66:13 basis 63:3 bay 27:7 31:16,19 31:22,25 32:16 63:17 64:3,11,25 65:1,4,4 bays 27:6,12 33:2 65:7 beams 62:15 beautiful 23:24 behalf 21:14,20 believe 5:23 6:25 7:6 7:10 10:5,20 32:7 41:11 48:20 68:21 belongings 67:17 beneficial 51:4 benefit 7:12 bennett 5:19,20 7:19 7:22,25 8:4,10,13 8:16,21 9:5,9,15,25 10:4,9,18 11:23 12:4,9,15,22 13:6 13:22 15:1,7,11 18:12,18,22 19:5,13 19:20 20:6,12 21:7 best 16:13 23:20 better 6:13 7:1,1 9:10 15:17 21:18 40:15 55:11 bettinger 1:12 2:2 2:12 3:4,5,8,11 4:3 4:4,6,15,18 5:8,9 8:15 15:22 16:17,21 19:6,17 20:10,14 21:4,5,16 22:25 32:10 33:3 34:22 40:9 41:6 42:12</p>
		b	
		<p>b 5:20 7:18 55:16 61:23 baby 26:24 back 9:6,6 12:12,16 15:8 27:11,11 28:11 28:21 30:18 35:22 37:23 56:4,5,12 69:6,24 70:25</p>	

<p>47:23 48:23 50:18 53:13 54:11 57:19 58:4 64:6 67:7 71:9 71:18 72:6,23,24 73:4,12 beyond 30:13 bicycles 29:20 bid 70:8 bijou 36:2 55:10,18 56:8,24 70:13 bike 29:19 44:4 bit 5:23 15:9 16:24 31:1 53:21 block 4:13 5:17 19:22 21:11 24:2,5 24:10 blocks 49:17,20 bluestone 43:15 board 1:1,24 5:21 5:24 6:7 8:25 10:23 11:19,21 13:8,25 14:1,18 15:12,19 16:16 18:23 22:10 22:21 23:9 34:10 41:2 58:19 62:3 74:11 board's 7:12 17:13 boards 8:7,7 47:12 47:12,13,16 bollard 37:10 bollarded 24:21 bollards 35:16 36:1 36:3,5 37:8,12,14 bottle 12:24 bottleneck 57:25 bottom 39:9 boulevard 4:13 break 57:21 73:5 breaking 71:23 brian 7:5,17 brief 73:7 bring 26:21 30:2 50:17 66:25 bringing 30:18</p>	<p>broad 25:4 brothers 36:24 45:20 brought 3:16 70:2,6 build 43:15 63:7 building 1:19 6:11 6:17,19,22,24 9:2,6 9:13,17 11:4,5,16 11:24 12:10 15:8 17:7,20 22:3,7 23:19,20,24 24:5,6 24:9,15,23 25:9,9 25:10,10,11,13,21 28:4 29:14,19,21,25 30:4,9,13,15,17 31:1,4,13,20 32:9 32:20 33:5,10 34:25 35:3 40:7,8 49:2 55:24 56:12 57:14 62:13 67:19 70:20 71:17 buildings 11:2 built 63:1 66:6 bump 50:13 burton 7:6,20 buses 30:19 busier 54:5 business 73:9,9,10 73:11</p>	<p>car 9:21 26:21,21,23 26:25 27:2,4,6,7,9,9 27:10,11,12,13 32:17 33:18,21 63:11,16,17,21 64:5 64:7,8,23,24 65:1,3 65:5 68:1 care 15:16 20:7 67:8 68:24 cargo 62:15 carries 64:14 cars 27:19,20 30:19 33:15,16,24,25 37:6 65:20 66:2 67:1 case 16:13 catch 57:2 cathey 74:7,17 center 16:8 17:6 51:13 certain 10:15 13:6 18:3 36:3 50:7 certainly 48:6 60:18 certification 22:8,8 43:24 certify 74:9 cetera 64:5 chair 1:13 5:20 16:22 22:20 38:1 41:1 47:20 51:3 53:20 57:21 60:12 60:19 61:2 67:23 68:6 70:12 72:3 chairman 1:12 chairs 26:8 chairwoman 2:2,12 3:4,5,6,8,11 4:3,4,6 4:15,18 5:8,9 8:13 8:15 10:19 15:22 16:17,21 19:6,17 20:10,12,14 21:4,5 21:16 22:25 32:10 33:3 34:22 40:9 41:6 42:12 47:23 48:23 50:18 53:13 54:11 57:19 58:4</p>	<p>64:6 67:7 71:9,18 72:6,23,24 73:4,12 chambers 1:6 change 60:15,17 changes 17:17 charged 33:21 charging 33:16,18 33:22 charter 22:6 25:22 28:5 48:9,15 checked 44:23 chevy 33:20 child 28:18,21 children 30:16,16 30:20 48:22 49:14 50:17 51:14 choffo 2:16 ciammaruconi 1:20 cigarettes 12:25 circulation 13:18 cities 63:2 city 1:8 22:2 30:21 50:7 52:1 56:18 58:11,18 60:25 62:21,24 63:6,6,7 70:10 civil 40:1,14 clarification 60:21 classrooms 28:7 clean 30:5 44:20 clear 32:3 49:1 57:22 clerk 2:9,10 18:5 clients 15:14 close 24:18 35:17 closed 24:21,23 28:16,22,24 35:23 36:1,5 37:18 38:2 39:17 45:17 63:23 64:11 closer 50:1 52:6 closes 65:4 closing 17:6,9 35:9 56:17</p>
	<p style="text-align: center;">c</p> <p>c 22:19 74:1,1 cafe 26:7,9 calculation 68:19 california 63:7 call 2:3,13 27:3 67:12 69:2 called 8:4,25 24:6 38:23 calls 9:21 canopy 9:19,22 11:12,17 capable 66:7 67:1 capacity 47:17 54:9</p>		

<p>closure 55:7 cme 1:22,23 cobblestone 56:11 code 63:25 64:21 coincide 54:4 cold 30:8 collapsed 44:21 collects 69:18 color 23:11,14,16 combination 12:7 combined 54:19 come 15:16 25:4,9 27:5,9,11 28:20 29:12 32:23 35:21 37:8,23 38:22 49:23 54:23 55:9,11 58:13 63:15 comes 12:13 27:1 30:1,8 40:7,13 64:13 71:6 comfortable 61:3 coming 28:17 35:11 49:24 59:14 65:8 comment 42:5,19 43:14 44:2 61:9 comments 7:3,9,11 15:23 16:1,14 20:11 25:16 40:11 42:1 45:24 73:1 commercial 24:9 27:18 70:25 71:3,4 commingle 28:9,10 commingled 34:19 commission 8:23 74:19 commissioner 1:13 1:14 2:14,15,16,16 2:17,18,19,20,21,22 2:23,24,25 3:1,1,16 3:17,18,19,20,21,22 3:23,24,25 4:1,17 4:21,21,23,24,25 5:1,2,3,4,5,6 16:17 16:19 20:17,17,19 20:20,21,22,23,24</p>	<p>20:25 21:1,2 34:14 34:22 35:19 36:21 37:13 38:1,5,8,11 38:17,25 39:23 45:8 45:15 48:14,18,25 49:15 51:4 58:22 59:5,13,18,22 60:8 61:11,15 67:23 68:6 70:4 71:1 72:4,5,7,9 72:9,11,12,13,14,15 72:16,17,18,19,25 commissioners 3:12 18:6 20:11 21:14,19 34:25 63:10 67:5 commissions 8:7 commit 68:10,12 common 29:12,14 commuter 54:2,4,10 company 38:23 62:7 70:4,7 completed 24:24 completely 6:21,22 compliant 42:17,22 compliments 35:5 component 51:16,17 61:8 69:20 components 51:19 66:7 69:3 conceivable 30:16 concept 62:14 concern 13:14 52:8 concerned 19:21 concerning 42:19 conciierge 71:6,10 concluded 73:15 concludes 20:13 concrete 17:24 18:8 43:15 condition 30:7 39:10 conditions 53:24 confirm 14:19 36:18 46:1 confirmed 57:21</p>	<p>confirming 15:12 conflict 37:5 57:12 conflicting 16:11 congested 35:17 conjunction 60:25 connection 44:25 consent 18:13 conservative 51:10 52:5,11,18 considered 4:9 construct 22:3 constructed 42:25 construction 40:5 consulting 7:8 continue 14:15 24:24 29:6,15 continues 66:23 continuing 50:23 continuous 26:4 contract 70:11 contractor 39:24 contribute 19:18 contribution 19:12 19:16 20:4 43:25 control 13:7 71:5 convenience 6:17 9:17 11:6 12:7,12 12:18 14:22 17:20 32:19 33:1 convenient 32:18 conventional 64:1 conversation 60:14 conversion 17:18 converted 11:6 21:22 corner 15:13 26:1,2 34:18 corporate 6:15 correct 8:19,20 9:4 9:23,24 10:7,8 12:8 13:4,5 39:21 41:9 45:2 46:4 47:7,19 47:25 48:17 57:7,14 57:23 74:12</p>	<p>corrected 44:16 correspondence 10:10 council 6:2 8:24 counsel 2:4 35:6 counted 52:17 counts 48:4 50:4 51:22 county 1:1,6,12 2:10 11:21 15:16 17:23 18:8,20 36:10,11,13 36:17 39:25 42:6 43:17,25 44:18 46:2 46:14 60:16,25 61:3 61:6 74:11 county's 6:13 20:4 couple 16:2 31:6 courtesy 21:8 courtyard 30:23 cover 9:19 44:2,6 coverage 6:24 covers 44:1,7 cray 1:23 10:7 13:13 13:19 14:18 15:19 15:22,24 create 6:19 creates 9:9 33:8 credit 51:14 53:1 crosswalks 42:19,20 43:4 crumbling 35:1 cryan 1:14 2:16,17 3:18,19 4:23,24 20:17,19,20 38:1,5 38:8,11,17,25 45:8 45:15 48:14,18,25 49:15 51:4 68:6 70:4 72:4,11,12 curb 17:1,3,4 43:16 curbing 43:16 45:20 curbs 17:22 curbside 50:15 curley 1:24 2:6 7:15 22:16 23:13 34:8 40:22 47:1 55:14</p>
---	---	---	---

<p>61:20 current 70:16 currently 45:11 49:25 52:14 55:7,9 56:3 66:21 70:1,10 curve 67:20 customers 16:10 cuts 17:1,4,4 cvs 56:3 57:3,5 cycle 68:3 cycles 68:5 cyclone 45:18</p>	<p>57:5,10 58:16 70:15 70:22,23,23 71:4 delivers 56:4 delivery 13:8,9,14 13:18 14:5,21,24 32:6 37:24 demellier 44:19 demonstrated 16:12 departed 64:10 department 37:11 departs 65:3 derivative 62:11 describe 23:4 describes 24:11 description 31:3 design 8:11 12:17 23:12 30:12 31:13 32:8 65:11,24 68:24 69:11,15 designed 23:20 24:15 25:1 65:14 66:1,12 68:4 69:3 detail 46:7,8,14,15 detailing 12:1 details 22:4 detect 69:22 detectors 61:18 determine 51:24 52:21 67:3 determined 44:19 developer 24:7,8 development 65:13 device 26:23 didomenico 2:19 diesel 5:14,16,21 6:1 7:5 8:18 difference 38:18 65:23 different 38:13 66:10 differential 42:15 difficulty 19:1 direction 19:24 59:10</p>	<p>directly 7:2 58:18 director 1:18 44:19 dirty 30:3 disappear 27:10 disburse 14:11 discourage 53:11 discus 10:6 discuss 58:10 discussion 13:13 discussions 52:19 70:13 distance 65:2 dock 34:5 57:1 document 10:20 13:12,20 doing 9:5 17:8,11 56:21 dolan 46:23 47:6 dole 22:12 door 17:7 27:1,2 64:10 65:4 doors 63:22 double 52:17 55:1 doug 47:24 57:10 douglas 47:3 drainage 41:25 dramatically 9:6 drawing 13:17 drawings 23:10 dresner 40:19 dressner 22:12 drive 27:6 50:12 63:18 driven 49:8 driver 63:23 64:3,10 64:20,22,25 driveway 10:15 14:8 14:13 17:6,10 driveways 17:5 drop 18:16 28:17,17 28:20 45:5 49:13 53:6,8,12 54:1 58:15,25 59:2,2 dry 73:3</p>	<p>ducts 65:25 dukes 14:4,14,15 17:5,8 dwelling 22:5</p> <hr/> <p style="text-align: center;">e</p> <p>e 4:12 5:20,20 22:19 40:25 55:16 61:23 74:1 earlier 27:25 45:3 52:20 54:3,25 easel 23:8 easements 15:15 east 36:25 37:3 39:8 45:20 effect 51:5 65:7 efficient 27:20 efficiently 51:2 egress 10:13 eight 19:8 28:19 43:22,23 elaborate 16:23 electric 33:16,18 electrical 33:22 electrically 33:21 electricity 30:6,11 electrified 33:25 element 50:8 elements 30:12 elevated 44:5 elevation 41:22,23 elevators 26:13 34:20,21 eligible 32:22 eliminate 18:10 eliminates 12:5 elimination 17:19 elysian 48:9 49:3 emergency 33:8,9 33:11 34:16 37:15 employed 7:20 47:6 employee 50:16,18 employees 9:20 50:21</p>
<p style="text-align: center;">d</p>	<p>d 1:23 61:23 daniela 1:20 data 51:12,14 60:15 67:25 68:7 69:17 dated 10:1 david 55:11,16 day 30:24 54:23,24 55:2,21,21 71:8 days 11:15 daytime 27:16 dead 28:23 35:21 deal 67:13 dealing 67:21 dealt 25:19 dean 22:12,18 23:1 31:5 33:13 34:13 46:24 47:6 54:24 deck 29:13 decomposed 46:11 decreasing 6:10 defer 38:19 deferred 42:7 definitely 63:13 degradation 52:8,24 52:25 degree 13:7 deliver 71:6 delivered 62:21 64:24 70:9 deliveries 15:5 35:10 55:6,9 56:2</p>	<p>directly 7:2 58:18 director 1:18 44:19 dirty 30:3 disappear 27:10 disburse 14:11 discourage 53:11 discus 10:6 discuss 58:10 discussion 13:13 discussions 52:19 70:13 distance 65:2 dock 34:5 57:1 document 10:20 13:12,20 doing 9:5 17:8,11 56:21 dolan 46:23 47:6 dole 22:12 door 17:7 27:1,2 64:10 65:4 doors 63:22 double 52:17 55:1 doug 47:24 57:10 douglas 47:3 drainage 41:25 dramatically 9:6 drawing 13:17 drawings 23:10 dresner 40:19 dressner 22:12 drive 27:6 50:12 63:18 driven 49:8 driver 63:23 64:3,10 64:20,22,25 driveway 10:15 14:8 14:13 17:6,10 driveways 17:5 drop 18:16 28:17,17 28:20 45:5 49:13 53:6,8,12 54:1 58:15,25 59:2,2 dry 73:3</p>	<p>ducts 65:25 dukes 14:4,14,15 17:5,8 dwelling 22:5</p> <hr/> <p style="text-align: center;">e</p> <p>e 4:12 5:20,20 22:19 40:25 55:16 61:23 74:1 earlier 27:25 45:3 52:20 54:3,25 easel 23:8 easements 15:15 east 36:25 37:3 39:8 45:20 effect 51:5 65:7 efficient 27:20 efficiently 51:2 egress 10:13 eight 19:8 28:19 43:22,23 elaborate 16:23 electric 33:16,18 electrical 33:22 electrically 33:21 electricity 30:6,11 electrified 33:25 element 50:8 elements 30:12 elevated 44:5 elevation 41:22,23 elevators 26:13 34:20,21 eligible 32:22 eliminate 18:10 eliminates 12:5 elimination 17:19 elysian 48:9 49:3 emergency 33:8,9 33:11 34:16 37:15 employed 7:20 47:6 employee 50:16,18 employees 9:20 50:21</p>

<p>empty 27:7,16 enclosed 26:3 enclosure 24:24 energy 29:22 30:11 33:6,8,12 engine 33:7 engineer 1:12 7:23 8:6 15:12 39:25 40:1,14 41:8 46:17 46:24 47:9,18 53:19 57:2 60:16 61:3,6 engineering 7:6,20 8:11 41:17,20 47:22 engineers 7:7,8 31:6 enjoy 24:21 ensure 19:13 60:25 enter 13:15 entering 13:3 68:16 entire 32:20 entitled 13:17 entrance 25:5,6,7,12 25:24 26:9,16 27:23 28:8,9,12,13,13,25 31:12,14,16,24 32:6 32:19 entrances 10:16 34:21 entry 65:14,17 environment 7:2 35:8 environmentally 30:5 equal 19:11 equipped 66:18 essentially 13:21 14:1,16 51:10 established 62:7 establishing 43:7 estimates 73:2 et 64:5 evening 5:19 6:21 10:15 21:13,19 22:10 27:15 34:2,9 65:9 72:2 73:3</p>	<p>everybody 35:16 40:17 ex 70:23 exactly 59:24 example 69:1,23 exchanged 30:2 exchanges 30:4 exhausted 29:25 exhibit 10:19 23:8 exhibits 23:2 exist 39:11 existing 9:2,14,22 11:1,1,4,11,11,24 14:2,9,11,13,17 16:7 17:4,7,9,16 23:5 25:7,8,10 42:15,20 46:15,16 52:16 53:1 66:11,13 69:8 exit 13:15 65:14,17 exiting 14:13 exits 10:16 34:16 expect 20:1 expert 8:11 22:22,24 27:21 38:14,20 41:4 47:21 expires 74:19 explain 51:6 explore 69:9 express 37:21 extensively 49:4 external 64:10 extra 32:15 48:7</p> <hr/> <p style="text-align: center;">f</p> <hr/> <p>f 74:1 facade 35:4 facilities 12:18 facility 11:1 12:1,1 14:20 17:16 42:6 fact 15:1,7,14 28:23 66:5,12 fair 50:5 fairly 41:21</p>	<p>familiar 34:25 39:2 62:17 far 15:4 69:17 farmer's 24:22 fast 67:25 72:2 favor 73:13 features 11:2 fed 70:23 federal 37:21 feet 6:19,24 9:1 11:3 11:5,25 18:21 19:10 28:4 31:12,14 32:6 45:12 59:1,17 66:5 fellow 34:24 felt 19:15 fence 45:18 fenced 40:6 ferrara 1:18 2:14,18 2:21,23,25 3:4,6,14 3:20,22,24 4:1,3,5,8 4:20,25 5:2,4,6,8,10 19:9,25 20:16,21,23 20:25 21:2,4,6,9 70:12,24 72:3,8,13 72:15,17,19,23 73:8 field 22:23 62:9 file 39:24 fill 46:11 final 22:2 71:25 find 68:23 finishing 63:5 fire 37:11,14 60:9 60:10 firm 51:22 first 5:14 16:1 28:11 35:10 57:21 fitting 43:22,23 five 62:22 fix 38:23 flag 3:9,10 flat 63:17 flip 24:12 flood 41:23 floods 44:10,17</p>	<p>floor 1:7 25:22,23 25:24 28:1,3,11 29:2,2,3,5,10,11,14 29:15,16,17,18 31:17,18 33:2 34:15 floors 69:10 flor 1:22 40:9,11 45:24 46:5,13,20 51:3 53:20 57:19,20 57:24 58:2,6,12 59:25 60:12,19 61:2 flow 6:13 7:1 9:10 10:11,12 59:10 65:17 focus 6:12,13 focuses 12:5 follow 16:2 35:7 72:22 73:1 foot 9:3 25:21 34:5 37:24 45:4,5 58:24 59:9 63:17 footage 6:23 footprint 9:3 forced 35:11 form 26:25 former 21:21 forth 3:16 4:20 30:19 72:4,8 forward 29:21 forwarded 13:19 found 52:2 four 19:11 20:3 27:6 27:12 34:17,17,18 54:6 58:24 69:12 fourth 29:5 franchise 46:3 frank 4:12 fred 40:24 46:21 freeholder 1:14 3:3 4:2 5:7 21:3 34:24 35:5,24 36:10,14 37:8 44:8,13 45:1 55:5 56:7,15,23 57:8 71:22 72:20</p>
--	---	--	--

<p>freeholders 1:6 2:9 fresh 29:24 30:1,2 friendly 25:2 front 6:19 9:12 11:4 11:8 12:10 13:2 15:8 27:1 36:17 frontage 18:21 19:10 frontages 53:11 fuel 13:8,9,14,17 14:5,11,21,24 16:7 fueling 11:15 full 26:14 fully 61:17 63:17 69:16 functional 70:3,3 functioning 69:15 fund 20:5 43:25 further 15:18 20:9 43:8 48:10 50:9 53:21 67:5</p>	<p>36:13 38:13,24 39:5 42:21 50:14,15 51:1 53:7 56:5 57:5,6,22 62:18 70:2,15 gary 5:20 gas 5:14,16,21 6:1 6:15 7:5 8:18 9:18 9:20 11:1,16 12:6 12:18 13:4,7 15:2 33:7 gasoline 12:24 14:23 gate 39:13,14 56:5 general 16:7 28:16 31:3 38:17 70:25 generalized 28:23 generally 42:8 44:1 generation 51:11 52:11 61:5 65:14 66:1 generations 51:8 66:19 generator 33:6,9 66:25 67:3 generators 66:22 getting 37:24 44:20 56:19 66:3 give 22:10 26:13 63:9 given 2:7 67:2 gives 15:8 glad 56:15 glembocki 1:12 2:19 2:20 3:20,21 4:25 5:1 16:18,19 20:21 20:22 39:23 72:13 72:14 global 62:7 go 12:24 22:4 25:20 28:11 29:2 33:15 35:22 37:15,19 44:24 46:13 69:13 70:25 goes 26:22 27:2 29:25 40:8 63:12</p>	<p>going 13:1 19:18 20:4 22:7 23:2 24:12 28:1,5 30:13 30:17,25 31:17 33:13 36:25 37:2 40:6,6,18 42:6 43:15 44:14 46:10 49:9,18,19,23,25 50:2,2 51:17 55:4 56:21 57:13 58:15 59:2 62:4 65:8 70:21 71:11,17,21 72:2 gold 22:8 30:13 goldberg 38:21 46:22 61:23,24 71:13 goldeberg 61:22 62:1,6,19 63:4,13 64:8 65:10,24 66:20 67:10 68:2,9 70:6 gomez 1:13 2:21,22 3:16,22,23 4:17,21 5:2,3 20:23,24 58:22 59:5,13,18,22 60:8 61:11,15 72:15 72:16 good 5:19 21:13,18 57:16 grades 46:5,7,12,16 54:12 granite 46:11 green 22:8,9 25:1 30:12 44:2,3 52:22 greeted 50:16 ground 24:15 25:24 29:1 31:17,18 33:2 33:23 71:23 growth 23:21,25 guess 25:22 48:6 53:22 57:9 guidelines 42:23 guides 63:20 gum 12:25</p>	<p>guy 71:5 gymnasium 28:6</p> <hr/> <p style="text-align: center;">h</p> <hr/> <p>h 7:18 22:19 half 23:8 hall 63:7 handicap 31:21 handicapped 17:15 25:19 31:23 32:5,11 32:14,18,20,23,24 34:5 handle 69:25 handles 51:12 handling 62:10,12 happen 12:23 57:11 70:17 happened 6:11 63:11 happens 33:3 71:7 harrison 4:12,14 hazard 18:7 41:23 hazards 18:10 heading 19:23 heads 18:15 hear 46:23 heard 5:14 21:10 hearing 5:13 42:13 57:10 hearings 49:4 heat 29:22 30:1,1,6 30:9 heats 30:4 height 26:15 42:15 held 7:25 74:11 high 31:14 32:6 51:11 historic 35:8 hoboken 21:12 22:2 23:25 26:18 28:6 30:21 38:6 43:12 48:10 49:4,19 51:23 54:18 56:18 58:11 61:7 62:18,22,24 66:11 69:8,8 71:25</p>
g			
<p>g 55:16 61:23,23 gaber 55:8,16,16,17 55:19,22,25 56:3,10 56:20 57:7 58:24 59:9 70:13,18 garage 12:1 21:23 21:24 22:7 23:23 25:5,6,7,10,11,25 26:16,17,20 27:1,2 27:8,15,22 29:4,5,7 31:12,14,15 32:6,13 32:25 33:2,14,15 34:25 38:24 52:15 53:1,17 54:17,18,22 55:21 61:12 62:18 63:8,17 67:21 70:2 70:3,3 garages 54:25 63:2 64:2 68:8 garden 17:12 24:3 24:13,17 26:2,3,10 28:15,24 35:19</p>			

<p>holloway 1:13 2:23 2:24 3:17,24,25 5:4 5:5 20:18,25 21:1 34:14 67:23 72:5,10 72:17,18 hollywood 63:7 home 21:21 hon 1:14 hope 5:23 hopefully 26:7 27:10 72:1 horizontal 64:12 horizontally 64:14 hostess 24:6 hour 65:20 66:2 hours 35:15 69:18 housed 11:25 hudson 1:1,6 7:2 11:21 49:10 74:11</p>	<p>industrial 51:23 industry 11:15 information 48:11 infrastructure 44:3 ingress 10:13 initial 8:21 67:19 inside 18:14 26:25 31:19 32:7 33:23 61:12 inspector 1:19 install 11:12 19:19 19:21 installation 9:22 19:4 installed 9:12 17:23 18:8 installing 17:9 19:1 installs 43:19 instruction 39:24 integrate 62:5 interesting 32:12 71:14,17 interface 63:16 interfering 12:13 interior 31:16 internal 65:25 internally 7:7 intersection 14:4,14 52:22 introducing 16:10 67:17 inverse 53:23 involved 8:17,18 12:17 17:10 55:20 70:5 iphone 27:4 island 9:14 11:10,17 14:9 18:14 israel 63:5 issue 52:7 53:3 55:4 58:9 60:24 61:10 69:25 issues 25:19 68:24 item 4:7,8 5:11 31:11,20 73:8,10</p>	<p>items 12:21 17:14 31:10 32:8 44:6 46:18</p> <p style="text-align: center;">j</p> <p>j 1:22 jaclyn 1:22 james 1:14 jersey 1:8,8 2:11 4:14 5:18 7:23 47:9 47:12 74:9,18 job 1:25 john 1:24 joseph 1:12 journal 2:11 july 1:8 2:3 41:12 74:12 june 3:15 10:1 13:20</p> <p style="text-align: center;">k</p> <p>k 47:4 54:13 kearny 5:18 6:1,2,6 8:24 11:19 18:23 kearny's 6:4,12 keep 51:1 68:7 keeps 69:16 kept 35:21 key 27:4 37:11 keys 64:9 kids 30:18 kind 52:17 54:7 kindergarten 54:14 know 15:4,19 20:1 36:22 41:14 43:1 44:15,19 45:10 49:22 55:6 56:15,16 58:18 67:20 70:23 70:24</p>	<p>landscaping 17:11 lane 45:5 lastly 46:16 60:19 latest 41:12 lay 25:24 learning 67:20 leased 27:17 28:5 leave 14:12 26:24 27:3 63:21 leaving 9:2 ledger 2:11 leed 29:21 30:13 left 26:12 63:22 64:4 legal 35:6 length 35:19,20 letter 10:1 13:20 15:25 16:4 31:9 46:18 letters 41:11,11 47:25 letting 54:9 level 24:15 29:17 33:23 64:16 levels 52:8 license 8:1 licensed 7:22 20:2 47:8 lieu 19:2 life 26:25 lift 64:15 lifts 64:13 limited 60:6 69:9 line 36:23 43:5 list 31:21 36:17 little 5:23 15:9 16:24 26:22 31:1 36:9 48:12,14 50:24 51:18,20 53:21 live 30:15,18 37:16 38:25 llc 4:12 21:11 load 32:15 loading 31:15,16,19 31:22,25 32:4,16 34:5 57:1</p>
<p style="text-align: center;">i</p>	<p>i.d. 74:18 immediately 69:24 impact 10:11,12 44:3 impacts 10:16 54:8 implemented 62:15 66:15 improve 15:13,17 improved 26:19 improvement 17:8 improvements 15:13 16:24,25 inception 8:19 9:19 included 23:21 including 59:1 incorporated 5:16 indicated 10:5 14:5 17:14,15 67:15 indicating 58:3,6 indication 18:4 69:21 individuals 7:10 9:20</p>	<p style="text-align: center;">l</p> <p>l 40:25,25 47:4 61:23 landscape 20:3 landscaped 29:9,13 36:8</p>	<p>letters 41:11,11 47:25 letting 54:9 level 24:15 29:17 33:23 64:16 levels 52:8 license 8:1 licensed 7:22 20:2 47:8 lieu 19:2 life 26:25 lift 64:15 lifts 64:13 limited 60:6 69:9 line 36:23 43:5 list 31:21 36:17 little 5:23 15:9 16:24 26:22 31:1 36:9 48:12,14 50:24 51:18,20 53:21 live 30:15,18 37:16 38:25 llc 4:12 21:11 load 32:15 loading 31:15,16,19 31:22,25 32:4,16 34:5 57:1</p>

<p>lobby 26:12,12 64:22</p> <p>located 4:12 5:16,17 6:4 13:10 14:3 21:11,12 23:25 24:2 25:22 28:1 31:19 33:22,23 37:13 48:24 50:6</p> <p>location 15:9 25:7 48:11</p> <p>lock 64:6</p> <p>locked 64:9</p> <p>locks 37:11</p> <p>long 7:25</p> <p>look 42:24 43:2,2</p> <p>looking 11:20 43:5 46:6</p> <p>lost 31:25 45:9</p> <p>lot 4:13 5:17 21:11 22:9 30:25 38:13 49:24</p> <p>low 44:3</p> <p>lower 69:14</p>	<p>malfunctioned 68:8</p> <p>manage 70:10</p> <p>management 65:15</p> <p>manager 62:20</p> <p>maneuver 16:12</p> <p>maneuverability 15:9</p> <p>map 24:1</p> <p>market 22:4,9,14 22:18,18,21 23:7,18 31:8 32:12 33:5,17 34:3,17 35:2,18 36:7,12 37:12 38:4 38:7,10,14,19 39:4 39:8,12,16,21 40:1 40:13,17,18 41:20 53:4 61:14,17</p> <p>mario 1:19</p> <p>mark 10:19 13:22 23:3,13,16</p> <p>marked 23:15</p> <p>market 24:22</p> <p>mass 48:22 51:15 52:1,5</p> <p>massey 1:21</p> <p>massiel 1:18</p> <p>material 62:9,12 68:16</p> <p>materials 42:11</p> <p>matter 13:11</p> <p>matters 5:12</p> <p>matule 5:22 21:13 21:14,18,19 22:20 23:1,16,18 25:8 29:20 31:5 33:13 34:1,6,10 36:16,21 37:10,20 38:21 39:2 40:3,16 41:1,7,10 41:14 43:20 45:16 46:21 47:5,8,11,17 47:20,24 48:2 49:1 49:22 54:13,16 55:8 55:17,20,23 56:1 57:9,17 58:10,17 59:1 60:5,10 61:24</p>	<p>62:2,17 63:1,9 65:6 65:19 66:16 67:4,18 70:19 71:3,11,20,24 72:21,25</p> <p>mayor 6:2 8:24</p> <p>mean 37:18</p> <p>means 63:24 68:12 69:1</p> <p>meet 42:4 45:13</p> <p>meeting 1:4 2:3,4,7 2:8 3:13,15 4:10 74:10</p> <p>meetings 2:8</p> <p>meets 32:4</p> <p>megan 1:21</p> <p>mehta 2:25</p> <p>member 27:8</p> <p>members 15:20 22:10 34:10</p> <p>memorialization 4:9</p> <p>mentioned 23:19 25:8 27:25 29:20 31:5 69:5 70:14</p> <p>method 68:19</p> <p>mews 24:16,17 26:3 26:4,5,11 28:15,24 37:1 58:20</p> <p>mexico 63:6</p> <p>mic 21:17</p> <p>michael 1:13</p> <p>micro 33:7,11</p> <p>middle 29:4</p> <p>mind 11:18</p> <p>minimizes 54:7</p> <p>minimum 22:8 45:13</p> <p>minute 73:5</p> <p>minutes 3:12,15</p> <p>mistaken 18:22</p> <p>misunderstood 39:7</p> <p>mitigate 52:23</p> <p>mixed 22:3 23:19,21 23:25 30:14,25</p> <p>mode 66:22,25</p>	<p>model 33:19</p> <p>modified 8:22 25:18</p> <p>monitor 28:19</p> <p>monitors 49:13</p> <p>morning 49:11 53:24 54:1 56:13 57:11 65:7</p> <p>motion 3:13,14 4:5 4:16,17,20 5:10 20:15,16 21:6 72:4 72:7,8 73:13</p> <p>motor 63:20 69:18</p> <p>motoring 11:14</p> <p>motors 69:12</p> <p>mount 10:22</p> <p>move 28:21 50:9</p> <p>movement 14:15,16 14:18</p> <p>movements 9:13 66:4</p> <p>moving 6:7 33:18 49:17,20 50:23 57:4 64:11 69:12 70:21 70:21</p> <p>multiple 11:25 12:5 50:20 68:4</p> <p>municipal 47:15</p> <p>municipality 4:13 11:19</p>
m			n
<p>m 22:19 25:17 31:9 41:18 47:25 52:19</p> <p>machine 27:2 32:17</p> <p>madam 5:19 8:13 10:18 16:22 18:5 20:12 22:20 38:1 41:1 47:20 51:3 53:20 57:20 60:12 60:19 61:2 67:23 68:6 70:12 72:3</p> <p>mail 34:7</p> <p>main 6:12,13 9:12 26:9 35:12 56:25</p> <p>maintaining 9:13</p> <p>maintenance 62:24 69:4,20 70:11</p> <p>major 35:9 43:6</p> <p>majority 49:7</p> <p>making 64:21</p>			<p>n 5:20,20 7:18,18 47:4 74:1</p> <p>name 7:16,16,17,18 22:17,17 40:22,23 47:1,2 55:14,15 61:20,21,22</p> <p>near 14:3</p> <p>nearest 14:14</p> <p>necessary 50:23 51:1</p> <p>need 23:3 30:18 31:11 32:15 46:3 59:16</p>

<p>needs 44:22 neighbor 35:8 51:17 neighborhood 25:1 neither 34:20 never 36:22 44:18 45:18,21 new 1:8 4:14 5:18 7:23 11:9 16:9 17:1 17:3,22,24 18:1,4,8 25:11 36:4 40:8 42:22 47:9,12 55:24 73:10,11 74:8,18 newspapers 2:11 ng 3:1 night 35:15 72:1 nightmare 35:17 nine 54:3 ninety 68:3 nj387325 1:25 njdep 42:5 non 42:11 70:3 normal 35:15 normally 66:25 north 24:4,10 30:21 37:6 49:25 50:10,11 northbound 14:6 19:24 northwest 51:23 notary 74:8,17 note 10:9 noted 17:12 notes 74:10 notice 2:6,8 31:9 notification 64:25 notified 64:3 number 17:17 44:6 49:5 52:12 65:14 numerous 41:3</p>	<p>obstruction 19:14 obtained 6:7 obviously 37:23 41:8 50:21 71:7 occasions 41:3 occupy 29:3 occur 9:14 offer 8:14 16:16 office 8:17 20:7 41:15 69:25 officers 57:3 oh 39:22 okay 13:11 39:22 45:15 46:21 47:24 old 40:7 73:9,9 older 35:2 once 29:11,16 43:7 56:6 64:10 67:24 ones 46:16 open 2:7 30:7 35:21 37:1 39:14,17 41:17 45:22 54:22 56:4,11 56:21 opened 36:22 opening 7:3 29:24 39:25 40:2 operate 63:3 65:22 67:20 68:4 70:10 operated 21:23 52:14 65:9 operating 69:18 operation 14:24 16:8 27:8 28:14 49:5 55:21 63:14 68:11,22 69:5 operations 48:8 51:1 53:18 70:1 operator 48:12,21 opportunities 31:1 opportunity 7:8 10:5,6 opposite 42:24 64:19 options 16:8</p>	<p>order 2:3 31:25 69:25 ordinance 17:13 original 32:2 70:5 outage 33:4 outdoor 26:9 29:7 outside 30:14 33:1 64:2 overall 6:24 17:18 24:13 32:1 overestimates 52:12 overhead 17:7 oversight 46:8 overview 21:15 22:11 63:10 owner 66:23 67:14 68:10 70:17</p>	<p>parking 6:20,23,25 9:11 11:8 12:10 13:2 14:20 17:16 21:23,24 22:6 23:23 25:14,16,18,20 26:17,20 27:22 31:7 31:21,22,23,24 32:1 32:3,5,11,15,18,20 32:21,21,25 37:16 37:17 38:2,3,12 39:5,6,7,15,18,20 40:14 43:13 44:4,5 44:15 45:4,7,9,11 45:13,14 52:15 53:1 53:5,8,14,15,16 54:17,25 57:22 59:11,12,14,20,23 60:2,11 61:12 62:10 62:11,18 63:2,8,19 64:1,16 66:3 67:24 68:17 part 9:15,16,21 10:21 12:10,22 13:25 17:6 24:20 28:14 32:21 35:10 35:23 36:24 42:25 49:24 56:12 67:11 partial 17:8 66:9 participated 15:14 particular 35:18 48:5 parts 64:11 65:25 passed 5:10 21:6 passes 4:5 passible 46:11 paul 1:23 paul's 49:10 paved 36:15 pavements 44:4 paver 42:11 pavonia 1:7 pay 30:6,8 67:24 payment 64:1,22,22 pe 1:12</p>
<p style="text-align: center;">o</p>		<p style="text-align: center;">p</p>	
<p>o 7:18,18 22:19 40:25 47:4 61:23 74:1 o'clock 56:22 57:11 57:16</p>		<p>p 47:4 p.e. 1:21,23 p.m. 1:9 53:25 65:18 66:2 73:15 p.p. 1:22,23 pace 69:14 pack 12:25 package 42:9 71:6 packet 14:1 pad 27:4 page 24:12 28:2 29:4 39:9 pages 23:10 pallets 62:14,15 parallel 59:12 parents 50:15,23 53:11 park 7:2 21:10,11 24:1,2,13 26:1 27:9 27:15,20 30:20 32:24 36:9 37:3 43:1,3,13,15,21 44:14 52:9,23,25 53:9 54:23 63:16 parked 32:17</p>	

<p>peak 53:25 54:1,4 65:18 66:2</p> <p>pedestrian 11:10 24:19,22 25:2 26:5 26:8 30:14 35:13 36:4 37:2,5 48:22 51:15 64:12</p> <p>pedestrians 56:17 61:1</p> <p>people 14:22 33:20 49:8,11,12 50:10 51:25 52:3 54:23 55:1 60:6,9 61:7 67:8,12,16</p> <p>percent 11:16 51:14 52:4,6 68:10,13</p> <p>percentage 51:25</p> <p>perimeters 42:10</p> <p>period 54:2,10</p> <p>periodic 62:25</p> <p>permit 39:25</p> <p>permits 40:2</p> <p>personally 68:21</p> <p>personnel 68:23</p> <p>pet 26:24</p> <p>pete 49:10</p> <p>photos 18:6</p> <p>pick 49:13 53:6,8</p> <p>pit 29:9</p> <p>place 13:9 24:22 25:1 31:15 48:10 53:25 54:2 64:2 65:3 70:1</p> <p>plan 7:9 9:1,21 10:14,21,23,24 11:22 12:4 13:18 14:1 22:2 23:9 24:13 25:3,18 28:2 28:11 29:2 31:17,18 34:4 42:3,8 43:10 43:11 46:6</p> <p>planner 1:21 17:14</p> <p>planning 1:1,18,20 6:7 8:7,25 11:21 18:23 42:18 43:8</p>	<p>47:13,16 55:23 57:16 58:19 73:10 74:11</p> <p>plans 5:11 8:21 16:3 29:15,15,17 34:2</p> <p>plant 19:11</p> <p>planted 36:8</p> <p>plantings 17:12</p> <p>plate 44:17</p> <p>plates 44:10</p> <p>platform 26:22</p> <p>plaza 42:10</p> <p>please 2:13 3:9 7:13 7:15 22:16 41:6 47:1 55:14 61:20</p> <p>plus 54:21</p> <p>point 13:8 29:5 43:11 65:24 71:1,2 71:20 73:6</p> <p>points 65:15</p> <p>police 57:3</p> <p>polyniak 22:12 46:23 47:3,3,5,7,10 47:14,19,21 48:1,6 48:16,20 50:5,19 51:9 53:15,22 54:14 57:15,23 58:1,8,14 59:16,20,24 60:2,18 60:23 61:10</p> <p>pool 29:8</p> <p>porous 42:10,11 44:4</p> <p>portion 9:12 11:5 14:3 50:7 70:20 71:7</p> <p>position 14:8 19:21 63:20 69:7</p> <p>possibly 70:14</p> <p>post 43:12</p> <p>posted 2:9 53:9,10</p> <p>power 33:4,11 66:17 66:18</p> <p>pp 1:18</p> <p>practices 23:20</p>	<p>precautions 64:4</p> <p>predicament 56:24</p> <p>preliminary 22:1 70:13</p> <p>prepare 13:12</p> <p>prepared 13:16</p> <p>prescheduled 70:22</p> <p>present 1:17 2:22 7:4</p> <p>presentation 20:13 71:15</p> <p>preserved 24:8</p> <p>pretty 71:13,14</p> <p>previous 70:7</p> <p>primary 12:21</p> <p>principal 1:21 49:3 51:19 55:10,18 61:25</p> <p>principles 23:21</p> <p>prior 54:10</p> <p>private 29:9 51:13</p> <p>probably 13:22 14:24 52:6,11 60:20</p> <p>problem 35:10,25 43:13 44:9 55:7 56:8 71:5</p> <p>problems 35:4</p> <p>proceed 5:22 41:5 43:8,8</p> <p>proceeding 73:6,14</p> <p>proceedings 1:4 74:9</p> <p>process 6:12 64:1,19 64:20 65:21</p> <p>processes 63:14 64:2</p> <p>products 62:8</p> <p>professional 7:23 8:6 74:7</p> <p>professionals 15:20 34:11 67:6 71:16</p> <p>programs 54:7</p> <p>project 8:17,18 23:5 24:11,17 36:24 41:8 41:18 42:3 43:1</p>	<p>58:20 62:5,20,20</p> <p>projected 68:17</p> <p>projects 41:22</p> <p>properly 2:4</p> <p>properties 55:10,18</p> <p>property 5:25 6:4,8 12:6</p> <p>proposal 10:25 11:18 19:3 20:2 24:9,18</p> <p>propose 17:24 18:16</p> <p>proposed 11:12 18:1 18:4 23:5 43:14</p> <p>proposing 25:13 42:21 46:8</p> <p>protection 11:13 61:12,13</p> <p>proven 66:13</p> <p>provide 19:3 43:24 58:15 59:11 60:15 60:16 61:6,7</p> <p>provided 16:6 48:11 50:14 60:3 61:2</p> <p>provides 6:25 7:1</p> <p>providing 11:8 12:10</p> <p>psychological 67:12</p> <p>public 2:8 5:12 11:14 21:24 24:16 28:23 38:3 54:22 67:21 74:8,17</p> <p>pud 36:24</p> <p>pull 12:11 13:1 37:6 49:12 50:15 56:11 60:6</p> <p>pulled 57:3</p> <p>pulling 13:1 15:7</p> <p>pulls 9:6 12:23 63:11</p> <p>pump 9:14,20 11:10 11:17</p> <p>pumps 9:23</p> <p>punching 63:24 64:21</p>
---	--	--	--

<p>purposely 36:6 purposes 7:11 15:11 32:19 pursuant 42:23 put 4:20 35:25 69:4 72:4,8 puts 27:3 putting 46:12 70:14</p>	<p>ramp 43:3,5 ramps 42:16,22,24 46:1 random 71:8 rate 67:2 rates 51:11 rationale 61:7 reach 29:5,11 69:6 reaching 66:7 reaction 50:10 reality 37:20 really 23:24 24:25 27:20 29:21 30:25 36:22 37:4 45:6,19 45:21 55:3 61:4 rear 11:6 recall 21:21 24:16 received 3:12 10:1 22:1 25:17 31:8 41:10 47:25 recess 73:7 recognize 33:11 recommend 18:9 19:2 reconditioned 11:9 reconfiguration 13:15 14:20 reconstructed 43:4 record 7:12,16 16:5 18:19 19:25 22:17 23:2,3 40:23 47:2 55:15 recovery 29:22 30:1 recreation 29:8,16 rectified 57:5 redeveloper's 6:3 redevelopment 6:5 8:23,23 51:24 reduced 25:18 reduces 6:23 reduction 51:6,7 61:4,5 redundant 33:10,12 66:6,8,13</p>	<p>refer 23:2 29:1 reference 13:12 referenced 10:25 13:19 17:13 referred 34:4 reflector 69:23 regard 10:11 15:21 40:2 regarding 25:19 48:3 region 52:3 registered 74:7 regular 1:4 59:14 74:10 rehabilitated 11:9 reheat 30:6 relate 68:14 relates 31:20 relationship 62:23 relative 60:13 release 54:6 relocate 48:9 relocation 52:21 remain 11:11 38:9 remaining 11:5 32:8 remains 16:4 remington 10:1 remove 6:18 9:1 removed 31:22 36:3 removing 9:17 11:3 12:9 rendering 23:4,11 23:14,14,17 24:11 renee 1:12 renovated 24:6 renovates 6:22,22 rental 71:21 rentals 71:19 repair 11:2 12:1 17:18,19 18:9 repairs 18:16 repaved 36:25 45:19 replace 43:16 replaced 25:11</p>	<p>report 48:3 51:10 reported 69:24 reporter 74:8 representation 50:6 representative 38:22 representatives 7:5 41:15 represented 50:24 51:19 requested 14:19 17:12 require 67:11 required 32:24 43:2 43:21 48:7 50:20 54:19 requirement 18:20 41:24 requirements 32:4 42:4,5 65:12,17 66:24 research 51:22 reserve 54:9 resident 49:19 residential 22:5 23:22 25:14 26:10 28:9,13 29:3,6 34:19 54:20 57:13 70:20 71:7 residents 38:6 50:12 58:16 63:24 67:19 resolutions 4:9 respect 10:24 11:15 15:18 41:18 48:8 53:17,23 responsibility 48:8 rest 53:18 restaurant 26:7 27:18 restrictions 70:14 result 6:18 25:16 resurfaced 18:2 retail 16:9 22:6 23:23 24:15 25:25 26:1,4,6 28:10</p>
<p style="text-align: center;">q</p>			
<p>qualifications 22:24 41:5 qualified 8:10 quarter 52:2 question 6:9 34:15 35:9 38:12 40:15 45:25 55:5 56:23 58:5 60:13 61:12 65:11 66:10 67:24 questions 10:10 15:18,20 16:2,16,20 20:11 27:22 31:4 34:11,12 38:15 40:10 41:17 45:23 48:3,5 55:12 56:2 57:18,20 58:13 65:20 66:17 67:5,6 71:13,15 quickly 12:24 41:19 quite 21:24 39:2 quorum 3:7</p>			
<p style="text-align: center;">r</p>			
<p>r 7:18,18 22:19 40:25 55:16 61:23 61:23 74:1 r.e. 1:22 racks 64:17 radius 12:15 15:14 15:17 rail 36:23 rain 17:11 rains 44:10 raise 41:22 raised 48:2</p>			

<p>30:23 51:13,16,16 51:17,19 52:3 54:20 retention 42:2 retrieval 63:15 64:19,21 68:2,5 retrieve 67:25 retrofit 62:20 70:8 reuse 43:14 reverse 53:24 review 6:9 7:9 10:5 13:20 15:24 16:1 18:6 revised 16:3 31:18 34:1,3 right 14:7,15 24:1 25:5 26:10,13 27:24 28:14,20,21 29:12 32:19 33:1 35:7 39:9,16,19 43:22 44:13 46:2 48:1 56:25 63:4 66:20 rights 15:15 rise 3:9 51:11 road 39:25 40:2 45:17 55:6 roadway 45:14 52:16 54:5 roadways 54:9 robert 21:14,19 robin 22:12 40:19 robot 64:13,25 robotic 22:6 32:13 32:21,25 54:17 63:3 rodgers 4:12 roll 2:13 romano 1:14 3:2,3 4:1,2,22 5:6,7 21:2 21:3 34:23,24 35:5 35:24 36:10,14 37:8 44:8,13 45:1 55:5 56:7,15,23 57:8 71:22 72:7,9,19,20 romano's 71:1 roof 29:7 44:4</p>	<p>room 12:12 routine 15:5 rpr 74:17 run 41:16 42:18 69:13 running 51:2 66:22 69:16 russo 4:11</p> <hr/> <p style="text-align: center;">s</p> <p>s 7:18 40:25 safe 26:25 safely 50:22 safety 64:3 salute 3:9,10 sanitary 42:1,3 savings 29:22 saying 35:25 scaffolding 35:3 scheduled 4:7 5:12 16:25 69:20 school 22:6 23:22 25:22 27:18,25 28:3 28:5,12,13,15,17,18 30:14,17,19 34:15 45:5 48:8,9,13,15 48:21 49:3,7,9,10 49:17 50:2,6,9,16 50:17,22 51:6,7,13 51:20 53:18,23,25 54:3,7,8,19 57:12 58:15 60:21,24 61:1 61:4 70:15 schools 49:2 51:16 54:5 schoolyard 30:24 schuyler 5:17,25 6:5 9:7 11:20 14:4,6,8 14:10 17:25 18:2,3 18:11 19:10,22 sealed 19:3 20:2 second 3:16 4:19,21 15:24 20:17 25:22 25:23 28:1,2 31:20 34:15 60:14 72:4,9</p>	<p>secondary 9:16 secondly 46:5 seconds 52:22 66:5 68:3 see 6:10 18:23 23:3 35:25 66:24 seeing 28:2 seeking 23:6 seen 40:19 61:16 selected 63:6 semis 37:24 sensor 69:22 sent 2:10 separate 26:13,14 34:20,21 64:11 series 42:10 seriously 44:22 serves 27:19 service 6:16 17:19 17:19 52:8 62:24 63:18 69:2,4,19 70:11 serviced 17:6 services 41:24 sessions 41:16 seven 54:3 56:14 severe 18:15 sewer 44:25 sewerage 42:1,4 shade 18:20,24 19:1 19:2,4,6,8,18 20:3,5 shared 27:14 shari 74:7,17 shelf 27:3 shopping 51:12 short 40:3 65:2 71:12 shortage 66:18 shortino 7:6,9,12,17 7:18,19,21,24 8:2,9 8:12,14,16,20 9:4,8 9:11,24 10:3,8,17 10:22 12:2,8,14,20 13:5,11,24 15:4,10 15:19 16:23 17:3,25</p>	<p>shortino's 20:6 show 28:12 31:17 showed 25:15 showing 10:15 shown 31:12 43:10 shows 10:24,25 14:2 31:19 34:4 46:15 shuttle 69:9,10,11 69:13 side 24:3,4,10 26:12 26:13 31:10,23 37:14 39:9 42:24 45:21 59:21 sides 28:4 sidewalk 11:10 17:1 17:22 18:10 45:20 49:11 sidewalks 17:23 18:1,4 42:9,16,22 signage 43:10 58:2,6 60:22,24 61:1 73:2 signal 66:21 signalized 52:22 signed 20:2 significantly 26:19 signs 53:9,10 similar 33:20 50:10 53:17 63:18,25 70:15 simple 70:20 sink 44:9 sinks 44:17 sir 19:5 site 5:11 6:14 9:10 10:13,16,23,24,25 11:11,22 13:2,3,15 13:16,25 14:3,12,20 14:21 15:2,6,17 16:14,24 17:17 18:2 21:20,24 22:2,4 23:5,9 24:13 25:3 36:25 41:8,21 42:8 52:13,14 53:2 67:8 67:15 69:2</p>
--	---	--	--

<p>sits 64:17</p> <p>situation 37:21 39:3 44:16 53:5 57:4</p> <p>six 33:21,23 56:4,13 56:22 57:11,16 62:21 66:5</p> <p>size 6:10 63:16</p> <p>sizing 67:3</p> <p>slash 47:15</p> <p>slightly 42:14</p> <p>small 6:17 16:14 69:22</p> <p>smaller 6:14</p> <p>smart 23:21,25</p> <p>smokes 61:18</p> <p>software 65:16</p> <p>sold 21:22</p> <p>solves 56:7</p> <p>somebody 12:23 55:3</p> <p>sorry 48:18 58:23 72:6</p> <p>south 4:13 17:1,22 18:7 24:3 26:5 48:10 50:1</p> <p>southern 24:20 50:7 50:11</p> <p>sp 4:11 5:15 21:10</p> <p>space 22:6 25:25 26:1,6,20 27:14,16 27:16,23 29:12 31:22 32:3,15,16 54:21</p> <p>spaces 25:14,16,19 25:20 27:13,14,19 31:23,24 32:1,5,11 32:14,18,21 33:1,14 33:24 34:5 37:16,17 40:14 54:17,20 55:1 55:2</p> <p>speak 21:16 38:23 68:8</p> <p>speaking 45:25</p> <p>special 6:3</p>	<p>specialist 53:6</p> <p>specialized 62:8</p> <p>specific 13:12,17 15:20 17:22 33:24 38:15,16 48:3 55:12 56:2 57:18 67:5 69:17,19</p> <p>specifically 27:22 31:11</p> <p>specified 50:20</p> <p>specs 70:9</p> <p>speed 65:21 66:3</p> <p>spell 7:16 22:17 40:23 47:2 55:15 61:21</p> <p>spoken 7:10 66:23</p> <p>spot 59:12</p> <p>spots 45:9</p> <p>sprinkler 61:17</p> <p>sprinklers 61:14</p> <p>square 6:19,23,24 9:1,3 11:3,5,24 25:21 28:4</p> <p>st 49:10</p> <p>staff 53:14,16</p> <p>staging 40:7</p> <p>stairs 26:14 34:18 34:19,19 46:1</p> <p>stairways 42:17</p> <p>standard 11:14 43:17 45:14 68:9</p> <p>standards 68:15,15 68:18,20</p> <p>standing 53:10</p> <p>star 2:10</p> <p>start 22:13 37:24</p> <p>starting 44:9</p> <p>starts 40:5 64:20</p> <p>state 7:15,23 22:16 40:22 47:1,9 55:14 61:20 74:8,18</p> <p>stated 39:5</p> <p>station 9:18 11:2,16 12:7 13:7 15:2</p>	<p>stations 6:16,16 12:18 33:16,18,22</p> <p>step 7:12 71:24</p> <p>steps 6:8</p> <p>stop 5:16 69:12</p> <p>stopping 53:9</p> <p>stops 29:6</p> <p>storage 29:19 33:14 44:5 62:14 63:15,15</p> <p>store 6:17 9:18 11:7 11:9,9 12:7,12 14:23 17:20</p> <p>stores 12:19 70:25 71:4</p> <p>stories 26:15</p> <p>stormwater 41:25 42:2 44:5</p> <p>story 22:3 24:8</p> <p>streamlined 5:23</p> <p>street 6:25 14:4,14 14:15 17:5,9 24:3,3 24:4,14,14,14,17,19 24:20,25 25:4,4,25 26:3,4,10,17 28:8 28:15,20,22,24 30:21 35:12,17,19 35:20,23 36:7,11,11 36:13,22 37:6,13,14 37:18,22 38:2,13,24 39:1,5,5,6,7,14 40:5 40:5 42:16,19,21,25 43:19,21 44:9 45:4 45:7,9,11,12,13,14 45:17,21,21 48:25 50:14,15 51:1 52:9 52:23 53:10 54:1 56:5,11,12,21 57:6 57:6 58:12,21,23 59:4,6,8,11,19,21</p> <p>streets 35:9,14 36:5 56:17</p> <p>strict 68:25</p> <p>structurally 35:1</p> <p>student 43:9</p>	<p>students 49:5,7,8,23 49:24 50:22 53:12</p> <p>studies 52:2</p> <p>study 52:10</p> <p>subdivisions 5:12</p> <p>submit 34:6,8</p> <p>submitted 13:25 16:3 23:9,11 25:15</p> <p>subsequent 5:24</p> <p>substantial 52:24</p> <p>subtract 52:15</p> <p>successfully 66:14</p> <p>sufficient 12:11 61:1</p> <p>suited 40:15</p> <p>supervised 62:23</p> <p>supposedly 44:21</p> <p>sure 6:9,12 16:11 36:21 40:16 50:21 51:9 61:16 71:2,11</p> <p>surface 63:19 64:14</p> <p>surplus 54:21,24</p> <p>surrounding 42:15</p> <p>surveils 26:23</p> <p>surveys 51:23,24</p> <p>sustainable 30:12 31:2 33:19</p> <p>switch 65:16</p> <p>sworn 7:14 22:15 40:21 46:25 55:11 55:13 61:19</p> <p>system 27:13 30:1,9 33:12 53:7 62:11 63:4,5,10,19,21,23 64:12 65:12,15,15 65:21,22 66:1,6,8 66:12,18,21,22 67:1 67:10,13,17 68:3,11 68:12 69:1,5,9,16 69:17,19,21,24 71:14</p> <p>systems 29:23 33:9 33:12 61:16 62:9,10 62:10,12 68:18</p>
---	--	---	---

t	testing 21:21,22 thank 2:12 4:6 5:21 8:15 21:7,8 40:17 46:20,21 57:8 67:4 72:21,25 73:2 thing 32:13 36:2 40:6 45:3 56:22 61:5 things 17:10 31:6 35:7 37:1 think 20:6 31:3 34:12 36:13,16 37:20 40:13,14 41:20 43:6 44:1,7 44:21 46:7,22 50:5 50:19 51:3 52:4,6 53:2,18,20 58:8 60:23 66:5,11 70:19 thinking 29:21 third 1:7 29:2,3 thoroughfare 35:12 thoroughly 41:21 thought 16:5 three 17:5 27:6 28:3 32:5 34:18 time 21:25 52:22 54:1,3 68:5,13 69:19 71:24 times 12:23 35:13 36:3 54:5 71:8 timing 60:14,17 told 45:16 48:17,19 toll 36:24 45:19 tonight 27:21 top 23:8 29:16 44:10 52:16 total 54:20 tough 57:4 towers 29:6 town 43:7,12 49:25 50:1 traffic 7:1 9:10 10:11,12,12 12:13 19:23 22:13 24:18 24:23 28:16 37:5	44:15 45:6,22 46:17 46:24 47:18,21 48:3 48:4,12,15 49:16,18 49:20 50:8,13,25 51:9,18 52:10,15,16 53:2 54:8 57:12,13 59:14,17 60:1,4,5 64:12 65:13 66:3 transcript 1:4 74:13 transient 63:25 transit 48:22 51:15 52:1,5 61:8 transporting 30:20 traveling 14:6 51:18 travels 69:10 tree 18:20 20:5 43:25 46:5 73:2 trees 18:24 19:1,2,4 19:7,8,11,12,16,18 20:3 36:8 43:19,21 44:1 tridente 1:19 16:21 16:22 17:21 18:5,14 18:19,25 19:8 20:8 36:18,19 39:4,10,13 39:19,22 43:18 trip 18:7,10 51:8,11 52:10 61:5 65:13 66:1 trips 52:12 trouble 42:13 truck 13:14,18 14:6 14:21,25 32:7 37:14 56:5 57:3 trucks 35:11 37:21 37:21,22,24 60:9,10 turbine 30:10 33:7,8 33:11 turn 14:7,15 28:1,21 35:22 37:7,22,25 44:15 60:7 63:20 turned 36:8 64:9 turning 12:15 15:14 15:16 57:25	turns 33:7 tweak 16:9 twelve 26:15 twenty 58:24 two 24:8 25:18 27:5 31:10,24,25 32:7,18 32:25 33:12 34:18 41:11 44:1 45:6,12 45:24 52:21 54:6 57:20 59:4,6,7,10 59:17,19,25 60:3,5 60:14 63:14,17 65:20 69:12 73:5 type 6:16 9:19 12:18 61:13 typical 29:15,17 30:7 54:2,10 57:13 59:11 typically 54:5 65:9 65:19,22
		u	
		u 37:7 60:7 u.s. 21:21,21 underground 13:10 41:25 understand 18:25 35:13 43:20 51:5 56:17 58:1 60:13 understanding 12:3 unfamiliar 67:14 unitronics 38:22 61:25 62:3,6 63:1 68:21 units 22:5 23:22 25:14 29:3,10 unload 32:14 56:6 56:13 unloaded 64:16 upgrade 17:17 42:21 upper 35:20 uprooted 44:22 ups 37:22 70:22 71:5	

<p>urban 23:24 use 12:6 22:3 23:19 23:22,25 24:19 26:10 30:15 51:25 52:1,4 54:19 55:1 67:25 user 27:17 uses 11:25 12:5 16:10 30:25 utility 41:24 utilization 52:5 utilize 63:24 utilized 15:2 52:13 utilizing 53:11</p>	<p style="text-align: center;">w</p> <p>w 40:25 waiting 65:2 waits 64:22 waive 22:23 41:5 walk 26:11 49:7 50:11 52:1 61:8 64:23 walkability 25:2 walking 65:2 walkway 30:22 37:2 37:5 want 19:13,23 20:1 25:23 29:24 34:6 37:4 40:16 45:2 46:23 50:21 55:6 57:21 wanted 6:13,14 14:17 16:11 18:23 31:6 56:24 61:15 71:1 wants 6:15 35:16 warehouse 64:17,18 68:22 warehouses 68:25 warmed 30:3 water 12:25 waterfront 30:22 37:4 way 8:22 15:15 21:15 24:25 25:3,5 26:21 27:20,22 28:18 29:1,15,18 37:3 38:9 44:16 45:6,12 46:2 54:25 56:25 59:4,6,7,10 59:17,19,25 60:3,5 62:2 64:24 66:13 68:4 69:3 we've 8:22 13:16 14:5 17:14,15 31:13 42:23 43:12 71:25 wednesday 1:8 2:3 74:12</p>	<p>wednesdays 56:4 week 56:6 weekend 24:22 36:4 weekends 35:14 went 6:11 west 7:2 37:3 63:6 westbound 52:9 westerly 14:3 wheel 64:14 wide 45:4,5,12 58:21,22,24 59:6 63:17 width 59:9 window 29:24 30:8 wintertime 29:23 wish 54:23 witness 7:4,14 22:15 22:22 40:18,21 41:4 46:25 55:13 61:19 won 70:7 wooden 62:14 words 36:3 44:14 work 41:16 44:20 55:1 62:25 66:23 worked 8:22 working 43:7,9,11 62:23 works 25:3 26:21 27:23 28:18 63:10 world 62:4 63:2 68:16 worried 60:8,9 worstell 22:11 40:19 40:24,24 41:2,7,9 41:13,19 42:14 43:23 44:12,24 45:2 45:10,23 46:4,10,19 58:20 60:20 wraps 28:3 wrong 67:14</p> <p style="text-align: center;">y</p> <p>y 47:4 61:23 yair 61:22</p>	<p>yeah 35:2 60:11 year 44:18 70:9 years 8:3,5 15:3 21:22 24:7 62:13,21 62:22 66:14 york 36:4</p> <p style="text-align: center;">z</p> <p>zone 6:5 60:21,24 zoning 8:6 47:12,15 54:18</p>
<p style="text-align: center;">v</p> <p>van 32:22,23,24 various 66:7 vary 46:14 vast 49:6 vehicle 9:13 37:15 51:25 52:4 64:13 vehicles 12:11 13:1 57:25 62:16 vehicular 45:22 48:12,15 50:8,13,25 51:18,20 53:2 ventilation 29:23 verifies 63:21 verify 14:18 verifying 64:4 vernick 10:1 versa 65:8 versus 50:11 vertical 64:15 66:4 vertically 64:16 vice 1:13 65:8 view 65:25 visiting 52:3 visual 7:1 19:22 volt 33:20 voluntarily 15:15</p>			